

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

**SA-NRF Responses 001-024**

REFERENCE NUMBER	ORGANISATION	PARTICIPATING IN HEARING SESSIONS
<a href="#">SA-NRF001</a>	Canal and River Trust	Not indicated
<a href="#">SA-NRF002</a>	Resident	Not indicated
<a href="#">SA-NRF003</a>	Resident	Not indicated
<a href="#">SA-NRF004</a>	West Stockwith Parish Council	Not indicated
<a href="#">SA-NRF005</a>	GPS Planning on behalf of Brooke Planning Consultancy Ltd	Yes
<a href="#">SA-NRF006</a>	Optimum Services Group	Not indicated
<a href="#">SA-NRF007</a>	Retford Civic Society	Not indicated
<a href="#">SA-NRF008</a>	Mansfield District Council	Not indicated
<a href="#">SA-NRF009</a>	Optimum Services Group	Not indicated
<a href="#">SA-NRF010</a>	Environment Agency	Not indicated
<a href="#">SA-NRF011</a>	Resident	Not indicated
<a href="#">SA-NRF012</a>	Stone Planning Services Limited on behalf of Charterpoint	Not indicated
<a href="#">SA-NRF013</a>	Fisher German on behalf of The Hospital of the Holy and Undivided Trinity	Not indicated
<a href="#">SA-NRF014</a>	Resident	Not indicated
<a href="#">SA-NRF015</a>	Resident	Yes
<a href="#">SA-NRF016</a>	Sport England	Not indicated
<a href="#">SA-NRF017</a>	Nottinghamshire County Council	Not indicated
<a href="#">SA-NRF018</a>	Gladmans Developments	Yes

<b>REFERENCE NUMBER</b>	<b>ORGANISATION</b>	<b>PARTICIPATING IN HEARING SESSIONS</b>
<a href="#"><u>SA-NRF019</u></a>	Avison Young on behalf of National Grid	Not indicated
<a href="#"><u>SA-NRF020</u></a>	Rotherham Metropolitan Borough Council	Not indicated
<a href="#"><u>SA-NRF021</u></a>	Gerald Eve on behalf of EDF	Not indicated
<a href="#"><u>SA-NRF022</u></a>	IBA Planning on behalf of The Carlton Forest Partnership	Not indicated
<a href="#"><u>SA-NRF023</u></a>	Savills on behalf of land owners	Yes
<a href="#"><u>SA-NRF024</u></a>	Babworth Parish Council	Not indicated

# SA-NRF001



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 17 May 2022 09:58  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw Local Plan Publication Draft Addendum (2nd Version) Consultation  
**Attachments:** Response CRTR-POL-2022-36005.pdf

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

Dear Sir/Madam

Thank you for your consultation upon the latest addendum to the Publication Draft of the Local Plan.

Having reviewed the document, we note that no changes are proposed of significant impact to our network. We therefore do not wish to make comment on the proposed changes.

Kind Regards

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

[REDACTED]  
**Canal & River Trust**  
Fearn's Wharf, Neptune Street, Leeds; LS9 8PB

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

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



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**Canal &  
River Trust**

Making life better by water

Our Ref CRTR-POL-2022-36005

Tuesday 17 May 2022

Dear [REDACTED]

Proposal: Bassetlaw Local Plan Publication Draft Addendum (2nd Version) Consultation

Waterway: Chesterfield Canal & River Trent

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

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

Having reviewed the changes proposed within the latest Publication Draft of the Local Plan, **the Trust can confirm that we do not wish to make comment upon the proposed changes.**

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

[REDACTED]

Area Planner

[REDACTED]

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

**Canal & River Trust**

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

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

Patron: H.R.H. The Prince of Wales. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792, registered office address First Floor North, Station House, 500 Elder Gate, Milton Keynes MK9 1BB

# SA-NRF002



**From:** [REDACTED]  
**Sent:** 16 May 2022 11:00  
**To:** The Bassetlaw Plan  
**Subject:** Re: Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022

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My objections are as follows, the field behind my house was constantly flooded, the run off from new development on Blyth Road/Thievesdale Lane, so many trees chopped down so nothing to hold the water, this will happen again,  
Land sinking on same development, is this going to happen again.  
The language of the workmen is filthy, I don't want this behind my house, I don't want to listen to it, so to sit out is virtually impossible.  
Eco systems will go, woodlands, birds, deer, insects & butterflies.  
Increased air pollution.  
I think it's wonderful one developer has pulled out, I hope the other one does too, homes have to be built, but should be on brown sites not green, we all know houses sell better with country views, not town ones, no thought for the people who have lived there years.

On Tue, 10 May 2022 at 15:32, The Bassetlaw Plan <[TheBassetlawPlan@bassetlaw.gov.uk](mailto:TheBassetlawPlan@bassetlaw.gov.uk)> wrote:



**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 development of the new Local Plan for Bassetlaw. You are receiving this letter because you have previously expressed an interest in the Bassetlaw Local Plan.

Bassetlaw District Council consulted upon the Bassetlaw Local Plan 2020-2037: Publication Version, and the Bassetlaw Local Plan 2020-2038: Publication Version Addendum in Summer 2021 and Winter 2022. It was anticipated that the Publication Version alongside the Addendum Version of the Local Plan would be the version of the plan that would be submitted to the Secretary of State for independent examination. However, due to one of the two landowners unexpectedly withdrawing their site from the proposed Garden Village development shortly before submission, it is considered that a Regulation 19 Second Addendum is necessary to address consequential changes and in response to updated evidence prior to submitting the plan to the Independent Planning Inspectorate.

# SA-NRF003



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 16 May 2022 19:23  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** Bassetlaw Local Plan - Proposed Ordsall development

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Sirs,

I have received paperwork confirming that the current plans have been amended.

I note that the contractor will be obliged under section 106 to fund any infrastructure caused by the building of the development.

Can you confirm that:

The contractors will have to meet the full cost of these

The contractors will be required to sign legal paperwork to meet these costs

That they will not be able to appeal after the development is completed against the costs involved

I am asking to make sure that the Council have adequately covered themselves on behalf of all ratepayers

Also I find the paper work slightly confusing.

Is the plan stating that contractors are required:

To build a doctors surgery

To build a community centre

To build a local shop

Or is it simply to leave land available for these as is the case for the proposed school.

Perhaps you can let me have clarification on the points raised.

Many thanks,

[REDACTED]

# SA-NRF004



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 19 May 2022 12:51  
**To:** The Bassetlaw Plan  
**Subject:** Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version  
Second Addendum, May 2022

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Dear Sir or Madam

I have been authorised by West Stockwith Parish council to state that they have no major comments to make on this addendum.

Kind regards

[REDACTED]

Clerk, West Stockwith Parish Council

[REDACTED]

**PLEASE NOTE NEW EMAIL ADDRESS FOR THE PARISH COUNCIL**

Email: [weststockwithpc@outlook.com](mailto:weststockwithpc@outlook.com) Personal Email: [REDACTED]

Facebook: [www.facebook.com/weststockwith.parishcouncil](https://www.facebook.com/weststockwith.parishcouncil) Twitter: [@weststockwithpc](https://www.twitter.com/@weststockwithpc) Website: <http://www.west-stockwith-parish-council.org.uk>

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# SA-NRF005





**From:** [REDACTED]  
**Sent:** 26 May 2022 11:52  
**To:** The Bassetlaw Plan  
**Cc:** Jon Pope  
**Subject:** RE: Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022  
**Attachments:** Letter to BDC reps on PV2A Local Plan.pdf

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Please find attached our letter of representation to the above consultation. Can you please confirm that this has safely been received.

Regards [REDACTED]

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**From:** The Bassetlaw Plan <TheBassetlawPlan@bassetlaw.gov.uk>  
**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 development of the new Local Plan for Bassetlaw. You are receiving this letter because you have previously expressed an interest in the Bassetlaw Local Plan.

Bassetlaw District Council consulted upon the Bassetlaw Local Plan 2020-2037: Publication Version, and the Bassetlaw Local Plan 2020-2038: Publication Version Addendum in Summer 2021 and Winter 2022. It was anticipated that the Publication Version alongside the Addendum Version of the Local Plan would be the version of the plan that would be submitted to the Secretary of State for independent examination. However, due to one of the two landowners unexpectedly withdrawing their site from the proposed Garden Village development shortly before submission, it is considered that a Regulation 19 Second Addendum is necessary to address consequential changes and in response to updated evidence prior to submitting the plan to the Independent Planning Inspectorate.

Once adopted, the Plan will provide the strategic planning framework for the development of the District up to the 2038 and will replace the 2011 Core Strategy & Development Management Policies Development Plan Document.

Representations are invited on the Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum for a period of six weeks, from **Tuesday 10 May to 5pm on Tuesday 21 June 2022**. **Representations received after this time will not be accepted.**

Sent via email to: [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

Planning Policy,  
Queens Building,  
Potter Street,  
Worksop,  
Nottinghamshire,  
S80 2AH

24 May 2022

Dear Sir/Madam

**RE: Representation to the Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum.**

We write on behalf of our client Brooke Planning Consultancy Ltd who have land interests in Misterton.

**Our comments relate specifically to Policies ST1 and ST2**

We consider the Local Plan to be **unsound** for the following reasons:

Policy ST1 sets out that provision of housing land for a **minimum** of 10,476 dwellings is to be made in the Local Plan with the supported delivery of 1,535 dwellings being provided in the Large Rural Settlements (LRSs) contributing towards this overall figure.

Policy ST2 then goes on to set out that with a 20% residential Growth Requirement as a number of dwellings this translates to the following at the LRSs:

<b>A</b>	<b>B</b>
<b>Eligible Large Rural Settlement</b>	<b>20% Growth Requirement, as number of dwellings</b>
Blyth	111
Carlton in Lindrick	515
Langold	227
Misterton	194
Tuxford	250

Cumulatively the Growth Requirement set out in ST2 equates to 1,297 dwellings across all the LRSs altogether which is 238 dwellings short of the **minimum** number of 1,535 dwellings to be provided in the LRSs as stipulated in ST1.

If the Growth Requirement was increased to say 23.5% (as demonstrated below) then the delivered number of dwellings at the LRCs would be closer to the **minimum** number of 1,535 dwellings to be provided as stipulated under ST1.

A	B	
Eligible Large Rural Settlement	20% Growth Requirement, as number of dwellings	23.5% Growth Requirement as number of dwellings
Blyth	111	130
Carlton in Lindrick	515	605
Langold	227	266
Misterton	194	227
Tuxford	250	293
1521 total		

We therefore maintain our concerns and question why Policy ST2 has not been revised in the Publication Version Second Addendum in order to achieve the **minimum** quantum of development envisaged in ST1.

Our client has land interests at Misterton, one of the identified most sustainable Large Rural Settlements. Under Policy ST2 the suggested 20% growth requirement at Misterton equates to 194 dwellings.

It is understood that the majority of these required dwellings are expected to be delivered by new allocations in the Local Plan or Neighbourhood Plans.

It appears that the housing trajectory set out in appendix 3 to the Bassetlaw Local Plan 2020-2037 Publication Version document has simply been replicated in the latest Second Addendum version that is out for consultation which for Misterton listed four sites as follows:

Misson	NP Policy 7	NP alloc	Misson Mill						20	20	10									50
Misterton	NP Policy 6	NP alloc	Land at White House Farm						10	20	8									38
Misterton	NP Policy 8	NP alloc	Land south of Meadow Drive					11												11
Misterton	NP Policy 9	NP alloc	Land east of Grange Drive					10	20	17										47
Misterton	NP Policy 10	NP alloc	Land north of Fox Covert Lane						10	20	8									38
Rampton and	NP Policy 1	NP alloc	Land east of Cawell Close								10									10

These together it is suggested could deliver at least 134 dwellings, yet the allocations made in the Neighbourhood Plan includes allocations at five sites to deliver **up to** 187 dwellings, those being:

Site ref	Allocated number of up to and including new homes.
6: NP01 Land off Haxey Road	50
Policy 7: NP02 Land off Church	12

Street	
Policy 8: NP06 Land off Meadow Drive	17
Policy 9: NP11 Land off Grange Walk	60
Policy 10: NP12 Land off Fox Covert Lane	48
Total	187

Curiously, Neighbourhood Plan Policy site 7 NP02 Land off Church Street which makes an allocation for up to 12 new homes is still missing off the list in the Appendix PVLP Second Addendum.

That said, the emerging housing trajectory is for 194 dwellings in Misterton so taking into account all the Neighbourhood Plan allocations of **up to** and including 187 dwellings, this leaves land for at least a further seven dwellings to be found. The figure of 194 dwellings for Misterton will obviously need to go up further if the increased overall figure of 1,535 dwellings across all LRCs as set out in the latest addendum made to Policy ST1 is to be achieved.

Given that a greater **minimum** quantum of new housing is required at Misterton over and above the **maximum** numbers stipulated in the Neighbourhood Plan Allocations, it is our opinion that **further land needs to be allocated for housing now to meet the expected minimum housing delivery rates envisaged by the Plan at Misterton.** As the development boundary has been so tightly drawn, it is our considered opinion that further land on the edge of the settlement needs to be allocated. Our clients land fronting Grovewood Road between the Primary school and Gravelholes Lane represents a logical and ideal parcel of land for such an allocation to deliver the increased quantum of housing required at Misterton.

In light of the above we therefore maintain our objection **and continue to question why the Growth Requirement rates for the LRCs under Policy ST2 and the housing trajectory appendix has not been amended and we therefore argue that the plan should be found unsound.**

As we are seeking modification to the Plan, we consider it necessary to participate in the examination hearing sessions to allow our concerns to be elaborated upon further.

Your sincerely

[Redacted Signature]

[Redacted Name]

# SA-NRF006



**From:** [REDACTED]  
**Sent:** 27 May 2022 09:43  
**To:** The Bassetlaw Plan  
**Subject:** 272022 - Stirrup Road, Harworth - Site Representation  
**Attachments:** 272022-2211-FE-00-SL-DR-A-0001-S2-A\_LocationPlan[2].pdf

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Good morning

Further to the email below, please find attached a location plan for a parcel of land located on Styrrup Road, Harworth, which the landowner would like to include as part of a representation for the emerging Bassetlaw Local Plan consultation.

The site measures a total of approximately 3.15 acres or 1.27 hectares. Given the location, area and specific constraints, it is suggested that the site would have a dwelling capacity of approximately 40-45.

The land's previous use consists of agricultural, and animal keep; with grazing for horses and ponies across the last 50 years. Unfortunately, it is noted that the landowner has witnessed an increase in anti-social behaviour and vandalism within their site and the cemetery next door and it is suggested that an increase in residential development would improve surveillance and security within this part of Harworth.

Please do not hesitate to be in contact should there be any questions in relation to the information provided above and attached.

Kind regards

[REDACTED]

**Mob:** [REDACTED]  
**Email:** [REDACTED]



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**From:** [REDACTED]  
**Date:** Monday, 23 May 2022 at 16:22  
**To:** [REDACTED]  
**Subject:** RE: Site Allocations - DPD



Good afternoon [REDACTED]

I hope you are well and keeping safe!

The Council is not consulting on the Worksop Central DPD at this time nor is there an active Call for Sites. However, the Council is currently undertaking a Regulation 19 Second Addendum consultation on the emerging Bassetlaw Local Plan. Please see [web link](#) for more information.

This consultation allows consultees to comment on some focussed policies alongside updated evidence included within the Bassetlaw Local Plan. The consultation is running from Tuesday 10 May and will close at 5pm Tuesday 21 June 2022. If you wish, you are able to submit your piece of land as part of a representation for this consultation.

Representations to the consultation can be made via the [Council's website](#) or they can be emailed to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

I hope this is helpful, but if you require further information, please do not hesitate to get in contact!

Kindest regards,

[REDACTED]

[REDACTED]

[REDACTED]

*Please note this information is given at officer level only and does not prejudice any future decision made by the Council.*

---

From [REDACTED]  
Sent: 23 May 2022 10:00  
To: Customer Services <[customer.services@bassetlaw.gov.uk](mailto:customer.services@bassetlaw.gov.uk)>  
Subject: Site Allocations - DPD

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Good morning

Would someone be able to let me know if it is still possible to put forward a site to be considered for the Site Allocations DPD?

Kind regards

[REDACTED]

[REDACTED]



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## Planning

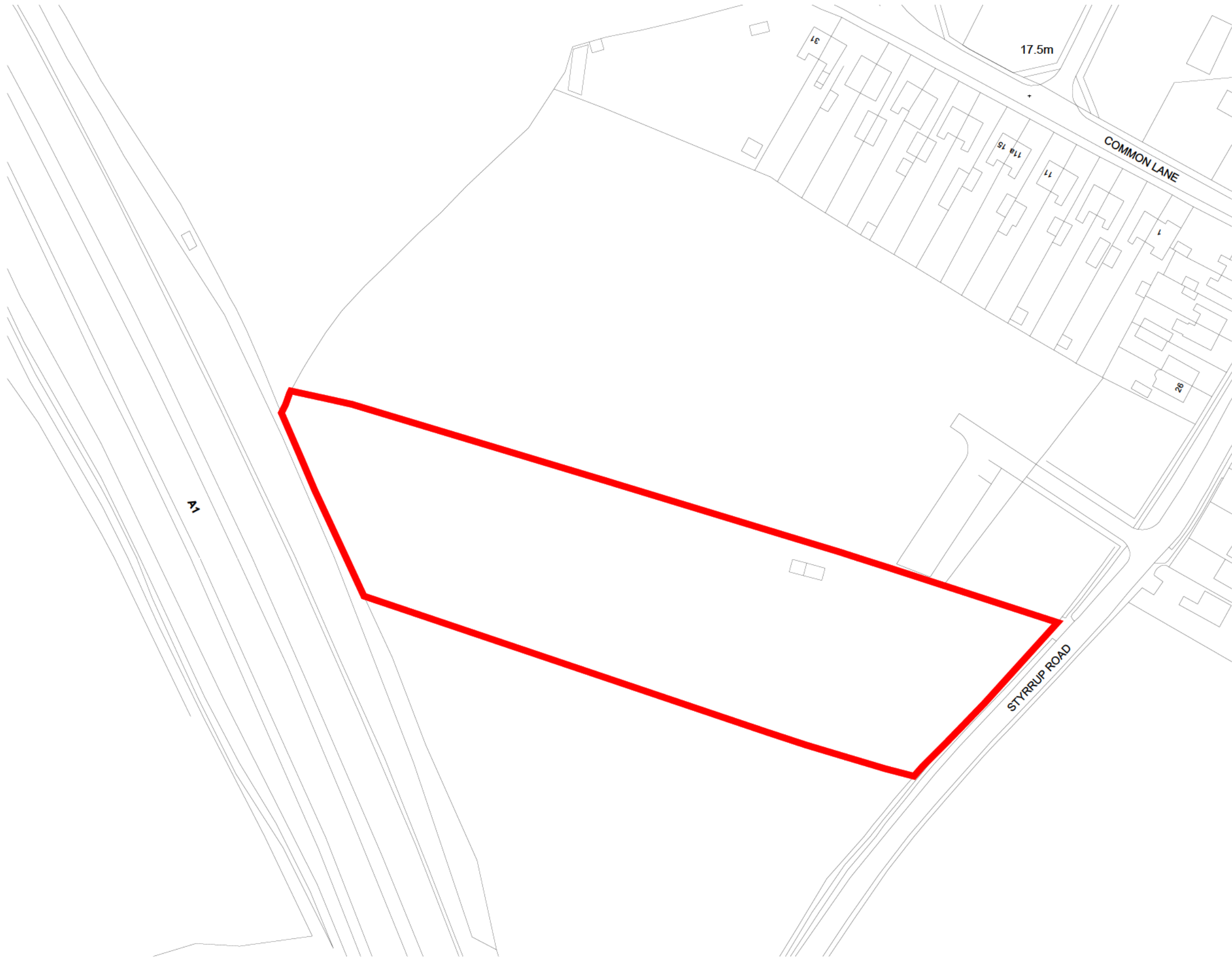


W: [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

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red line denotes proposed extent of development boundary  
approx. 12,777.5m<sup>2</sup> / 3.15 acres / 1.27ha



1:1250



Project	Styrrup Road		Dwg No. 2211.FE.00.SL.DR.A.0001	
Title	Location Plan		Date	26.05.2022
			Revision	A
			Scale	1:1250 A3
			Purpose	Concept
Project	2211		<b>Fenwood Estates Ltd.</b>	T. 01302 249550
			Hayfield Business Park	
			Sanctum House Unit 9	E. <a href="mailto:info@fenwood.com">info@fenwood.com</a>
			Field Lane	
			Doncaster	W. <a href="http://www.fenwood.com">www.fenwood.com</a>

A	2022-05-26	Initial issue	FE	FE
Rev.	Date	Description	Drawn	Checked

# SA-NRF007



**From:** [REDACTED]  
**Sent:** 27 May 2022 18:39  
**To:** The Bassetlaw Plan  
**Subject:** Comments on The Plan

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

Retford Civic Society has studied the changes to the proposed Local Plan published as the 2nd addendum. The changes do not significantly affect any of the matters about which the Society has previously expressed concern. The Society continues to feel that the draft Plan is unacceptable and unsound for the reasons set out in detail in its previous submission. Although there have been minor changes to housing figures as a result of the changed Plan end date and removal of the garden village proposal, these do not significantly alter the Society's concerns which we wish the Inspector to consider. Although the Society objects to the proposed extension to Ordsall, we wish to also say that, if the inspector does find the development acceptable, it could be improved greatly by giving it an identity rather than leaving it as a nameless extension of Ordsall housing. This would mean giving a name to the new settlement, thus separating it from Ordsall. Medical, school and other communities could use the name and the new population relate to it.

# SA-NRF008



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 01 June 2022 09:08  
**To:** The Bassetlaw Plan  
**Subject:** Mansfield DC Reply - Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022

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,

I am contacting you in response to the current period of representation which runs from 10 May to 21 June in respect of the Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum.

Mansfield District Council (MDC) would like to thank Bassetlaw District Council for the opportunity to submit representations on this document. Following a review of the document, I can confirm that MDC do not want to make any further representations with regard to the Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum.


If you have any queries regarding this matter do not hesitate to contact me.

Yours faithfully,

[REDACTED]  
Principal Planning Policy Officer  
Planning Policy  
Mansfield District Council  
[REDACTED]

Website: [www.mansfield.gov.uk](http://www.mansfield.gov.uk)  
Local Plan Consultation Portal: <http://mansfield.objective.co.uk/portal>  
Twitter: [@MDC\\_News](https://twitter.com/MDC_News)  
Facebook: [www.facebook.com/mymansfielduk](https://www.facebook.com/mymansfielduk)

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# SA-NRF009





[REDACTED]

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**From:** [REDACTED]  
**Sent:** 09 June 2022 08:56  
**To:** The Bassetlaw Plan  
**Subject:** 252022 - Town Street, Sutton cum Lound - Site Representation  
**Attachments:** 252022-2210-FE-00-SL-DR-A-0001-S2-A\_LocationPlan[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 morning

Further to the email below, please find attached a location plan for a parcel of land located off Town Street, Sutton-cum-Lound, which the landowner would like to include as part of a representation for the emerging Bassetlaw Local Plan consultation.

The site measures a total of approximately 3.92 acres or 1.58 hectares. Given the location, area and specific constraints, it is suggested that the site would have a dwelling capacity of approximately 45.

The land has primarily been used for agricultural purposes. The site had previously been included within the Sutton cum Lound Parish Neighbourhood Plan (2016-2031) as a site previously identified under reference 'BDC06'.

Please do not hesitate to be in contact should there be any questions in relation to the information provided above and attached.

Kind regards

[REDACTED]

[REDACTED]



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[REDACTED]

**Date:** Monday, 23 May 2022 at 16:22

[REDACTED]

**Subject:** RE: Site Allocations - DPD

Good afternoon [REDACTED]

I hope you are well and keeping safe!

The Council is not consulting on the Worksop Central DPD at this time nor is there an active Call for Sites. However, the Council is currently undertaking a Regulation 19 Second Addendum consultation on the emerging Bassetlaw Local Plan. Please see [web link](#) for more information.

This consultation allows consultees to comment on some focussed policies alongside updated evidence included within the Bassetlaw Local Plan. The consultation is running from Tuesday 10 May and will close at 5pm Tuesday 21 June 2022. If you wish, you are able to submit your piece of land as part of a representation for this consultation.

Representations to the consultation can be made via the [Council's website](#) or they can be emailed to [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

I hope this is helpful, but if you require further information, please do not hesitate to get in contact!

Kindest regards,

[Redacted]

[Redacted]

[Redacted]

*Please note this information is given at officer level only and does not prejudice any future decision made by the Council.*

---

**From:** [Redacted]  
**Sent:** 23 May 2022 10:00  
**To:** Customer Services <[customer.services@bassetlaw.gov.uk](mailto:customer.services@bassetlaw.gov.uk)>  
**Subject:** Site Allocations - DPD

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Good morning

Would someone be able to let me know if it is still possible to put forward a site to be considered for the Site Allocations DPD?

Kind regards

[Redacted]

[Redacted]





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## Planning



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red line denotes proposed extent of development boundary

approx. 15,880.6m<sup>2</sup> / 3.92 acres / 1.58ha



1:1250



Project		Town Street, Sutton cum Lound		Dwg No. 2211.FE.00.SL.DR.A.0001			
Title		Location Plan		Date	27.05.2022	Revision	A
Project		2210		Scale	1:1250 A3	Purpose	Concept
				Fenwood Estates Ltd. Hayfield Business Park Sanctum House Unit 9 Field Lane Doncaster		T.	01302 249550
						E.	info@fenwood.com
					W.	www.fenwood.com	

A	2022-05-27	Initial issue	FE	FE
Rev.	Date	Description	Drawn	Checked

# SA-NRF010



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 13 June 2022 11:53  
**To:** The Bassetlaw Plan  
**Subject:** Environment Agency Response to: LT/2006/000221/CS-09/SB1-L01  
**Attachments:** PlanningProposal.rtf

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The Local Development Document has been reviewed and I enclose the Environment Agency's comments on:

Core Strategy

Bassetlaw District Council

Core Strategy

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Bassetlaw District Council  
Policy and Implementation Unit  
Queens Buildings Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

**Our ref:** LT/2006/000221/CS-  
09/SB1-L01

**Your ref:**

**Date:** 13 June 2022

Dear Sir/Madam

**Regulations 19 and 20 Town and Country Planning (Local Planning) (England)  
Regulations 2012: Bassetlaw Local Plan 2020-2038: Publication Version Second  
Addendum, May 2022**

Thank you for consulting the Environment Agency on the Bassetlaw Local Plan Addendum version 2 consultation. We would highlight our previous response to addendum 1 and the comments detailed within it which will still be useful to your authority. We have the following comments on the changes highlighted within the addendum version 2 document.

**12.1 Safeguarded Land**

We note that additional wording is included here referencing the safeguarded land in respect of a future Worksop Flood Management Scheme. We would ask that the wording is amended to say 'and land to facilitate *for a potential emerging* Worksop Flood Management Scheme' to highlight that at this early stage there is no certainty that a scheme will be undertaken, or if one is brought forward, what a scheme would look like.

Yours sincerely

[Redacted]  
**Planning Specialist**

Direct dial [Redacted]  
Direct fax Direct e-mail [Redacted]

# SA-NRF011







Dear [REDACTED]

Thank you for your letter regarding the Bassetlaw Plan.

I am concerned about the number of houses being built in Worksop and the surrounding villages.

In many cases the developments consist of swathes of houses usually on Green Belts and farmland with no infrastructure. Most of the houses are not affordable properties and in many cases do not sit well among the existing properties.

Worksop has had thousands of houses built over the years and yet it seems thousands more are planned, but there has been no infrastructure to match the growth of properties.

I am also concerned about how close the houses in Worksop are getting to Carlton. The estate on Ashes Park Avenue / Rames Park Avenues is already advancing rapidly towards Carlton.

Now there are plans for hundreds of houses at Peaks Hill Farm which I understand will come upto the border with Carlton as well as the

properties being built at the Peppers site on Blyth Road.

When we had our meetings in Carlton about the Carlton Local Plan we were told that Carlton had been allocated a certain number of properties it had to build and suitable sites were being looked for.

Many people wanted to know why we needed to build so many properties when there were already over a hundred confirmed for the Peppers site on Blyth Road which falls within the Carlton Boundary.

We were told that although the site is within the Carlton Boundary, Carlton could not claim those houses as they would be counted among the Worksop total.

Now it seems that the Council is going to move the Boundary of Carlton so that the houses at the Peppers site will actually be in Worksop. I am worried that this will set a precedent and Carlton's Boundary will just be moved everytime more houses are proposed until we cease to be a separate village and we are swallowed up by a Tsunami of houses from Worksop. This is already happening with Shireoaks.

Also, when the people of Carlton



voted to accept our Local Plan we thought it contained all the development that was planned for Carlton but now it seems there are dozens of houses going to be built on the Wimpy Estate which were not mentioned in the local Plan and properties are going to be built on the site where the James Hince Court nursing home used to be which again were not mentioned in the Local Plan. In fact the Parish Council insisted that the nursing home was not closing.

Do these Local Plans actually mean anything or does the Council just ignore them.

The Bassetlaw Plan has already been changed a couple of times already. I understand that the Council has no control over landowners removing their land for development but after the first change in the plan you held a consultation about the plans for the houses at the Peppers site on Blyth Road. This seemed redundant as the houses were already being built and some were even being lived in.

I would also like to ask why there does not seem to be many Bungalows being built on these new developments. This was mentioned several times

during the meetings about the Carlton Local Plan. Many people there said they lived in four or five bedroom houses in which they had raised their families but now their children had grown up and moved out, that they would like to downsize to a bungalow but did not want to leave Carlton. They were assured that the developments would contain Bungalows but it seems there will only be about a dozen or so in a development of hundreds.

I have a relative who lived in a house in Kilton. Due to mobility issues she and her husband wanted to move to a Bungalow, still within Worksop.

When she visited all the Estate Agents in Town to look for one they all told her the same thing. Every Estate Agent told her that Bungalows were very much sought after and that there were not enough to meet demand. They all said they had several enquiries every week from people in the same situation as her who wanted to downsize but Bungalows, especially affordable ones, were in very short supply.

Surely if more Bungalows were built then this would free up some larger family homes so not as many



would need to be built.

I wonder if Councils ever talk to local Estate Agents to find out what properties are in demand in which areas when making planning decisions.

Thank you for taking the time to read this letter.

Yours.



# SA-NRF012



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 15 June 2022 07:34  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw Local Plan - Second Addendum May 2022  
**Attachments:** Reps Reg 19 Addendum - June 2022.pdf

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Sir/Madam

I attach representations with regard the above. Could you confirm receipt?

Thanks

Paul

[REDACTED]

[REDACTED]

[REDACTED]

Ref: SPS/0150  
Bassetlaw District Council  
Planning Policy  
Potter Street  
Worksop  
Nottingham  
S80 2AH

Date: 15<sup>th</sup> June 2022

Dear Sir/Madam,

## **Regulation 19 Addendum May 2022 Consultation – Publication Version Bassetlaw Local Plan**

Stone Planning Services is appointed by Charterpoint (NG22) Limited to consider the Draft Bassetlaw Local Plan Publication Addendum May 2022 and the associated evidence base. We have carefully monitored the emergence of the plan over a number of years and have previously submitted representations at the following stages:

- Draft Plan - May 2020
- Regulation 18 - January 2021
- Regulation 18 - Focussed Consultation - July 2021.
- Regulation 19 – November 2021
- Regulation 19 Addendum February 2022

As the Council will be aware we have consistently voiced serious concerns regarding the deliverability of the Bassetlaw Garden Village (BGV) due to the high levels of essential infrastructure both at the outset and throughout the lifetime of the development and a lack of information and transparency regarding funding sources and commitment from the site promoters.

Whilst BGV was primarily a deliverer of housing there was an element of employment (10 ha). Coupled with the long lead in time for delivery at Apleyhead Junction we feel that this only emphasises the need for windfall employment sites to come forward particularly in the short term and particularly within the A1 corridor where demand is greatest. Policy ST11 will assume greater significance.

We acknowledge that Policy ST11 has not changed in the current consultation but would urge the Council to review its wording. The introduction to the policy requires that "all of the following [criteria] are met" whilst the policy acknowledges that all of the criteria are simply not applicable to all sites.

Eg d) "where appropriate . . . ."

We suggest that the introduction to the policy is amended to:

"Proposals for growth of businesses in the rural area and outside established employment sites/allocations will be supported where the relevant criteria are met."



# Stone Planning Services Limited

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We trust that you will take consideration of our representation. Should you require any further information then do not hesitate to contact

Yours faithfully



**Director - Stone Planning Services Limited**



# SA-NRF013



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 20 June 2022 17:33  
**To:** The Bassetlaw Plan  
**Subject:** BASSETLAW LOCAL PLAN 2020-2038: PUBLICATION VERSION SECOND  
ADDENDUM – TRINITY HOSPITAL  
**Attachments:** LS Publication Version Second Addendum Trinity Hospital 17.06.22.pdf

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Dear Sirs

Please find attached representations to the Bassetlaw Local Plan Publication Version Second Addendum submitted on behalf of [REDACTED]

I would be grateful if you could confirm receipt of this email and its attachment.

Kind Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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17<sup>th</sup> June 2022

By email: [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)  
Planning Policy  
Queens Building  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

Dear Sirs

**BASSETLAW LOCAL PLAN 2020-2038: PUBLICATION VERSION SECOND ADDENDUM – [REDACTED]  
REPRESENTATION**

I am writing on behalf of The [REDACTED] in response to the Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum.

The proposed amendments, which extend to the deletion of the Garden Village as an allocation and updates to the housing land supply, are supported by The Hospital of the Holy and Undivided Trinity.

Sites identified for allocation in a Local Plan should be deliverable. It is clear that the land required for delivering the proposed Bassetlaw Garden Village is no longer available and as such, not deliverable. The proposed deletion of Bassetlaw Garden Village (Policy ST3) is therefore supported.

It is recognised that the Council have taken the opportunity to review its housing need following an amended 'Standard Methodology' from Government. This is also supported.

Whilst the consultation document seeks comments on the proposed amendments only, given the context of those proposed amendments, it is important to recognise the deliverability of the remaining allocations within the emerging Plan, including HS6, Trinity Farm. HS6, Trinity Farm, will form Phase 2 of the housing scheme at North Road, Retford which is currently being built out by Avant Homes. As set out and evidenced through representations to previous stages of the Plan, The Hospital of the Holy and Undivided Trinity is committed to the delivery of the wider site and will bring forward a planning application as early as possible to support the Council in delivering its housing needs. HS6 is available, deliverable and developable.

Yours sincerely  
For and on behalf of Fisher German LLP

[REDACTED]

[REDACTED]

# SA-NRF014



**From:**

20 June 2022 19:45

**To:**

The Bassetlaw Plan

**Cc:**

**Subject:**

Fwd: Objection to the peaks hill farm development

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Sent from my iPhone

Begin forwarded message:

**From:**

**Date:** 20/6/2022

**To:** thebassetlawplan@bassetlaw.gov.uk

**Cc:**

**Subject:** Objection to the peaks hill farm development

To all concerned,

Where do I start?

There are so many reasons against the Thievesdale housing development, but I will list as many points as I can below,,,,

1. Building on greenbelt land. The government has repeatedly said that any new development should be on brown field land, not greenbelt. Building on greenbelt will lead to more flooding, loss of trees & hedges. Loss of wildlife. Less homegrown produce, & this is in greater need at the present time. This all impacts on climate change, for which the council has already been given a zero per cent rating for action to tackle climate change. Our recent correspondence from Brendan Clarke MP, quotes that The National Planning Policy Framework makes clear that green belt boundaries should only be altered under exceptional circumstances. There is a £400 million brown field fund to bring brownfield land into use. These are protections in place for our precious green belt.
2. Why are councillors happy to support a plan which does not ask developers to contribute to infrastructure developments? And why they voted through a local plan with zero community investment levy?, resulting in £89 million funding gap. This will mean no improvements to roads, education, health & social services, policing. All schools in Worksop are already over subscribed, indeed, secondary schools in Retford are having to accept pupils from Worksop.
3. Conflict with national planning policy. NCC have found the local plan not sound.
4. Overshadowing, overlooking or loss of privacy. As a resident of Colsterdale, my garden will back onto the development, resulting in noise, disruption, & a complete loss of privacy. The new houses already being built on Thievesdale already causes noise & pollution from the building site.
5. A petition containing over 1000 signatures has been seen as 1 objection. Really?!
6. Is there any reason that requests for meetings with conservative councillors & MP have been ignored?



Bassetlaw council should be investing in the town & the residents who already live here, & NOT new housing that clearly wont have the infrastructure to support it.

I look forward to your response to my questions.

Regards

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

# SA-NRF015



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 June 2022 05:57  
**To:** The Bassetlaw Plan  
**Subject:** Local Plan consultation response summer 2022  
**Attachments:** Bassetlaw Consultation June 2022.pdf; Bassetlaw JUNE 2022 Appendix A ZTV.pdf

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Dear Bassetlaw District Council

Please find attached my response to the current iteration of the emerging Local Plan.  
Please provide confirmation of receipt, all previous consultation submission responses apply.

The response I received from your dept last time absolutely confirmed negation of the Duty of Care and was totally unexpected - despite the backdrop. That response has of course been saved.

I wish to attend the hearing/examination in public.

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 June 2022 16:04  
**To:** The Bassetlaw Plan  
**Subject:** Re: ADDENDUM SA-NRF015  
**Attachments:** Bassetlaw Retail.JPG

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

Dear Planning Policy

Please find attached an addendum to response SA-NRF015 concerning retail/leisure need in Bassetlaw. 5.1.31 states that according to the 2017 Bassetlaw Retail and Leisure Study, there is no new retail required in the district to 2035 excepting in Harworth. Yet in every iteration of the BELP, I have been asking that Rural Service Centres be allowed to grow. The 2017 Study cannot have been commissioned to take this instance into account - and needs updating/is not robust.

In a similar vein, we submitted potential marina sites at the initial call for sites and they certainly would benefit from a measure of retail - for the leisure/tourist industry. We have never had any feedback from that proposal which links to the fluvial heritage of the District and specifically, the Pilgrim Fathers.

Please could I receive acknowledgement of this addendum.

Regards

[REDACTED]

On Tuesday, 21 June 2022, 09:29:15 BST, The Bassetlaw Plan <[thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)> wrote:

Dear [REDACTED]

This is an acknowledgement email to inform you we have received your representation regarding the Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum. Your reference number is **SA-NRF015**.

The consultation is running from **Tuesday 10th May 2022 to 5pm on Tuesday 21st June 2022**.

Please contact us if you have any queries via email at [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk) or telephone 01909 533533 between 9am and 5pm weekdays and say 'Local Plan' when prompted to speak to a Planning Policy Officer.

Best wishes,

**The Policy Team**

Bassetlaw District Council

Queens Buildings

Potter Street

Worksop

Nottinghamshire S80 2AH

Tel.: (01909) 533 495

*Please note this information is given at officer level only and does not prejudice any future decision made by the Council.*

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**From:** [REDACTED]  
**Sent:** 21 June 2022 05:57  
**To:** The Bassetlaw Plan <TheBassetlawPlan@bassetlaw.gov.uk>  
**Subject:** Local Plan consultation response summer 2022

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

Dear Bassetlaw District Council

Please find attached my response to the current iteration of the emerging Local Plan.

Please provide confirmation of receipt, all previous consultation submission responses apply.

The response I received from your dept last time absolutely confirmed negation of the Duty of Care and was totally unexpected - despite the backdrop. That response has of course been saved.

I wish to attend the hearing/examination in public.

[REDACTED]



The Bassetlaw Plan

, , ,

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## **JUNE 2022 BASSETLAW EMERGING LOCAL PLAN (BELP) CONSULTATION RESPONSE**

This version of the BELP scrubs the Bassetlaw Garden Village. This consultation response focusses on the Policies ST1 and ST2 but wishes to reiterate all previous consultation responses on behalf of [REDACTED]

### **1. Figure 6 Key Diagram**

This diagram scrubs the Garden Village and requests feedback. The removal of the garden village at Apleyhead is welcome but the *failure* to allocate additional housing to Rural Service Centres is **NOT JUSTIFIED**. In the LDF, Everton is currently a Rural Service Centre with previous iterations of the BELP proposing first a cluster model and then 20% growth – yet now we are down to a 5% cap? This is politics not sustainability concerns. Members were seeking to have their cake and eat it with the Garden Village proposal – healthy housing numbers/new homes bonus in an under-developed district - [REDACTED] Hence the slashing of numbers to Rural Service Centres, soon to be known as “small villages.”

*“Garden Village employment provision was part of a sustainable strategy for the new settlement so the loss of employment provision at this site, does not require reprovion elsewhere”*

(!! 2.6 Icen Housing and Economic Needs Assessment 2022 pg4)

IE: The previous iteration of the BELP, was not positively prepared

Fig 6 shows the lop-sided spread of “Large Villages” – 60% are in the west of the district and “clumped”. How can Blyth, Langold and Carleton fulfil the role granted to them in the text when they are so very close together? They are not providing services to a rural hinterland because the “surrounding villages” are absent. The settlement hierarchy conflates regeneration desires with spatial function leaving much of the district without the ability to GROW or EVOLVE a new service centre:

- A. Carleton is a former pit village
- B. Langold is a former pit village
- C. Blyth is a former A1 coaching town that without the benefit of Bawtry’s east west connections (the A631) – stayed small but with UNDERUSED grand buildings
- D. Tuxford – as with Blyth
- E. Misterton is a former heavy engineering locale (Newells) of the Marshalls era/beginning last century – based close to the Trent with much of the Newells site still derelict. It benefits West Stockwith and possibly Walkeringham but is otherwise remote and not even on an A road.

**As identified above, the Spatial Strategy delivers SO4 NOT SO5 and is not consistent with national policy – OBJECTION.**

Recognition of Harworth’s runaway success owing to its east west strategic location alongside north south (like Bawtry), is welcome, at 5.1.3 of the spatial strategy: “3 main towns of Worksop, Retford and Harworth” – highlighted in yellow. However, the BELP should be open ref: its desire to regenerate former industrial and coaching settlements (SO4) *in addition to* retaining the current



Rural Service Centre model (which *is* spatial) – SO5. Housing allocations should go to both because the proposed 5% cap on current Rural Service Centres to 2038, is too small to be sustainable.

**The current spatial strategy (ST1) is lop-sided/west focussed, ignores current Rural Service Centres, is not sustainable, is not justified, fails to comply with 5.1.1/SO5 and merits OBJECTION.**

NB: Lincolnshire Councils have not signed at 2.7 pg9 Duty to Co-operate. Easterly relations are not covered by Bassetlaw Council, unlike by many in the district (particularly those seeking access to Grammar Schools).

## **2. Sustainability**

The LUC Bassetlaw Sustainability Report *consistently* rates the proposed settlement hierarchy highly (POLICY ST1) whilst failing to recognise that without the previous cluster model or enhanced Rural Service Centre status; villages with latent demand like Everton, will remain reliant on passing trade for our pubs and school. Without meaningful housing allocations, the additional services won't come. At 5.1.5 the word "sustainably" is highlighted in yellow as a means to question whether the larger settlements in the Bassetlaw Hierarchy can expand appropriately? Everton can certainly expand **sustainably** – *on the south side of the A631* – with space for doctors surgery, dentist, PO and retail to add to the existing 2 x pubs, successful school, excellent transport links, 2 x cafes/Farm Shop, village hall, fantastic sporting facilities and offices. Indeed, Everton is the only Bassetlaw A631 settlement not to have been by-passed – because the business community at that time would not allow it.

Please note – 5.2.2 and 5.2.3 of the BELP look down the telescope the wrong way. No-one is suggesting a vast housing estate without services. We want to deliver services on an A-road frontage location. And for these new services to benefit existing residents.

**OBJECTION – ST2 does not deliver against 5.2.1 of the BELP/SO5 or the NPPF because the proposed housing allocations to current Rural Service Centres are too small. They are practically meaningless – you need housing allocations to deliver NEW services. ST2 is unjustified, inconsistent with National Policy and cannot claim to be delivering rural VITALITY at 5.2.1.**

Between Bawtry and Gainsborough, the A631 flows unhindered for 12 miles bar various speed limits and a single roundabout at Beckingham. It is suggested here that 1 x set of traffic lights (of the variety to assist the equine fraternity) at the point of the current pedestrian crossing in Everton, would not be of detriment to traffic flow along the 12-mile stretch. Rather, it would help the awkward A631 cross roads from Mattersey and the acute A631 turning into Chapel Lane.

**The current spatial strategy (ST1) is lop-sided/west focussed, ignores current Rural Service Centres, is not sustainable, is not justified, fails to comply with 5.1.1/SO5 and merits OBJECTION.**

## **3. Community Consultation and Neighbourhood Planning**

Previous consultation responses have not been collated by the Council. Our experience of Neighbourhood Planning (NP) was laid out in detail and it is disturbing to read that the LPA deems itself to possess a "strong tradition of Neighbourhood Planning" at 5.2.11 when less than 10% of NPs nationally were called for a public hearing – unlike in Everton.

5.1.60 states that development will be allowed within settlement boundaries yet the development boundary for Everton is entirely incorrect with FOUR planning approvals totalling over 3acres and stretching the settlement boundary in a westerly direction, ignored:

- a. Farm Shop and Café - IMPLEMENTED
- b. Farm Shed and Sui Generis diversification - IMPLEMENTED
- c. 20/00819/COND – IMPLEMENTED (nor shown in the housing trajectory)
- d. 21/00042/COND – IMPLEMENTED (nor shown in the housing trajectory)

This is despite responding to all statutory NP consultations and filing a formal complaint reference the above omissions. The omissions additionally mean that the character map for this part of Everton is incorrect in the made NP and we have had TWO refusals resulting from this misrepresentation of the village grain. We have just submitted to Appeal and incurred significant cost as a result.

5.2.9 states that rural growth will be delivered by Neighbourhood Plan allocations – yet I have already fed back that **Everton NP does not have any allocations**. The Examiner scrubbed those supported by the LPA because they did not meet the Basic Conditions and, because they would not support our site (Minutes confirming this occurrence were submitted to the previous consultation), he required that a windfall policy be implemented instead.

ST2 Table at Pg 30 shows that of 34 “small” settlements allowed to grow to a 5% cap, only one will have the ability to build 2 houses per annum to 2038. Most, like Everton, won’t even get to build ONE/pa – yet 5.2.10 will require site promoters to negotiate with the community in order to get any more. This is not justified; it will not be effective and it is not consistent with National Policy – Objection.

Likewise, **5.2.12 will not work**. Our 2016 application provided a large cemetery extension that dwarfed the current provision, a cemetery car park, affordable housing contributions, open space contributions, education contributions and a new bus stop – all via a signed s106 – and the community still hated it because there were 14 houses that they couldn’t see. [REDACTED]

[REDACTED]

Ultimately, the Examiner to the Neighbourhood Plan pragmatically scrubbed the need for Community support ref: cemetery provision understanding that this key NP target would not be delivered otherwise.

I cannot find the 2022 Rural Implementation Guide or the 2022 Rural Settlement Study Update but they are likely to contribute to a decimation of rural vitality and sustainability and growth. This chapter very clearly demonstrates that the LPA expects villages to stagnate and I expect there to be a number of primary school closures in the rural district by 2038.

**OBJECTION – ST2 does not deliver against 5.2.1 of the BELP/SO5 or the NPPF because the proposed housing allocations to current Rural Service Centres are too small. They are practically meaningless – you need housing allocations to deliver NEW services. ST2 is unjustified, inconsistent with National Policy and cannot claim to be delivering rural VITALITY at 5.2.1.**

The council weights rural opinion exponentially higher than urban opinion in this and all preceding BELPs. Is this legal?

#### **4. Policy ST15**

In view of section 3 above please add the Stonegate Farm site to the Housing Allocations table within Policy ST15 – please title as site H6. Site size is 4ha with capacity to deliver 65 units with the remainder of the site required for retail, leisure and employment land.

#### **5. Bassetlaw Landscape Assessment 2019 & 3rd Addendum added 6.1.22**

This document concerns allocations around “higher tier” settlements, described as such in the draft settlement hierarchy POLICY ST1. Specifically, these evidence bases assesses sightlines and impact on settlement character by said allocations. The assessments are **not** compelling with many allocations in locations/gateways of high visibility. Nowhere in any of the evidence base documents have the Council provided a Zone of Theoretical Visibility (ZTV) for strategic urban extensions in “higher tier” settlements.

Please find our own ZTV attached (APPENDIX A), for a site in Everton. It shows that Everton can expand markedly without visual impact from the south, east, west or north – excepting that road frontage onto the A631 can always be enhanced where necessary. Strategic Objectives concerning character, are therefore satisfied by the ZTV.

Case Officers at the Council have repeatedly failed to accept photographic and written evidence demonstrating the secluded nature of said site, leading to incurred expense ref: Appendix A. Furthermore, the Council has repeatedly misinterpreted the Landscape Character Assessment for Bassetlaw which presupposes and *encourages* development adjacent to settlement boundaries in the rural area.

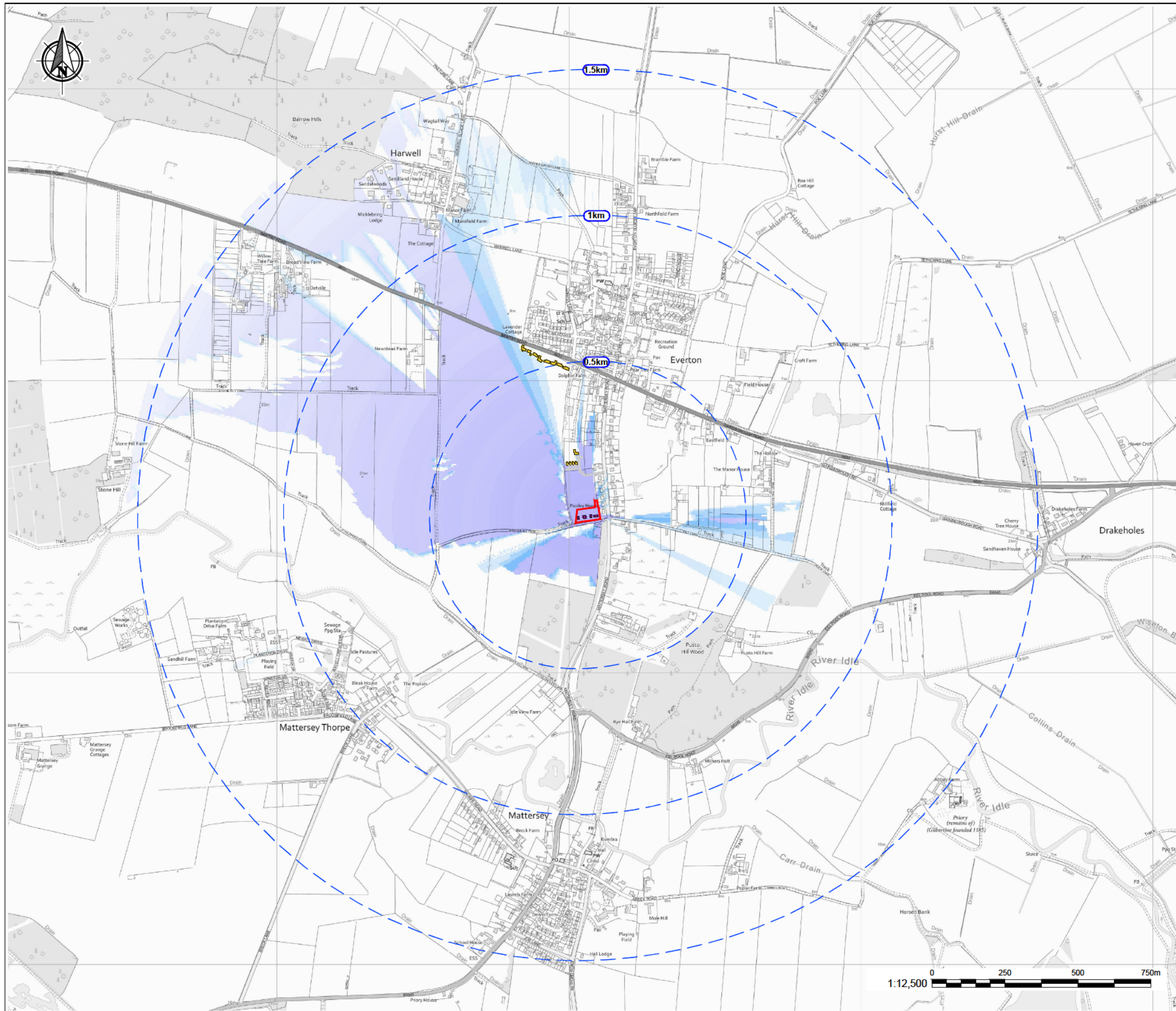
**Objection – The Character/Landscape bar for strategic urban extensions/allocations to top tier and Large Rural villages, is significantly lower than that for current Rural Service Centres. Applicants have already demonstrated the secluded nature of the Everton development site via exhaustive photographic evidence and topography detail – to no avail. It has now been necessary to pay for a ZTV and go to Appeal - when no other site in the BELP has needed to do so. Please see Appendix A which also shows 20/00819/COND.**

#### **CONCLUSION**

The BELP has gifted all surplus housing numbers to higher tier settlements following the collapse of the Garden Village proposal. This is despite said numbers having been taken from Rural Service Centres in the first place. The BELP is disproportionately focussed on Regeneration and SO4 thus subjecting the rural hinterland to undoubted stagnation. The vanishingly small amount of development proposed in the rural area is totally unacceptable and breaches both National Policy and the district’s own Strategic Objectives.

The constant references to “the community” and community-led planning in the rural context, is a cynical move that the Council is well aware will lead to ageing rural settlements and primary school closures. Policies ST1 and ST2 need to be rewritten in a non-cynical and balanced way – both numerically and in word.

Danielle Troop 21.6.22



## Legend

- Site boundary
- 1.5 km study area
- Proposed residential units
- Approved residential units (yet to be built)

## Zone of Theoretical Visibility

- Up to 1 unit theoretical visibility
- Up to 2 unit theoretical visibility
- Up to 3 unit theoretical visibility
- Up to 4 units theoretical visibility

## ZTV Parameters

Zone of Theoretical Visibility is based on preliminary proposals: p:h architecture Ltd - Site Layout Plan OPTION 3

Zone of Theoretical Visibility is generated using 'OS Terrain 5' (digital terrain data at 5m resolution), assuming the following heights:

Proposed ridge height: 6.5m  
Viewer height: 2m

Notable woodland areas and buildings were mapped as visual barriers using OS VectorMap District data (woodland was given an assumed height of 10m, buildings were given an assumed height of 8m). The visual barriers were augmented by digitising further smaller areas of vegetation identifiable on GoogleEarth imagery within 500m of the site.

The ZTV identifies those areas from which the development may be theoretically visible. Due to the frequency of hedgerows, walls, low-level vegetation and structures not included in the model the actual visibility is likely to be less extensive than the drawing indicates.

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Client <b>R Troop &amp; Son</b>				
Project <b>Land off Broomhill Lane, Doncaster</b>				
Drawing Title <b>Zone of Theoretical Visibility</b>				
Created by <b>CL</b>	Reviewer <b>CD</b>	Sheet Size <b>A3</b>	Scale <b>1:12,500</b>	Date Created <b>31.05.22</b>
Drawing Nr. <b>01</b>				Revision <b>00</b>
DRaW (UK) Ltd Morwick Hall York Road Leeds LS15 4TA t: 0113 8232871 www.draw-ltd.com				





## Retail Needs

- 5.1.~~30~~31 The national retail sector is characterised by rapid change, retail market restructuring and changing consumer demands related to new technologies and the impact of the 2020-~~21~~22 Covid pandemic. The Bassetlaw Retail and Leisure Study, 2017<sup>13</sup> states there is no identified need for new retail development to 2035. It identifies limited opportunities in and around Worksop and Retford town centres for growth. A sustainable small-scale extension to Harworth & Bircotes town centre is identified by Policy ~~ST13~~ST14 to support the wider regeneration ambitions of the town and its neighbourhood plan<sup>14</sup>.

# SA-NRF016





[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 June 2022 08:38  
**To:** The Bassetlaw Plan  
**Subject:** 20220621 Bassetlaw Local Plan 2020-2037: Regulation 19 and 20 Publication Version Second Addendum May 2022

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

Thank you for reconsulting Sport England on the Addendum.

We would not wish to raise any issues with the proposed deletions and additions and

We confirm that the plan is considered as far as Sport England is concerned

- Legally compliant
- Sound and
- Complies with the duty to co-operate

It is clearly disappointing for all, that the opportunity to develop the Garden Village, as an exemplar of a development which encourages a healthy, active lifestyles through active design and active travel based on garden city principles, in a sustainable connected way is not now able to proceed. Sport England hopes that the lessons learned can be utilised in other developments to support and encourage through design, healthy and active lifestyles.

Regards [REDACTED]

[REDACTED]

Please Note my working days are Monday to Thursday

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

---

**From:** [REDACTED]  
**Sent:** 14 February 2022 16:33  
**To:** thebassetlawplan@bassetlaw.gov.uk  
**Subject:** 20220214 Bassetlaw Local Plan 2020-2037: Regulation 19 Publication Version Addendum

Thank you for reconsulting Sport England on the Addendum. We would not wish to raise any issues with the proposed deletions and additions. In particular we are content with the rewording of policies ST3 and ST4.

Regards [REDACTED]

[REDACTED]

Please Note my working days are Monday to Thursday

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

---

From: [REDACTED]

Sent: 18 October 2021 11:56

[REDACTED]  
[REDACTED]  
Subject: 20211018 Bassetlaw Local Plan 2020-2037: Regulation 19 Publication Version

Thank you for consulting Soprt England on the above,

I hope following assessment of the whole plan, confirmation that the plan is considered as far as Sport England is concerned

- Legally compliant
- Sound and
- Complies with the duty to co-operate

We would take this opportunity to confirm that the following policies are supported.

ST3

ST4

HS 4 - protection of Playing field

HS13 – On site or off site contributions to outdoor and indoor sport as informed by evidence

ST35

ST39

ST44

ST45

ST46

ST47

ST55

Regards Steve

[REDACTED]  
Please Note my working days are Monday to Thursday

We have updated our Privacy Statement to reflect the recent changes to data protection law but rest assured, we will continue looking after your personal data just as carefully as we always have. Our Privacy Statement is published on our [website](#), and our Data Protection Officer can be contacted by emailing [Gaile Walters](#)

---

From: [REDACTED]

Sent: 18 October 2021 10:49

To: [REDACTED]

Subject: Bassetlaw Local Plan Reg19 Word forms

Importance: High

Hi [REDACTED]

As discussed over the phone, please see the attached response forms to this email.

Thank you for flagging up the ESB form issue as well, we are looking into it to make sure it is resolved!

Please note that on the Part B Form the formatting is inaccurate.

Question five (5), should be numbered question six(6), question six(6) should be numbered question seven(7) and question seven(7) should be numbered question eight(8).

If you have any further questions, please do not hesitate to get in touch!

Kindest regards,

[Redacted signature]

[Redacted text]

[Redacted text]

*Please note this information is given at officer level only and does not prejudice any future decision made by the Council.*



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

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# SA-NRF017



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 June 2022 10:10  
**To:** The Bassetlaw Plan  
**Cc:** Sally Gill; Kathryn Haley; William Lawrence  
**Subject:** FW: Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022

**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

Dear [REDACTED] and team,

Thank you for consulting Nottinghamshire County Council on the Bassetlaw Local Plan Second Addendum.

The County Council notes that the Addendum deletes the Garden Village allocation from the Plan owing to one of the landowners withdrawing their interest in the proposal. The Addendum also updates the Plan with reference to time periods and consequential numerical adjustments.

I have consulted internally with colleagues in the Council and can confirm that the County Council has no comment to make on the proposals in the Second Addendum to the Local Plan.

You will be aware that the County Council made representations to the original Local Plan publication with regard to highway and transport matters. Since that period considerable progress has been made with regard to agreement over the Bassetlaw Transport Study and the proposals to carry out a study to investigate , plan for and implement improvements to the A57 made necessary by the proposals in the Local Plan.

An amended Retford Transport Assessment has been submitted and forwarded to the County Council which principally looks at the impacts of the Ordsall South allocation. The County Council will respond on this document very shortly. We will also respond to an amended Worksop Transport Assessment when it is submitted.

Yours sincerely,

[REDACTED]  
Team Manager, Planning Policy  
Nottinghamshire County Council  
County Hall, West Bridgford  
NG2 7QP

[REDACTED]



From: [REDACTED]  
Sent: 10 May 2022 17:00

[REDACTED]

**Subject:** FW: Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022

**Importance:** High

Dear all

The County Council is being consulted on a second addendum (alteration) to the proposed Bassetlaw Local Plan.

This alteration is to delete reference to the Bassetlaw Garden Village which is no longer being included in the Local Plan by the District Council owing to one of the landowners withdrawing their land. Without landowner co-operation it is difficult to argue that the Plan is deliverable. Since much of this particular proposal was aimed at delivery after 2038, only 500 dwellings are being removed from this Plan plus 10ha of employment land.

A link to the amended document is here : [Bassetlaw Local Plan 2020-2038](#)

We are only being asked to comment on the amendments.

If you have any further comment please can you respond by 31 May.

We have separately been sent a revision to the Bassetlaw Transport Study which highway and transport colleagues are looking at. An amended Retford TA is expected soon, as is an amended Worksop TA. The County Council will need to understand and support this revised evidence as our principal concerns with this Plan have related to highway infrastructure.

Many thanks for your assistance.

Steve

[REDACTED]  
Team Manager, Planning Policy  
Nottinghamshire County Council  
County Hall, West Bridgford  
NG2 7QP

[REDACTED]



# SA-NRF018



**From:**

**Sent:**

**To:**

**Cc:**

21 June 2022 11:17

The Bassetlaw Plan

Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum - Gladman Developments Ltd Representations

**Attachments:**

Bassetlaw Local Plan 2020-2038 Publication Version Second Addendum May 2022 - Gladman Developments Ltd.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 morning,

Please see the attached document for Gladman Developments' representations to the above consultation.

It would be appreciated if you could confirm receipt of the attached document by responding to this email.

Many thanks,

Promotion and Policy Planner



T: 01260 288 981 | M: 07966 215196 | [j.plant@gladman.co.uk](mailto:j.plant@gladman.co.uk)  
[www.gladman.co.uk](http://www.gladman.co.uk)



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# Bassetlaw District Council Local Plan 2020 - 2038

**Publication Version Second Addendum**

June 2022



[gladman.co.uk](https://www.gladman.co.uk)



01260 288888

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# 1 INTRODUCTION

## 1.1 Context

- 1.1.1 Gladman welcome the opportunity to comment on the Bassetlaw District Council Local Plan Publication Version Second Addendum consultation and request to be updated on future consultations and the progress of the Local Plan.
- 1.1.2 Gladman Developments Ltd specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the development plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Examinations in Public.
- 1.1.3 The Council will need to carefully consider its policy choice and ensure that the proposed approach positively responds to the revised National Planning Policy Framework (2021). There will also be a need to take consideration of changing circumstances associated with national planning policy and guidance over the course of the plan preparation period, including the Government's emerging proposals for the planning system.
- 1.1.4 Gladman Developments are promoting the former Bevercotes Colliery site through the local plan making process. The Local Plan Publication Version takes steps to positively secure the regeneration of Bevercotes Colliery through allocating the site for employment uses. Indeed, the site offers significant economic and regeneration opportunities for the overarching economy strategy of the Plan in a key logistic sector corridor including the implementation of extant planning permission for 253,960 sq.m of B2/B8 development.
- 1.1.5 Gladman looks forward to engaging further with the Council as the plan preparation process progresses.



## 1.2 Plan Making

**1.2.1** The National Planning Policy Framework sets out four tests that must be met for Local Plans to be considered sound. In this regard, we submit that in order to prepare a sound plan it is fundamental that it is:

- **Positively Prepared** – The Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be an appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base.
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

## 2 PUBLICATION VERSION ADDENDUM MAY 2022

### 2.1 Background

- 2.1.1 The Bassetlaw District Core Strategy and Development Management Policies Document were adopted in December 2011. The Council previously were working towards a Site Allocations Plan; however, the Council took the decision to withdraw the Plan and began working towards a new Local Plan.
- 2.1.2 Following the Council's Regulation 19 consultation, new evidence and responses made during the 2021 consultation the Council proposed a number of focussed changes to the plan, including the allocation of the former Bevercotes Colliery for employment uses in Policy ST7. Policy ST7 is further justified by updated evidence published in the Bassetlaw Housing & Economic Needs Assessment: Addendum (April 2022) and A1 Corridor Logistics Assessment: Addendum (April 2022).
- 2.1.3 In addition, following the January 2022 consultation, the landowner of part of the Bassetlaw Garden Village has withdrawn the land from the Plan.
- 2.1.4 Gladman are in general support of the Local Plan Publication Version Addendum document and provide specific comments on the focussed changes below.

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

- 2.2.1 Policy ST7 builds on the Council Plan aspirations and capitalises on the District's locational advantage by promoting employment locations with proximity to the A1/A57 strategic road network and local labour, which also provide strategic connectivity to the M1, the wider East Midlands region and South Yorkshire.
- 2.2.2 The allocation of the site supports the economic aspirations of the district through providing a flexible support of employment land which meet the increased employment and logistics demand along the A1 and A57 corridors as identified by Iceni in the A1 Corridor Logistics Assessment Final Report (August 2021).
- 2.2.3 Gladman welcome the allocation of the former Bevercotes Colliery, which benefits from extant planning permission for redevelopment to B2 and B8 uses and support the updated employment land provision of 43 hectares. This reflects the net developable area referred to in the extant planning permission which was also highlighted in planning committee report (Appendix 1).

2.2.4 The redevelopment of the former colliery will remediate and reclaim a significant brownfield site which aligns with the Strategic Objectives of the Plan as well as significant benefits from economic growth and employment generation.

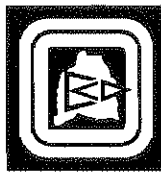
## 3 CONCLUSIONS

### 3.1 Summary

- 3.1.1 Gladman welcomes the opportunity to comment on the Bassetlaw District Council Local Plan Second Addendum Version May 2022 and have provided comments on a number of the focussed changes that have been the Council have made to the Local Plan and hope these representations are informative and useful as the Local Plan progresses towards Examination in Public.
- 3.1.2 The Local Plan is taking positive steps to meet their economic aspirations through the allocation of a flexible range of employment sites in Policy ST7, including the former Bevercotes Colliery which is situated in a key location for logistic development the A1 and A57 alongside being approximately 17 miles from the M1.
- 3.1.3 Gladman request to be kept informed regarding any updates in the emerging Plan process and the opportunity to appear at future Examination in Public hearing sessions

## APPENDICES

### Appendix 1 Bevercotes Colliery Planning Committee Report



---

**BASSETLAW**

DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

## PLANNING COMMITTEE

# AGENDA

Meeting to be held in  
Ballroom,  
Retford Town Hall,  
on  
Wednesday, 19<sup>th</sup> August 2009  
at  
6.30 p.m.

**(Please note time and venue)**

**(Please turn off mobile telephones during meetings - In case of emergency  
Members can be contacted on the Council's mobile telephone.)**

**(Photographs or tape recordings during the meeting are not permitted.)**

---

*Bassetlaw-Serving North Nottinghamshire*

---

District Council Offices, Potter Street, Worksop, Notts. S80 2AH



BASSETLAW DISTRICT COUNCIL  
INDEX FOR PLANNING COMMITTEE 19<sup>th</sup> August 2009

Sheet No.	Ref No.	Applicant	Location	Pages
				Recom. Decision
a1	09/05/00002	Gladman Development Ltd	BEVERCOTES COLLIERY, BOTHAMSALL	GTD 17-94
a2	59/09/00035	Mr I Thorlby	REDHOLME, DONCASTER ROAD, CARLTON IN LINDRICK	GTD 95-112
c1	01/07/00304		FORMER BRIDON ROPES WORKS, OLLERTON ROAD, ORDSALL, RETFORD	113-126



## ITEM SUBJECT OF A SITE VISIT

Schedule: a  
Item No: 01

Application No: 09/05/00002      Application Type: Full Planning Permission

Proposal: REDEVELOPMENT OF SITE FOR STORAGE AND DISTRIBUTION  
USE

Location: BEVERCOTES COLLIERY, BOTHAMSALL, RETFORD

Case Officer: [REDACTED]      Tel No: 01909 533475

---

## THE APPLICATION

The former Bevercotes Colliery is located approximately 17km (11 miles) to the south-east of Worksop and 8 km (5 miles) south of Retford with an existing access from the B6387, approximately 1 km (3/4 mile) from its junction with the A1 at the Tuxford Bridge Junction. The site is approximately 80 hectares (200 acres) in size with a net developable area of approximately 43 hectares. The former colliery site comprises areas of hard standing, with all previous buildings having been removed, and the former coal stocking area with an existing spine road and bridge over the old railway line, which bisects the site from north to south. The periphery of the site is heavily wooded and provides tree screening to the site.

The colliery was closed in October, 1993, and was subsequently identified in the Bassetlaw Local Plan as an Employment Allocation (E23). Policy 2/11 stated:-

"At Bevercotes Colliery permission will be given for development which would secure the comprehensive restoration or redevelopment of the area for either recreation, leisure and tourism, or, alternatively employment uses."

The original application was submitted in March, 2005, and subject to extensive consultation at that time. The application was, however, held in abeyance at the direction of the Highways Agency in order that the Highways Agency could conclude its design works for the A1 junction and the associated improvement works at Elkesley. The direction was continually renewed until late 2008 when the possibility of a phased development of the site was considered acceptable, subject to conditions. The original application was supported by an Environmental Statement, which, as a result of the significant time delay, became out of date.

In January, 2009, the application was effectively re-submitted, with an appropriate up to date Environmental Statement and associated documentation and plans, reflecting the basis of the revised position of the Highways Agency. A full re-consultation exercise was subsequently undertaken based on the January, 2009 submission. The current application makes provision for the site's comprehensive development on a phased basis for the redevelopment of the site for storage and distribution use and associated infrastructure. The application seeks permission for 253,960 square metres of warehousing and storage (with ancillary offices) comprising:-

Unit A1 - 27,169m<sup>2</sup> including 1,150m<sup>2</sup> of offices  
- 177m by 147m by 16m (eaves) and 18.2m (ridge)

- Unit A2 - 24,496m<sup>2</sup> including 976m<sup>2</sup> of offices
  - 160m by 147m by 16m (eaves) and 18.2m (ridge)
- Unit B - 115,323m<sup>2</sup> including 2,626m<sup>2</sup> of offices
  - 401.2m by 280.9m by 16m/29m (eaves) and 18.2m/31.2m (ridge)
- Unit C - 66,994m<sup>2</sup> including 1,418m<sup>2</sup> of offices
  - 281.2m by 233.2m by 16m (eaves) and 18.2m (ridge)
- Unit D - 19,978m<sup>2</sup> including 605m<sup>2</sup> of offices
  - 137.2m by 141.2m by 16m (eaves) and 18.2m (ridge)

The site would be developed in two main phases. Phase 1 would comprise Unit A1 only, which would be served by an improved access and new light controlled junction on the B6387.

As part of the Phase 1 development the B6387 junction would be implemented, Unit A1 constructed, the completion of the cut, fill and plateauing for the area of Unit A2, mitigation works and planting around phase 1, management and enhancement of the retained woodland adjacent to the B6387 and associated drainage for Unit A1. As part of Phase 1 there would be a HGV routing restriction to avoid HGV's either accessing or leaving the site via the northbound slip roads on the A1.

The development of Phase 2 of the site would be dependant upon the delivery of an improved A1/B6387 junction. The Highways Agency are currently progressing with the Elkesley junction improvements and they have identified that Twyford Bridge would be the next junction to be improved. Phase 2 would comprise the development of Units A2 (an extension of unit A1), Unit B, Unit C and Unit D.

Parts of the site have been designated as SINC's and have attracted TPO's and as such a thorough assessment of the site has been undertaken, as set out in the Environmental Impact Assessment, and appropriate ecological mitigation has been identified. The application would require a Section 106 Legal Agreement to secure off-site works, highway improvements, rights of way contributions, ecological mitigation, Integrated Transport Contributions include Travel Plan measures and a lorry routing agreement.

## **DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS**

The East Midlands Regional Plan (Regional Spatial Strategy) policy 1 states that development should meet core objectives and the strategic planning issue centres on whether this is a suitable location for development of this scale and character.

The East Midlands Regional Plan policy 19 indicates that regeneration activity should be focussed, amongst other areas, upon the Northern Sub-Area.

The East Midlands Regional Plan policy 20 requires that employment land reviews are kept up-to-date. This site was rated "amber" on market scores and "red" on sustainability scores.

The East Midlands Regional Plan policy 21 states that when allocating sites priority should be given to sites which can be served by rail freight.

Planning Policy statement /Delivering Sustainable Development emphasises the Government's commitment to the principles of sustainable development and shaping new development patterns in ways which minimise the need to travel.

Planning Policy Guidance Note 4 : Industrial and Commercial Development and Small Firms sets out the Government's consideration of industrial and commercial development, emphasising the need for development plans to take account of the locational demands of business and wider environmental objectives.

Planning Policy Statement 9 : Biodiversity and Geological Conservation sets the principles and policies that apply to the protection of biodiversity and ecological conservation through the planning system.

Planning Policy Guidance Note 13 : Transport sets out the objectives to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and for moving freight.

Planning Policy Guidance Note 16 : Archaeology and Planning sets out the Government's policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.

Planning Policy Statement 23 : Planning and Pollution Control is intended to complement the pollution control framework.

Planning Policy Guidance Note 24 : Planning and Noise guides local authorities on the use of their planning powers to minimise the adverse impact of noise.

Planning Policy Statement 25 : Development and Flood Risk sets out the Government's aim to ensure that flood risk is taken into account at all stages in the planning process.

Bassetlaw Local Plan policy 2/11 states:-

"At Bevercotes Colliery permission will be given for development which would secure the comprehensive restoration or redevelopment of the area for either recreation, leisure and tourism, or alternatively employment uses."

Bassetlaw Local Plan policy 6/1 states:-

"Planning permission will not be granted for development which would harm a site of Special Scientific Interest, a Local Nature Reserve or a site of importance for nature conservation, unless other material considerations outweigh those of nature conservation.

Bassetlaw Local Plan policy 6/3 states

"Planning permission will not be granted for development that will have a significant detrimental effect upon the appearance and amenity of the countryside."

Bassetlaw Local Plan policy 6/9 states:-

"Planning permission for development which would adversely affect trees, hedgerows or woodlands which contribute significantly to the appearance of the area will only be granted where all reasonable opportunities to incorporate them into the development and to avoid or minimise the adverse effects of development are taken."

Bassetlaw Local Plan policy 6/25 states:

"Planning permission will not be granted for development that:

- a) would itself be at risk from flooding elsewhere unless satisfactory compensatory or alleviation measures are proposed; or
- b) would give rise to substantial changes in the characteristics of surface water run-off, unless adequate measures are taken to offset any harmful effects on the drainage system, or
- c) would have an adverse effect upon the integrity of tidal or fluvial defences.

Bassetlaw Local Plan policy 6/27 states:-

"Planning permission will be granted for development on land which is contaminated or unstable only if adequate precautions are taken to ensure that there will be no risk to the public or future occupiers of the site or adjoining land and that there will be no risk of pollution or other adverse environmental effects."

Bassetlaw Local Plan policy 7/1 states:-

"Planning permission will be granted for development only if facilities that will encourage, and safely and conveniently accommodate, pedestrian, cycling and public transport movements are provided where it is practical and reasonable to do so."

Bassetlaw Local Plan policy 7/3 states that development should make provision for the parking of vehicles, including bicycles and motor cycles.

Bassetlaw Local Plan policy 7/8 states:-

" Planning permission will not be granted for development likely to sever the route of a disused railway line where there is a reasonable chance that it can be brought back into railway use or into use as a footpath, bridleway or byway open to all traffic."

The impact of the development on road safety will need to be considered when making a decision in this case.

Previous decisions of the Council concerning development of this site will need to be considered when making a decision in this case.

### **RELEVANT PLANNING HISTORY**

June, 1995 – Planning permission was refused for change of use to showground for exhibitions, gatherings etc and Sunday/Bank Holiday retail markets and alter access. A subsequent appeal was withdrawn in March, 1996.

January, 2001 - outline planning permission was granted to erect buildings for B2 (general industrial) and B8 (warehousing) employment uses and alterations to existing access.

May, 2004 - Planning permission was granted for the variation of conditions 3 and 4 of PA 1/9/99/6 to remove the requirements for a roundabout, which will be replaced by a T junction to enable access within the Bevercotes Colliery site.



March, 2004 - Approval of Reserved Matters was granted to erect a warehouse building (B8).

## **RESPONSES OF STATUTORY BODIES**

The HIGHWAYS AGENCY have agreed to partial development of this site subject to conditions enabling the phase 1 development of Unit A1. A future junction improvement, to be undertaken by the Highways Agency with contributions from the developer, will allow for full development of the whole site.

A copy of their comments in full and a copy of correspondence in relation to the A1 junction improvements follow this report.

NOTTINGHAMSHIRE COUNTY COUNCIL COMMUNITIES (HIGHWAYS) has no objection to the proposed development subject to the imposition of conditions and appropriate legal agreements. A copy of their comments in full follow this report.

NOTTINGHAMSHIRE COUNTY COUNCIL COMMUNITIES (SPATIAL PLANNING) has no objection in principle on strategic planning grounds. A copy of their comments in full follow this report.

NOTTINGHAMSHIRE COUNTY COUNCIL COMMUNITIES (RIGHTS OF WAY) have no objection in principle subject to the imposition of conditions and appropriate legal agreements. A copy of their comments in full follow this report.

NOTTINGHAMSHIRE COUNTY COUNCIL COMMUNITIES (ARCHAEOLOGY) has no objection in principle subject to the imposition of conditions. A copy of their comments in full follow this report.

NOTTINGHAMSHIRE COUNTY COUNCIL COMMUNITIES (LANDSCAPE RECLAMATION) has no objections in principle. A copy of their comments in full follow this report.

THE ENVIRONMENT AGENCY has no objections in principle subject to the imposition of conditions. A copy of their comments in full follow this report.

NOTTINGHAMSHIRE COUNTY COUNCIL COMMUNITIES (NATURE CONSERVATION) has no objections in principle subject to the imposition of conditions and appropriate legal agreements. The ecological impacts have been given due consideration and sufficient mitigation/compensation measures have been put in place, such that there will be no significant impact in nature conservation interests. A copy of their comments in full follow this report.

NATURAL ENGLAND is satisfied with the information provided to be able to lift its objection to the development. A copy of their comments in full follow this report.

SEVERN TRENT WATER have no objections subject to the imposition of conditions.

ANGLIAN WATER have no objections.

THE COAL AUTHORITY have no objections.

THE COUNCIL'S ENVIRONMENTAL HEALTH OFFICER has raised no objections.

## **OTHER COMMENTS RECEIVED**

NOTTINGHAMSHIRE WILDLIFE TRUST originally submitted a holding objection to the proposed but now have no objections subject to the imposition of conditions and the completion of a legal agreement. A copy of their comments in full follow this report.

THE RAMBLERS ASSOCIATION have no objections.

ELKESLEY PARISH COUNCIL have strong objections to the application, expressing concerns about traffic volumes, noise and pollution. A copy of their comments in full follow this report.

BOTHAMSALL PARISH COUNCIL have objected to the application, expressing concerns about traffic, noise and access. A copy of their comments in full follow this report.

GAMSTON WITH WEST DRAYTON AND EATON PARISH COUNCIL object to the application, expressing concern that the development is too large to be supported by the infrastructure, traffic issues, wildlife issues and public transport issues. A copy of their comments in full follow this report.

MARKHAM CLINTON PARISH COUNCIL does not object in principle but expresses concerns about noise, access, traffic and the A1 junction. A copy of their comments in full follow this report.

A copy of the comments of a DISTRICT COUNCILLOR follow this report.

LETTERS OF OBJECTION have been received from 4 LOCAL RESIDENTS AND A TRAFFIC CONSULTANT acting on behalf of one of the local objectors. Copies of their comments in full follow this report.

The APPLICANT has submitted various DOCUMENTS IN SUPPORT of the application including a PLANNING, DESIGN AND ACCESS STATEMENT, ENVIRONMENTAL STATEMENT - A NON-TECHNICAL SUMMARY and AN ENVIRONMENTAL STATEMENT - VOLUME 1 MAIN DOCUMENT AND VOLUME 2 APPENDICES, copies of which can be inspected in the Planning Services Department.

## **CONSIDERATION OF PLANNING ISSUES**

The main issues to be considered when determining this application are the relevant planning policies concerning this development, the impact on road safety and traffic, ecological matters and mitigation, the impact on the amenity of local residents, the impact on visual amenity and the environmental issues set out in the Environmental Statement.

The site is bounded by the B6387 and to the north by West Drayton Avenue. To the east lies the restored colliery spoil tip owned by the County Council and run by the Forest Enterprise. The River Meden forms the site's southern boundary. The application site is generally flat, comprising the former Bevercotes Colliery site, with approximately 35 hectares of hard standing and significant areas of plantation trees. The trees around the periphery of the site range in height from 16-27 metres and provide screening to the site. A railway line ran into the site from the west and the spine road bridges over the former railway line and an internal access road.

Three areas of the site have been designated as SiNC's of county value, the railway line, the south-western and western plantation and eastern portion of the site. There is a TPO covering parts of the site on the basis that the woodlands contributed to the general landscape of this part of Bevercotes. The existing bridleway runs along the spine road then it runs to the eastern boundary.

The original application was submitted in March, 2005 but has been held in abeyance at the direction of the Highways Agency until late 2008 when they agreed to partial development of the site. As such, the application was effectively re-submitted in January, 2009 with an updated Environmental Statement. The application proposes the development of a new distribution part comprising four warehouse units totalling 253,960m<sup>2</sup>, associated facilities and infrastructure including habitat enhancement and mitigation.

In planning policy terms, the site is allocated for employment use in the Local Plan and has been the subject of an outline planning permission for general industrial and warehousing use and then a subsequent reserved matters application for one building. The sites close proximity to the strategic road network and proximity to Worksop, Retford, Tuxford and Ollerton lends itself to distribution uses in line with the requirements of PPG4 and PPG13. The principle of development is therefore acceptable in general terms as a previously developed, allocated site with planning history. In broad terms, the principle of providing employment-related development in Bassetlaw is supported, and is a priority for Regional and sub-regional policies. Although desirable, it is not feasible to safeguard a rail-based facility due to prohibitive costs in relation to alignment, signalling, rail gauge and sidings. However, the enhancement and preservation of the railway SiNC would be a more beneficial use of the rail corridor. As such, the County Council have raised no objection in principle on strategic planning grounds and it is considered that there are no overriding policy reasons why the application should not be approved.

With regard to the impact of road safety, the application is supported by a Transport Assessment detailing existing highway conditions, transport policy, development proposals, traffic flows, site access and junction assessments and travel plan measures. The Highways Agency have agreed to partial development of the site and issued a direction that conditions be attached to any planning permission. The site would be developed in two main phases. Phase 1 would comprise Unit A1 only with a HGV routing agreement restricting HGV's entering and leaving the application site via the north bound carriageway of the A1. A future junction improvement, to be undertaken by the Highways Agency with contributions from the developer would enable the full phase 2 development of the site. The Phase 1 development would be served by an improved light controlled junction from the B6387 and improvements to the spine road through the site. Due to the size of the site and the association of Phase 2 with the completion of the A1 Twyford Bridge Junction improvement, the developer is seeking an extended 5 year permission as part of the application.

The proposed development includes the provision of a new bridleway route around the western perimeter, a new link along the B6387 and a contribution to improve public rights of way, which has been the subject of discussions with the County Council who support the proposal.

The Integrated transport Contribution would comprise a contribution to the A1 Twyford Bridge Junction, a 7 year bus subsidy of £75,000 per annum (less receipts) triggered in phase 2, provision of bus stops and bus turnaround, a travel plan, car park for ramblers within the site, a lorry routing agreement, the B6387 traffic light junction, a new bridleway route around the western perimeter, extinguishment of the existing bridleway and a contribution towards local bridleway and footpath improvements. The County Highway

Authority have raised no highway objections to the proposed development subject to the imposition of conditions and a legal agreement. As such, it is considered that the highways issues have been adequately addressed in the application.

With regard to ecological issues, in order to deliver a comprehensive redevelopment of the site there will inevitably be environmental impacts and the loss of wildlife habitat on the site and the Council will need to balance this loss against the potential employment opportunities that may arise from the development. This is an increasingly significant issue and consultations with Natural England, County Nature Conservation and the Nottinghamshire Wildlife Trust have been undertaken to inform any recommendations made. Extensive mitigation proposals form part of the planning application and the degree to which they can be seen as justifying the loss of habitat has been carefully considered.

The proposals include the creation of significant areas of new habitat and the management and enhancement of the retained woodland habitats, including the areas of designated SINC and TPO's. The retained area represents approximately 37 hectares, which has never benefitted from active management to increase biodiversity, offering the potential for ecological benefits. Despite the loss of trees to maximise the developable area and loss of habitat, both Natural England and the County Nature Conservation officer now have no objections to the proposed development, subject to the imposition of conditions and a legal agreement to secure a Mitigation, Habitat Enhancement and Management Plan and contributions to off-site ecological mitigation, namely setting land aside for ground nesting birds. It is considered that the proposed development includes sufficient ecological mitigation to justify the loss of habitat in this instance. The mitigation measures would be secured via a legal agreement.

With regard to the landscape character and the visual impact of the proposed development would be screened by a substantial belt of trees, approximately 46m deep along the B6387. To the south, south-west and south-east significant areas of plantation woodland would be retained and managed providing valuable habitat and acting as a screen to the proposed development. To the north-east, an area of plantation woodland would be retained and the former spoil tip which has been reclaimed act as a screen. Notwithstanding the height of the proposed buildings, generally 18.2m high to the ridge and 16m high to the eaves, with the exception of the high bay portion of Unit B, which would be 31.2m high to the ridge and 29m high to the eaves, it is considered that the visual impact would be softened by the existing trees when viewed from distance. The site has an established planning history, was previously developed and is allocated for employment development. The type and size of buildings proposed is typical of current warehousing developments and the well established tree belt, between 16 and 27 m high, would provide an effective screen.

With regard to the potential impact on the residential amenity, the Council's Environmental Health Officer has raised no objections in principle to the proposed development. The site is allocated for employment development and there are reasonable separation distances from the site boundary and nearby residential properties. Other legislation exists to control noise disturbance and statutory noise nuisances.

The Environmental Statement addresses a number of other issues including water resources/drainage/flood risk, contamination, archaeology, noise, air quality, sustainability and the social and economic context. The principal consultees in respect of these issues, including the Environment Agency, Severn Trent Water, Anglian Water the Coal Authority and the County Archaeologist have raised no objections to the proposed development subject to the imposition of appropriate conditions.

It is **RECOMMENDED** therefore that if planning permission is to be granted for this application that the permission be subject to the developers entering into a legal agreement under the provision of Section 106 of the Town and Country Planning Act, 1990 to secure:-

- 1) Integrated Transport Contribution consisting of
  - a. year bus subsidy and bond
  - b. provision of bus stops/bus turnaround
  - c. implementation of a travel plan. minibus service
  - d. provision of ramblers car park
  - e. provision of new bridleway route and roadside link
  - f. contribution to footpath/bridleway improvements
- 2) Provision of off-site highway improvements in association with A1 Twyford Bridge Junction.
- 3) Submission of a HGV lorry routing agreement.
- 4) Financial contribution to delivery and maintenance of off-site provision for ground nesting birds through Forestry Enterprise.
- 5) Submission of a Mitigation, Habitat and Management Plan.

## **RECOMMENDATION**

GRANT Subject to conditions

- 1) Time limit to be agreed
- 2) Development limited to submitted plans
- 3) Highway Agency conditions as directed
- 4) Various highway conditions as requested
- 5) Environment Agency conditions as requested
- 6) Details and colour of facing materials to agree
- 7) Details of landscaping to be agreed
- 8) Details of boundary treatments to be agreed
- 9) Details of surface and foul water disposal to be agreed
- 10) Details of hard surfacing to be agreed
- 11) Details of lighting scheme to be agreed
- 12) Details of dust suppression to be agreed
- 13) Details of noise and vibration mitigation to be agreed
- 14) Details of construction method statement including hours of construction to be agreed
- 15) Scheme of archaeological mitigation to be agreed
- 16) Details of footpath/bridleway construction to be agreed
- 17) Provision of new bridleway and footpath link
- 18) Details of ramblers car park to be agreed
- 19) Protection of trees during construction
- 20) Ecological survey works to be updated as required
- 21) Provision of ecological protective fencing as required
- 22) Submission of Mitigation, Habitat and Management Plan
- 23) Details of contamination and remediation to be submitted and agreed
- 24) Travel Plan to be submitted

Our ref: K696738

Y [REDACTED]

C [REDACTED]

[REDACTED]  
Planning Manager  
C3

4 Broadway

B [REDACTED]  
Birmingham B15 1BL

M [REDACTED]  
Bassetlaw District Council  
Development Control  
Queen's Buildings  
Potter Street  
Worksop  
S80 2AH

Direct Line: 0121 678 8345

Fax: 0121 678 8211

17 July 2009



IMAGED

Dear [REDACTED]

**A1 BEVERCOTES COLLIERY, BOTHAMSALE, RETFORD (REF 09/05/00002)  
REDEVELOPMENT OF SITE FOR STORAGE AND DISTRIBUTION USE**

I refer to additional information concerning the above planning application received by the Highways Agency on 10 July 2009.

It would appear that the only additional information submitted are three documents dated 07/07/09 which relate to the internal layout of the development and local road network. These issues will not have any effect upon the trunk road network and I can therefore confirm that there are no changes to the Highways Agency's original TR110 response with conditions issued on 17 March 2009.

Yours sincerely,

[REDACTED]

Our ref: K696738  
Your ref: 09/05/00002

C3  
5 Broadway  
Broad Street  
Birmingham B15 1BL

IMAGE

[REDACTED]  
Bassetlaw District Council  
Development Control  
Queen's Buildings  
Potter Street  
Worksop  
S80 2AH

Direct Line: 0121 678 8345  
Fax: 0121 678 8211  
Email: [REDACTED]

17<sup>th</sup> March 2009

Dear [REDACTED]

**A1 BEVERCOTES COLLIERY, BOTHAMSALL, RETFORD (REF 09/05/00002)  
REDEVELOPMENT OF SITE FOR STORAGE AND DISTRIBUTION USE**

I refer to your letter dated 11<sup>th</sup> February 2009 regarding the above application which has recently been amended.

As stated in our previous letter, the Highways Agency can agree to partial development of this site, subject to conditions. A future junction improvement, to be undertaken by the Highways Agency with contributions from the developer, will allow for full development.

Please find attached a TR110 form, which directs that any planning permission granted include the conditions stated.

Yours sincerely,

[REDACTED]

09/05/00002 17 03 09



TR110 (May 2007)

**Developments Affecting Trunk Roads and Special Roads**  
**Highways Agency Response to an Application for Planning Permission**

From: Divisional Director, Network Operations, East Midlands, Highways Agency.

To: Bassetlaw District CouncilCouncil's Reference: 09/05/00002

Referring to the notification of a planning application dated 18th March 2005, your reference 09/05/00002, in connection with the A1, Bevercotes Colliery, Bothamsall, Retford, notice is hereby given under the Town and Country Planning (General Development Procedure) Order 1995 that the Secretary of State for Transport:-

- a) ~~offers no objection;~~
- b) ~~recommends that planning permission should either be refused, or granted only subject to conditions~~
- c) directs conditions to be attached to any planning permission which may be granted;
- d) ~~directs that planning permission is not granted for an indefinite period of time;~~
- e) ~~directs that planning permission not be granted for a specified period (see below).~~

*(delete as appropriate)***Signed by authority of the Secretary of State for Transport****Date:** 17/03/09**Signature:****Name:****Position:** Planning

The Highways Agency: C3,  
5 Broadway,  
Broad Street,  
Birmingham,  
B15 1BL

**Condition(s) to be attached to any grant of planning permission:**

**Condition 1**

Phase 1 of the site shall comprise a maximum gross internal area (GIA) of 26,910m<sup>2</sup> (unless otherwise agreed in writing with the Local Planning Authority in consultation with the Highway Authority).

**Condition 2**

Phase 1 of the site shall not be occupied until the applicants have agreed in writing with the Local Planning Authority and the Highways Agency a HGV routing plan, which will restrict HGV's entering and leaving the application site via the northbound carriageway of the A1. This will require HGV's to be directed further north on the A1 and turnaround onto the southbound carriageway at the Apleyhead roundabout at the junction of the A1 and the A614.

Furthermore, the site shall not be occupied until the applicants have agreed in writing with the Local Planning Authority and the Highways Agency the design and location of a sign at the site exit requiring vehicles entering and leaving the site to do so in accordance with the routing plan referred to above, and for the sign to have been erected in accordance with the approval. The sign shall be displayed at all times until the Twyford Bridge A1 junction improvement has been completed.

Note: It is recommended that the lorry routing restrictions be a requirement within a S.106 Agreement and that the developer should include the lorry routing restrictions within any lease granted for phase 1 floorspace and use all reasonable endeavours to make sure that the restrictions are adhered to.

(The HGV routing restrictions will not be required for subsequent phases once the Twyford Bridge A1 junction improvement referred to below has been completed.)

**Condition 3**

No development, subsequent to Phase 1, within the application area shall be first occupied or otherwise brought into use until the proposed junction improvement scheme, as shown in principle on drawing number 718050-P-0002 Rev A (or otherwise agreed in writing by the Local Planning Authority in consultation with the Highways Agency), has been completed by the Highways Agency. The applicant should enter into a Section 278 agreement with the Highways Agency to design a scheme in accordance with the principles within drawing 718050-P-0002 Rev A prior to the commencement of phase 1.

Note: The HA has now agreed the majority of the detail for the junction improvement with the developer and this is shown in principle on drawing reference 718050-P-0002 Rev A referred to above, which has been prepared by the HA's consultant Mouchel Parkman. The delivery of this junction is a highway requirement for phase 2 (and any subsequent phases) and will need to form the basis of a S.278 Agreement. The HA consider that the S.278 Agreement would need to be completed prior to the commencement of phase 1. The junction improvement will be jointly funded by the HA and the developer.

**Reason(s) for the direction given at c), d) or e) overleaf and the period of time for a direction at d) or for any other 'holding' direction:**

To ensure that the A1 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.

IMAGED

Our ref:  
Your ref:

[REDACTED] Improvement Works

[REDACTED]  
Principal Planner (Development Control)  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

C3  
5 Broadway  
Broad Street  
Birmingham B15 1BL

Direct Line: 0121 687 4165  
Fax: 0121 678 8559

20 July 2009

Dear [REDACTED]

**REDEVELOPMENT OF SITE OF FORMER BEVERCOTES COLLIERY,  
BOTHAMSALL, RETFORD, NOTTS & A1 TWYFORD BRIDGE JUNCTION  
IMPROVEMENT**

Thank you for your letter of 8 July addressed to [REDACTED].

Following a recent reorganisation of the Agency's Network Operations Directorate in the East Midlands, Graham is no longer responsible for the A1 in Nottinghamshire. Matters relating to the operation of the A1 fall to Mr Kamaljit Khokhar, Route Performance Manager, whilst I continue to be responsible for sponsorship of the schemes on the A1 at Elkesley and Twyford Bridge.

The Agency notes the District Council's aspiration for full redevelopment of the former Bevercotes site and the associated improvement of the A1/B6387 Twyford Bridge junction.

I can confirm that the Agency does indeed intend taking forward the Elkesley and Twyford Bridge improvements separately. This follows the announcement of a preferred route for the Elkesley scheme in July 2008 which does not rely on or include improvements at Twyford Bridge. The Agency hopes to publish draft Orders for the Elkesley scheme later this year, and that is likely to be followed very shortly by a new consultation on improvements at Twyford Bridge.

The Agency, in substantially agreeing with the prospective developer of the former Bevercotes site, Gladman, an acceptable layout of an improvement at Twyford Bridge (drawing 718050-P-0002 Rev A refers), believes that it has facilitated the development the District Council seeks. It is for the developer to bring forward the agreed or a similar scheme entirely at its own cost and to do so in a manner which avoids the need for the Secretary of State to invoke his powers of compulsory purchase. The Agency is ready to negotiate with Gladman the terms of the section 278 agreement which is a condition of a first or any phase of development of the Bevercotes site.

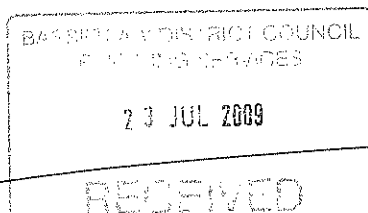
23 JUL 2009

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However, the Agency understands that Gladman may be unprepared or unable to bring forward such a scheme due to costs and/or issues relating to land acquisition. It is for that reason that the Agency proposes to bring forward options for the improvement of the junction substantially at the public expense. The Agency's designs are still under development, but it seeks to consult on options which may be developed independently of the Bevercotes scheme, since the developer has yet to make any financial commitment to a shared-cost scheme, but which will accommodate the traffic demands of Bevercotes by means of additional works to be funded by Gladman. Those developer-funded works might be undertaken at the same time as or subsequently to the Agency's works.

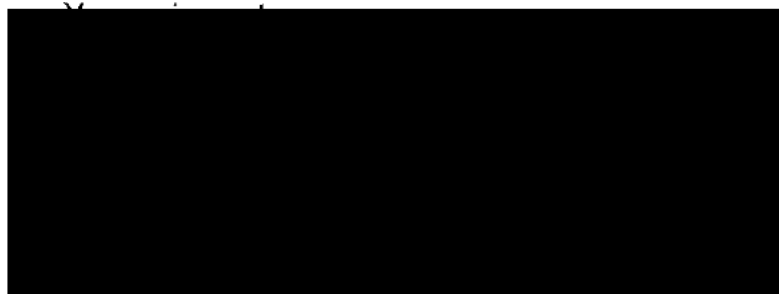
The Agency hopes to launch a three-month consultation at the end of this year. If that programme is achieved, then the Agency would hope to be able to advise the Secretary of State on a preferred route during the summer of 2010, though a decision on the preferred route might necessarily be deferred until after the parliamentary recess. The scheme will be considered a Nationally Significant Infrastructure Project (an NSIP) under the Planning Act 2008, and as such the Development Consent Order (DCO) regime under that Act will replace the established scheme of orders under the Highways Act. This brings some uncertainty to the programme, since the Infrastructure Planning Commission (IPC) established under the 2008 Act has yet to commence taking DCO applications and the relevant regulations have yet to be published, but the Agency would hope to be able to make a DCO application in the summer of 2011. On that basis, a start of works in late 2012 might be achievable depending on the completion of the statutory procedures. This programme accommodates the Agency's desire first to complete the works at Elkesley; those works are scheduled to be completed in the second half of 2012.

In relation to funding, because the scheme is being taken forward as a sub-£10 million Local Network Management Scheme (LNMS), funding is, during the early preparatory stages, bid for and allocated annually within the Agency. Therefore funding has been secured for the current stage of scheme preparation only, and there is no assurance of funding for any subsequent stage. However, initial indications are that the economic case for the scheme is likely to be strong (this is still subject to assessment), and as such the case for funding the scheme, against other Highways Agency schemes regionally, would appear also to be strong. As the District Council notes, the Agency does aspire to restore the national speed limit along the A1, though any publicly-funded scheme will need to compete against other schemes on its own merits. The Agency will be better placed to comment on the affordability and value for money of the scheme and hence the likelihood of its securing continued funding once the consultation process has been completed and the favoured scheme and its costs are known. I stress that the Agency's plans do not preclude the developer bringing forward his own privately-funded scheme in the agreed form at any time.





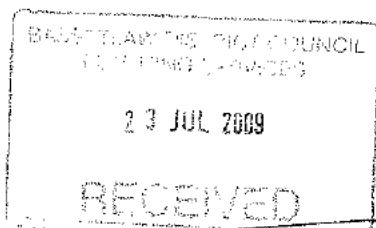
I hope that these observations are of assistance, but please let me know if there is anything further I can do to help.



ea 7

Email: [alan.darby@highways.gsi.gov.uk](mailto:alan.darby@highways.gsi.gov.uk)

cc:



[REDACTED]  
 Principle Planner (Development Control)  
 Bassettlaw District Council  
 Queens Buildings  
 Potter Street  
 Worksop  
 Nottinghamshire  
 S80 2AH

29<sup>th</sup> July 2009

Dear [REDACTED]

**Application Reference : 09/05/00002**  
**Redevelopment of Site for Storage and Distribution Use**  
**Former Bevercotes Colliery, Bothamsall, Retford**

I refer to the recent letter dated 20<sup>th</sup> July 2009 addressed to you received from [REDACTED], Highways Agency and thought it beneficial to clarify to situation in respect to funding and timing.

Condition 3 of the TR110 response dated 22<sup>nd</sup> August 2008 from the Highways Agency (HA) states;

**Condition 3**

*No development, subsequent to Phase 1, within the application area shall be first occupied or otherwise brought into use until the proposed junction improvement scheme, as shown in principle on drawing number 718050-P-0002 Rev A (or otherwise agreed in writing by the Local Planning Authority in consultation with the Highways Agency), has been completed by the Highways Agency. The applicant should enter into a Section 278 agreement with the Highways Agency to design a scheme in accordance with the principles within drawing 718050-P-0002 Rev A prior to the commencement of phase 1.*

*Note: The HA has now agreed the majority of the detail for the junction improvement with the developer and this is shown in principle on drawing reference 718050-P-0002 Rev A referred to above, which has been prepared by the HA's consultant Mouchel Parkman. The delivery of this junction is a highway requirement for phase 2*

VAT No. 872 0102 61

Gladman Development Services Limited, a company registered in England No. 02067454, is a limited liability company registered in England No. 02067454. The company is a subsidiary of Gladman Development Services Limited, a company registered in England No. 02067454.

**O U R B U S I N E S S I S D E V E L O P I N G**



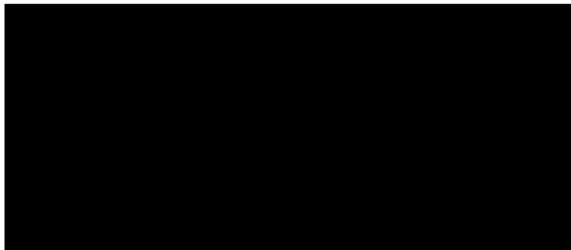
*(and any subsequent phases) and will need to form the basis of a S.278 Agreement. The HA consider that the S.278 Agreement would need to be completed prior to the commencement of phase 1. The junction improvement will be jointly funded by the HA and the developer.*

Gladman would be happy to accept this condition, as drafted by the HA and would commence further discussions and the S.278 Agreement after a committee resolution. At this stage it is impossible to determine the exact level of contribution that will be required from both parties until after a public consultation on a number of different options, finalising the proposed junction design and the full construction drawings have been prepared and costed i.e. nobody yet knows how much it will cost nor how much of this cost will be an extra cost to cope with "our" traffic.

As per the recent letter from the HA it is not appropriate for Gladman to fund all of the A1 Twyford junction works for the reasons set out by the HA. Also, from a planning perspective because the HA have already committed to upgrade works to increase the speed of the A1 which will go ahead with or without an allowance of the traffic from our site, the tests within circular 05/2005 – 'Planning Obligations', could not be met for a greater contribution to be sought from Gladman. Regardless of funding, any works to the junction would be likely to have to follow the completion of the Elkesley A1 junction works, which could be the same timetable that the HA envisage for the jointly funded A1 Twyford Bridge works proposed as part of this application.


Should you have any further queries then please do not hesitate to call me.

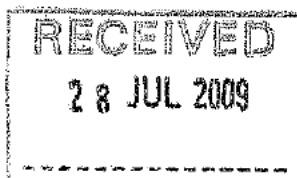
Yours sincerely



[C.Sturt@gladman.co.uk](mailto:C.Sturt@gladman.co.uk)

Tel 01260 288932

 – Highways Agency



Nottinghamshire  
County Council  
Communities



**TOWN AND COUNTRY PLANNING ACTS**

**HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

(to be sent to District Council within 21 days of receipt of application)

<b>DISTRICT</b>	Bassetlaw	Date received	11/02/009
<b>OFFICER</b>	[REDACTED]	by D.C.	6/03/09
<b>PROPOSAL:</b>	REDEVELOPMENT OF SITE FOR STORAGE AND DISTRIBUTION USE	D.C. No.	1/9/05/2(3)
<b>LOCATION:</b>	BEVERCOTES COLLIERY, BOTHAMSALL, RETFORD	Easting	469253
<b>APPLICANT:</b>	GLADMAN	Northing	373904

IMAGED

Observations

This is a full application for redevelopment of the former Bevercotes Colliery site to provide a distribution park of 4 warehouse buildings and ancillary offices. This is split into units A1 storage and distribution of 27169sqm; unit A1 A2 Linkage of 24496sqm; unit B of 115323sqm; unit C of 66994sqm and unit D of 19978sqm. The proposal is for two phases of development with phase 1 gross internal area 27169sqm.

Comments

Initial highway comments on the above application were made on 6<sup>th</sup> March 2009 and the applicant has supplied additional supporting information.

1. The red line plan does not include the full access junction works?

***Highway works will be required on the B6387 a proposed traffic light junction is shown on indicative Road Layout drawing 2460/ EH001/ B***

2. It is stated in (ES 4.4.11) vehicular links to the proposed development will be primarily by the A1 for all HGV movements. This was a Highway Agency condition letter dated 22<sup>nd</sup> August 2008 copy Transport Assessment Appendix B. Highway Agency condition 2 was proposing a HGV routing plan by section 106 agreement and any building lease agreements. How will this be enforced?

3. The Design and Access Statement (DS) Paragraph (2.2.3), Environmental Statement Paragraph (12.1.5)(2) and (12.5.5) state that HGV movements will be restricted to avoid either accessing or leaving the site via the northbound slip roads on the A1 for Phase 1. How is this to be enforced?

***HGV routing plans were provided on 3<sup>rd</sup> June 2009 showing on plan 1 phase 1 access and egress from the A1 using the southbound slip road only. This will require a section 106 agreement with the local planning authority for 2 HGV routing agreements to cover the construction stage of the phase 1 development and during phase 1 occupation. The first HGV agreement for the A1 southbound and northbound HGV traffic is to be in force until the highway agency measures at Twyford Bridge have been undertaken and signed off by the local planning authority.***

***The second HGV routing agreement on plan 2 is for the route for HGV's travelling to and from Bevercotes Distribution site using the B6387. All HGV's are only to turn right on***

*leaving site onto the B6387 then proceed to the A, on site signage to remind drivers will be required. This will require a section 106 agreement with the local planning authority for a HGV routing agreement to cover the construction stage of the phases of development and site occupation.*

4. The Design and Access Statement Paragraph (2.2.3) states that signage will be introduced to confirm that the estate road does not offer a vehicular route to Bevercotes and beyond. Physically this is clearly possible and may prove to be a convenient route for those who work at the site and live locally. How are these movements to be prevented?

*Phase 1 and phase 2 road gate locations are shown on Master Plan drawing 2460/BEV/101/C*

IMAGED

5. The Design and Access Statement Paragraph (2.14.1) and (Appendix 16) – “the Interim Travel Plan to be agreed before planning application determined” this has not been submitted?

6. Environmental Statement Paragraph (4.2.4) suggests that the opportunity to travel by sustainable modes will be achieved by the Travel Plan. This has not been included to assess how realistic this is in practice?

*Copy of interim travel plan received on 24<sup>th</sup> March 2009 with updated version received 25<sup>th</sup> June 2009*

7. The Design and Access Statement Paragraph (2.14.3) - The County's Planning Contributions Strategy requires a contribution of £6000 per 1,000sqm of B8 development in this location, (£1,523,760). However, this can be discounted where the Developer opts to directly provide transport measures to benefit both the users of the development and existing transport users. The proposal to run a shuttle does not upgrade existing public transport frequency along the B6387. There are no submitted measures identified to justify why a Planning Contribution Strategy payment should not be paid or discount be sort?

*A meeting on 1st May 2009 between developer and Nottinghamshire County Council to discuss the existing public transport service and measures to integrate service provision with potential site needs of 5% employees travelling by public transport. A period of 7 years supported travel is proposed following a development trigger of 71643sqm.*

8. Environmental Statement Paragraph (4.6.6) and (4.7.4) proposes a private shuttle bus to Retford railway station. How is this to be secured, at what frequency, and how many employees is it likely to benefit?

*A private shuttle mini bus is required to be operated by the developer to meet public transport 5% employee targets up to the site development trigger of 71643sqm. This will need to be incorporated into a section 106 agreement with the local planning authority as part of the travel plan proposals for this site.*

9. Environmental Statement Table 12.2 ES (4.2.1) and TA (12.4.1) based upon gross internal area 251276sqm proposes a total of 913 parking spaces. Nottinghamshire County Council parking standards should be 1 space / 120sqm and it is proposed a parking level based upon 1 space / 275sqm? This is 1181 short of the maximum number of spaces (2094) required in the County Parking Standard. There is no justification for this reduction. The maximum standard

is based on employ density data for this type of facility and targets for them driving to work contained in the RSS. The maximum figure is therefore already challenging?

***Supporting information by ashleyhelme associates provided 11<sup>th</sup> May 2009 on the car parking profile based upon a 3 shift system gave a maximum occupancy demand of 812 vehicles.***

10. Environmental Statement Table 12.5 suggests that 82% of HGV will travel north on the A1 and 18% south. However, no explanation has been provided as to why there should be such a difference?

***Supporting information by ashleyhelme associates provided 11<sup>th</sup> May 2009 on HGV traffic distribution along the A1 concluded 50% north and 50% south.***

11. EA (3.4.1) the bridleway runs along the spine road. Plan 5 shows no change to the bridleway which runs down the centre of the existing road and no bridleway crossing point? Plan 6 shows changes to the bridleway with a crossing point proposed but this location is just off the roundabout and visibility splay has not been shown safeguarded? The comments of Nottinghamshire County Council rights of way officer Mr James Russ are required.

***Nottinghamshire County Council Rights of way team will be making a separate consultation response.***

12. The proposal is for access off the B6387 there is no proposal drawing showing how far street lighting, kerbing and drainage provision is to extend on the B6387. The highway authority will be seeking improvements to the B6387 due to the increase in traffic particularly HGV traffic.

***This will be subject of detailed highway design.***

13. The first phase of the development it is proposed will be served by a ghost island right turn facility with a deceleration lane whilst the second phase will be accessed via a roundabout. Indicative plans are included in (ES Appendix 12A) plans 5 and 6 respectively. Due to the high proportion of HGV traffic to serve this site and the high speed approaches on the B6387, construction time period of the roundabout increased if traffic from phase 1 is in place; it would be preferable for the installation of the roundabout to serve phase 1 rather than later phases.

***It is the view of Nottinghamshire County Council highways that any site access junction arrangements that are agreed be constructed from the very beginning of any redevelopment, so that it is already in place for any future phased site development including the necessary construction vehicles.***

14. The second phase of the development it is proposed will be served by a roundabout as shown on indicative plan (ES Appendix 12A) plan 6 this plan shows proposed horizontal alignment but does not include vertical alignment details or gateway proposals along the B6387 to the junction from the A1. There is no information provided for the internal road layout except plan 2460/BEV/101 this road must comply with the Nottinghamshire County Council Highway Design guide for an industrial road.

The proposed left turn junction to unit B does not have denoted its visibility splay for approaching vehicles and this junction looks too close to the roundabout for a exiting right turning HGV?

IMAGED

*The indicative drawings for junction drawing 2460/EH001/B on the B6387 which is now for a traffic light controlled junction and indicative master plan drawing 2460/BEV/101C Design details in accordance with Nottinghamshire County Council highway design guide April 2009 are required to be submitted for the approval of the local planning authority.*

15. Plan 6 shows street lighting is proposed, this will require a traffic regulation order to raise the speed limit back from 30 mph to 60mph or the speed considered necessary for the B6387. The speed along the B6387 is currently the national speed limit including the approaches to the A1 and a reduction cannot be guaranteed (TA 12.4.5) proposes 40 – 50 mph?

*A traffic regulation order is required at developer's expense as part of detailed design*

IMAGED

16. The environmental statement has not considered the highway implications regards timing of junction implementation and HGV control measures for the construction phase?

*It is the view of Nottinghamshire County Council highways that any site access junction arrangements that are agreed be constructed from the very beginning of any redevelopment, so that it is already in place for any future phased site development including the necessary construction vehicles.*

### **Conditions**

In view of the above additional information the Highway Authority has no objection to the application subject to the following conditions 1-9 to ensure appropriate access and site arrangements are provided:

1. B6387 Off-Site Highway Works in Nottinghamshire (i.e. Subject to S278)  
No development shall commence on any part of the application site unless or until a suitable traffic signal layout has been provided at the junction Bevercotes Lane with the B6387 as shown for indicative purposes only on the attached plan 2460/EH001/B to the satisfaction of the Local Planning Authority.

**Reason:** To enable vehicles to enter and leave the public highway in a slow and controlled manner and in the interests of general Highway safety.

Note to applicant

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. A traffic regulation order is required at developer's expense as part of detailed design to increase speeds back to national speed limit following installation of street lighting as part of junction works.

2. B6387 junction visibility.

No part of the development hereby permitted shall be brought into use until the visibility splays of 215 metres from the back of the predicted vehicle queue at the proposed traffic lights are provided in accordance with details to be first submitted and approved in writing by the Local Planning Authority. The area within the visibility splays referred to in this Condition shall thereafter be kept free of all obstructions, structures or erections exceeding 260mm metres in height.

**Reason:** In the interests of Highway safety

3. No part of the development hereby permitted shall take place until details of the new road have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross sectional gradients, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority.

IMAGED

**Reason:** To ensure the development is constructed to adoptable standards.

#### 4. Parking/Turning/Servicing

No part of the development hereby permitted shall be brought into use until the parking/turning/servicing areas are provided and are surfaced in a bound material with the parking bays clearly delineated in accordance with plans to be first submitted to and approved in writing by the Local Planning Authority. The parking/turning/servicing areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking/turning/loading and unloading of vehicles.

**Reason:** To ensure that vehicles entering and leaving the site may pass each other clear of the highway. To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on street parking problems in the area and enable vehicles to enter and leave the site in a forward direction, all in the interests of Highway safety.

5. Public Rights of Way (Diversion Orders) where detailed design still needs to be approved. The development will require the diversion of a public right of way and no part of that development hereby permitted or any temporary works or structures shall obstruct the public right of way until approval has been secured and the diversion has been constructed in accordance with a detailed design and specification first submitted to and approved in writing by the Local Planning Authority.

**Reason:** The proposed development requires a public right of way to be diverted. No part of the development hereby permitted or any temporary works shall obstruct the public right of way until an Order has been secured.

#### Note to applicant

The proposed development will require the stopping up or diversion of a public right of way. **The grant of planning permission for this development does not authorize the obstruction or the stopping up or diversion of this public right of way/highway and an unlawful obstruction to the right of way/highway is a criminal offence and may result in the obstructing development being required to be removed.** A separate application for an Order stopping up or diverting the public right of way/highway will be required. **This is a separate legal process and the applicant will need to contact the following (please cite the application no.): For a Public Right of Way (footpath/bridleway)**

Countryside Access  
Planning Services  
Communities

Trent Bridge House  
Fox Road  
West Bridgford  
Nottingham, NG2 6BJ

**Note to applicant**

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act.

IMAGED

**6.** Details of measures to prevent the deposit of debris upon the adjacent public highway shall be submitted and approved in writing by the Local Planning Authority prior to any works commencing on site. The approved measures shall be implemented prior to any other works commencing on site.

**Reason:** In the interests of Highway safety.

**Note to applicant**

Prevention of Mud on the Highway, it is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

**7. Travel Plans**

The Interim travel plan dated 25<sup>th</sup> June 2009 gives details of the Gladman travel plan coordinator responsible for conducting employee travel survey questionnaires, to fulfill objectives and targets 3 months after occupation of a unit. No part of the development hereby permitted shall be occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include a named travel plan co-coordinator and set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes which are acceptable to the local planning authority. It shall include arrangements for monitoring of progress of the proposals 6 months after first occupation with follow up monitoring and review 1 year after initial reporting.

The Travel Plan shall be implemented in accordance with the timetable set out in that plan unless otherwise agreed in writing by the Local Planning Authority. The local planning authority shall be advised of any change to named planning coordinator within the travel plan.

The Gladman workforce mini bus service will require inclusion within a section 106 agreement as part of travel plan proposals, to achieve the 5% public transport target until the development trigger of 71643sqm is reached for introduction of public transport.

**Reason:** To promote sustainable travel.

**Note to applicant**

Advice regarding travel plans can be obtained from the Travel Plans Officer at Nottinghamshire County Council Trent Bridge House, Fox Road, West Bridgford, Nottingham, NG2 6BJ



## 8. Planning Contributions Strategy

The site satisfies minimum criteria in terms of site area referred to in the Planning Contributions Strategy (March 2007) or such replacement or amendment as may from time to time be in force. It is proposed a contribution to the enhancement of the public transport facilities once a development trigger of 71643sqm has been reached. The developer is to give 3 months notice of development trigger being reached and pay a £300000 bond payment to cover failure to comply with the terms of the agreement. The agreement would be for a period of 7 years at a payment of £75000 per annum index linked to the retail price index from the date of signing the section 106 agreement.

The contribution towards public transport needs to be secured via a Section 106 Agreement and as such the granting of planning permission should be withheld until a Section 106 Agreement has been completed securing payment of contributions.

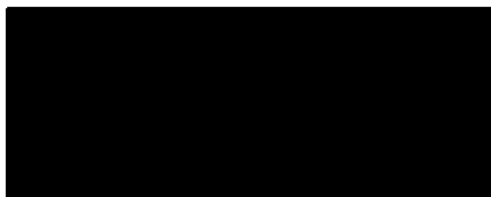
**Reason:** To promote sustainable travel.

9. HGV routing plans were provided on 3<sup>rd</sup> June 2009 showing on plan 1 phase 1 access and egress from the A1 using the southbound slip road only. This will require a section 106 agreement with the local planning authority for 2 HGV routing agreements to cover the construction stage of the phase 1 development and during phase 1 occupation. The first HGV agreement for the A1 southbound and northbound HGV traffic is to be in force until the highway agency measures at Twyford Bridge have been undertaken and signed off by the local planning authority.

The second HGV routing agreement on plan 2 is for the route for HGV's travelling to and from Bevercotes Distribution site using the B6387 for both phase 1 and phase 2. All HGV's are only to turn right on leaving site onto the B6387 then proceed to the A1. On site signage to remind drivers will be required and inclusion of the routing plans within leases and travel plan. This will require a section 106 agreement with the local planning authority for a HGV routing agreement to cover the construction stage of the phases of development and site occupation.

HGV routing agreements should be entered into with the local planning authority to protect minor roads from the predicted high level of HGV movement to and from the site and specifically to direct this traffic to the A1 and utilise the A1 road network.

**Reason:** To ensure HGV vehicles are directed to the principal highway network.



Principal Officer (Development Control)

Your Ref 09/05/00002

Our Ref

Tel

e-mail

Date 29<sup>th</sup> July 2009



**Nottinghamshire  
County Council**  
Communities Department

County Hall, West Bridgford  
Nottingham NG2 7QP

Bassetlaw District Council,  
Development Control Section,  
Queen's Buildings,  
Potter Street,  
Worksop,  
Nottinghamshire,  
S80 2AH

F.a.o. [REDACTED]

Dear Sir,

**Redevelopment of site for storage and distribution use – Bevercotes Colliery, Bothamsall, Retford.**

Further to our recent telephone conversations and email correspondence regarding the above site, the applicant has requested that, prior to a comprehensive response from our Highways Development Control team covering all issues relating to highways matters on this site, I contact you with confirmation of the agreements reached to date regarding the Nottinghamshire County Council elements of the s106 agreement, including the Integrated Transport Contribution.

Following extensive discussions, measures to improve the local bus services in the vicinity of the site by way of a financial contribution have been agreed subject to final details being approved at the s106 drafting stage in which the detailed mechanism for the arrangements discussed will be established. A contribution towards local footpath and bridleway improvements and the establishment of a bond to secure the provision of the bus service improvements in the event of default by the developer have also been agreed subject to the drafting of the s106. A HGV routing plan will also be finalized at the drafting stage. It is understood that any other elements of the s106 agreement, namely the contributions to the Forestry Enterprise, will be dealt with by Bassetlaw District Council.

I should point out that this letter, therefore, confirms the agreement of matters relating to the Nottinghamshire County Council elements of the proposed s106 agreement, subject to its detailed drafting. The situation regarding all other issues relating to highways will be confirmed by Robert Castle in our Development Control section in due course.

If you require any further clarification, please do not hesitate to contact me.

Yours faithfully,

[REDACTED]  
For Service Manager Spatial Planning

*This document is unsigned as it is electronically forwarded. If you require a signed copy, then please contact the sender.*

Your Ref 09/05/00002  
Our Ref BAS092  
Please reply [REDACTED]  
to [REDACTED]  
Tel 0115 977 3793  
Fax 0115 977 2807  
e-mail [REDACTED]  
Date 20<sup>th</sup> May 2009



Nottinghamshire  
County Council  
Communities Department

Bassetlaw District Council,  
Development Control Section,  
Queen's Buildings,  
Potter Street,  
Worksop,  
Nottinghamshire,  
S80 2AH

County Hall, West Bridgford  
Nottingham NG2 7QP

F.a.o. [REDACTED]

Dear Sir/madam,

**Redevelopment of site for storage and distribution use – Bevercotes Colliery, Bothamsall, Retford.**

I refer to your letter dated 11<sup>th</sup> February 2009 requesting strategic planning observations on the above proposal and my response of 25<sup>th</sup> March containing comments on strategic planning issues.

I understand that a travel plan is being negotiated for the proposal and subject to this being satisfactory to yourselves and the County Council as highway authority; this would overcome my concerns over accessibility of the site to the labour market.

In view of the aspects constraining a rail facility on the site, I have referred to paragraph 2.4 of the applicants D&A statement, which concludes "it has been considered that the enhancement and preservation of the Railway SINC would be a more beneficial use of the corridor" (than reinstatement for freight use). I have also had regard to the concerns expressed by the County Council's Nature Conservation team over partial loss the SINC. In view that only safeguarding for rail freight was being suggested, this would not, in my view warrant refusal of such a proposal.

Similarly, in paragraph 3.3.1, and in a telephone conversation with the applicants agent, it is indicated that the positioning of buildings "has had regard to the position of the old mine shafts." This being so it may not be possible to consider the arrangement that would allow for safeguarding a rail freight facility. I have no record of mine shafts to know that this is the case.

In summary, it appears it would not be feasible to obtain appropriate alterations and conditions to safeguard a rail-based facility as mentioned in my earlier letter. I expressed concerns in that letter, but these did not amount to an objection to the proposal, especially so now in the light of the above.

I would therefore reiterate my previous comments " ... when taking the history of the site into consideration, the long standing allocation for employment use, and its treatment in the Regional study, I have no objection in principle on strategic planning grounds."

Yours faithfully,

[REDACTED]

For Service Manager Spatial Planning

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2006-2008  
Sustainable Energy  
2006-2007  
Cultural and Sport for  
Hunt to Action Groups

Your Ref 09/05/00002  
Our Ref BAS092  
Please reply to  
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Nottinghamshire  
County Council  
Communities Department

Council,  
Development Control Section,  
Queen's Buildings,  
Potter Street,  
Worksop,  
Nottinghamshire,  
S80 2AH

County Hall, West Bridgford  
Nottingham NG2 7QP

*F.a.o. Mr D Askwith*

Dear Sir/madam,

**Redevelopment of site for storage and distribution use – Bevercotes Colliery, Bothamsall, Retford.**

Thank you for your letter dated 11<sup>th</sup> February 2009 requesting strategic planning observations on the above proposal. I have the following comments to make, on strategic planning issues.

The proposal is subject to Planning Policy Statements 1 (Delivering Sustainable Development), 7 (Rural development, PPS7) and 4 (Industrial and Commercial Development...). The relevant strategy is the East Midlands Regional Plan (March 2009) (EMRP). The Nottinghamshire and Nottingham Joint Structure Plan (February 2006) (JSP) has now been superseded by RSS8.

I note that the proposal is at a location which is allocated in the Bassetlaw Local Plan and has been subject to outline permission for a similar proposal, albeit smaller, which has now lapsed. I also note that the District Council is currently preparing a local development framework. I understand that part of the evidence base for this includes an assessment of employment sites, updating an employment land review undertaken in 2007.

In broad terms the principle of providing employment-related development in Bassetlaw is supported, and is a priority for Regional and sub-regional policies. The strategic planning issue centres on whether this is a suitable location for development of this scale and character. In this regard the broad context for Regional policies is set in Policy 1: Core objectives, of which sections b,e,f & i are relevant. Policies 19,20 & 21 of the EMRP deal with employment development and set a context for the planning of such proposals as the subject of this application.

Policy 19, Regional Priorities for Regeneration, indicates that regeneration activity should be focussed, amongst other areas, upon the Northern Sub-Area. It also states that regeneration must conform with the strategy of urban concentration (Policy 3).



2005-2006  
Sustainable Energy  
2006-2007  
Culture and Sport for  
Here to Grow Group

Policy 20 requires that employment land reviews are kept up-to-date to inform the allocation of sites. An employment land review was undertaken in the Northern Sub-region in 2007, following the publication of the Draft RSS but prior to the issue of the EMRP, and this site was rated 'amber' on market scores and 'red' on sustainability scores in that Review, and identified with constraints to development. However, it was not proposed for release (i.e. non-employment use) by the consultants.

The proposal is for storage and distribution with a single large user being a principal occupier. EMRP policy 21 sets out preferred broad locations for Strategic Distribution sites; this proposal site is not within one of those. The policy provides a set of criteria which should be relevant to allocations in LDFs. The absence of suitable rail-based access and good access to labour are the most significant criteria not met by this proposal.

Policy 21 was informed by the East Midlands Strategic Distribution Study (emda, 2006), which, it should be noted, included this site in existing supply at that time. The study suggested that the existing supply at non-rail linked sites (i.e. including this site) is likely to be adequate for the early years of the RSS (i.e. 2006 on). There was no indication of over-supply in the study, which in the main concerned itself with safeguarding existing and identifying new sites.

Consequently I would consider while if this site were being proposed as a new allocation for an LDF it is unlikely that it would be supported, when taking the history of the site into consideration, the long standing allocation for employment use, and its treatment in the Regional study, I have no objection in principle on strategic planning grounds.

Nevertheless, the proposal raises certain concerns that should be addressed. In particular I am concerned that the rail access and access to labour are significant shortcomings in the proposal. This is especially in the light of the applicant's claim that the proposal enables comprehensive development of the site.

While this site may not need to fulfil the needs of a Strategic Rail Freight interchange, i.e. be large enough to handle full length 775m trains with appropriately configured on-site rail infrastructure and layout, I consider that the safeguarding of rail access and rail-based freight handling for the long-term should be sought. On first sight the present building arrangement would allow for trains of about 700m, although no infrastructure is proposed. I note that switching of the two largest buildings (A & B) with slightly larger separation might retain potential full rail access with little compromise.

In addition, the above study identified means of safeguarding strategic logistics sites. These included a presumption against B1 and B2 uses and against warehouses less than 10,000m<sup>2</sup>. The latter could be considered if they were infill plots, or containing a use that needs to be located nearby, or providing significant rail freight potential which serves to underpin the success of the site.

Consequently, I consider that your authority should consider appropriate alterations and conditions to safeguard a rail-based facility and maintain accessibility of the labour force. It is for you to consider whether failure to do so warrants refusal of the proposal. Further discussions on the details and specific requirements that would be involved would best be



undertaken with [REDACTED], the County Council's Rail Manager, who also has responsibility for regional matters (contact: [REDACTED]).

Incidentally, I would point out that safeguarding a strategic rail-based facility may not require alterations to the proposal that are either costly or detrimental to the marketing of the proposal, and indeed, make good sense in the long-term. Consequently I would strongly advise contacting Mr Bamford to explore those strategic requirements and assist any negotiations that may be required.

I understand that the comments from the County Council's Nature Conservation unit and Landscape and Reclamation team have been sent to you by email; if this is not so please contact me or them directly. I would ask that those comments are considered seriously, and any further queries addressed to the relevant officers.

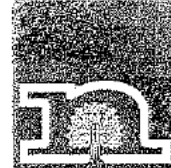
I would also point out that previous discussions have taken place with the County Council's Access team; I am unclear whether their comments have been sought on this resubmission. Further to this the applicants mention, in para. 4.10.2 of the Environmental Statement, various planning obligations that have been discussed. I trust that you will ensure that the relevant signatories, including the County Council, are fully aware of the details involved. If you wish to know which officers to involve in this work then please contact myself or [REDACTED]

Yours faithfully,  
[REDACTED]

For Service Manager Spatial Planning

*This document is unsigned as it is electronically forwarded. If you require a signed copy, then please contact the sender.*

Your ref -  
Our ref PSP.JR/BOTHEMSALL/BW14/301.IY.5  
Tel (0115) 977 4965  
e-mail [REDACTED]  
Date 22 July 2009



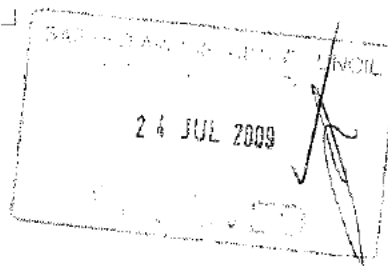
**Nottinghamshire  
County Council**  
Communities Department

[REDACTED]  
Planning Services  
Bassetlaw District Council  
Queens Buildings  
Potter Street  
WORKSOP  
Nottinghamshire S80 2AH

Trent Bridge House  
Fox Road  
West Bridgford  
Nottingham NG2 6BJ

Corporate Director  
**Tim Malynn**

IMAGED



Dear [REDACTED]

**BEVERCOTES COLLIERY, BOTHEMSALL, RETFORD, REDEVELOPMENT OF  
SITE FOR STORAGE AND DISTRIBUTION USE, REF: 09/05/00002**

Thank you for consulting me about the above development at Bevercotes Colliery. As part of the development a public bridleway will require diverting, as a result of this I have been in discussion with Chris Still of Gladman in order to discuss and agree a suitable package to lessen the negative impact of the development on the Public Rights of Way network.

I will start off by stating that this department has no objection to the proposed diversion route of the bridleway. However, this is on the condition that the specification method of construction and of the alternative bridleway route is agreed with the Countryside Access Team prior to construction.

This department has no objection to the provision of a car parking facility for the ramblers/horse-riders. This is on the condition that the details of the car-park in relation to the design, particularly in relation to construction materials and size of the car park are agreed by the Countryside Access Team prior to construction.

The design of this proposed link will also need to meet the approval of Nottinghamshire County Councils Highways Department to ensure that it meets all safety requirements, although I have been assured by Nottinghamshire County Councils Accident Investigation Unit that a minimum of 0.5m of grass verge between the metalled highway and the proposed surfaced link will be sufficient.

Gladman has agreed to provide an additional £8000 to be spent on improvement work on the surrounding Rights of Way network including a stone surfaced roadside link between the diverted bridleway and the surrounding Rights of Way network within the highway verge of the B6387. The remainder of the £8000 should be spent on other local improvements to the surrounding Rights of Way. It



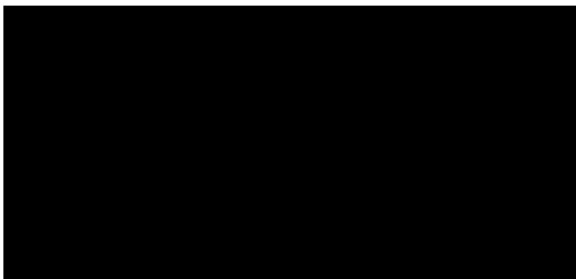
has been agreed that this amount will be a minimum of £4000. This link and the additional local improvements are seen as important due to the expected increase in traffic on the B6387 as a result of the development. It is also disappointing that Gladmans are unable to contribute a greater amount towards improvements to the surrounding Rights of Way network as this could provide a valuable off-road link to the site for future employees and encourage more sustainable transport.

In summary, Nottinghamshire County Council Countryside Access has no objection to the proposed development on the following conditions: -

1. A surfaced bridleway link is to be provided around the western perimeter of the site as detailed on drawing number 101.
2. A car parking facility is provided at the southern end of the access road for horse riders and ramblers.
3. That £8000 is provided for local Rights of Way improvements. This should include the provision of a stone surfaced link between newly diverted bridleway and the existing Rights of Way network with a minimum of £4000 for local improvements.
4. That the design and specification of all newly provided paths and car parks is agreed and approved with Nottinghamshire County Council Countryside Access.
5. That the link within the highway verge of the B6387 meets the safety requirements of Nottinghamshire County Councils Highways Department.
6. That no structures are placed either on the existing or proposed bridleways. On drawing 101 the detailed phase 2 road gates at the southern end of the access road would not be acceptable.

I hope this makes sense. If you have any questions regarding this please do not hesitate to contact me.

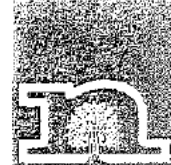
Yours sincerely



Your ref  
Our ref  
Tel  
e-mail  
Date

09/05/00002  
EPD.CR.09/00815 (file with 05/00595)

Tuesday, 21 July 2009



DA

**Nottinghamshire  
County Council**  
Communities Department

Trent Bridge House  
Fox Road  
West Bridgford  
Nottingham NG2 6BJ

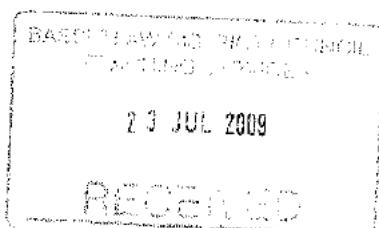
Corporate Director  
**Tim Malynn**

Principal Planner (Control)  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

Dear Sir,

**PLANNING APPLICATION NO 09/05/00002  
LAND AT BEVERCOTES COLLIERY, BOTHAMSALL, RETFORD**

Thank you for your request for comments on the archaeological implications of this proposal. I have checked the application site against the County Sites and Monuments Record, and have no observations or recommendations to make regarding the amendments to the above proposal. However, the previous comments made by my colleague Elaine Willett (Ref EPD.EW.05/00595) on the 17<sup>th</sup> August 2005 still apply.



Your ref  
Our ref  
Tel  
e-mail

09/05/00002  
CSD.CR.09/00295 (file with 05/00595)  
Chris Robinson

Thursday, 5<sup>th</sup> March 2009



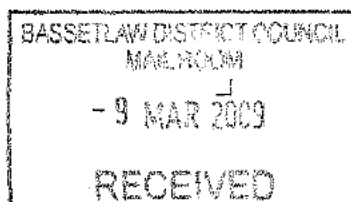
Communities Department

Principal Planner (Control)  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

IMAGEC

Trent Bridge House  
Fox Road  
West Bridgford  
Nottingham NG2 6BJ

Corporate Director  
Steve Calvert



Dear Sir,

**PLANNING APPLICATION NO 09/05/00002  
LAND AT BEVERCOTES COLLIERY, BOTHAMSALL**

Thank you for your request for comments on the archaeological implications of this proposal. I have checked the application site against the County Sites and Monuments Record and have the following comments to make.

The application site is located within a landscape of late Medieval and early Post-Medieval seigniorial activity. Haughton deer park encompasses the entire application site, as well as a significant area of land beyond it. This park was attached to Haughton Hall, now a scheduled monument directly to the south of the application site, and was in use at least as early as 1509. This park would have provided a safe and enjoyable landscape within which to hunt deer, among other animals. Over several hundred years this park appears to have developed features that are characteristic of landscapes designed specifically for the enjoyment of an aristocratic household, such as that at Haughton Hall. These features include avenues of trees, a duck decoy (also a scheduled monument), a lodge and various ponds and other water features. In addition to this park, Haughton Hall had its own chapel, again a scheduled monument directly south of the application site.

The application site constitutes one part of a much larger, seigniorial site. It is possible that archaeological remains of features associated with this Medieval deer park, including deer leaps, water channels, ponds or buildings, might survive within the application site. As I have mentioned, several such features do survive within the vicinity of the application site and they are of sufficient importance to be designated as scheduled monuments. It is possible that similar features may be exposed and destroyed during the course of the proposed development.

It is likely that some areas of the application site have undergone significant levels of ground disturbance in connection with this site's use as a colliery. However, it can often be the case that archaeological remains do survive beneath areas of tips, hard standing or, in this case, plantation trees. If archaeological remains do survive here,



they may be able to provide us with extremely valuable information about the Medieval and Post-Medieval development of this high-status, aristocratic landscape over time. They might also provide us with evidence of the level of survival of archaeological remains beneath former colliery sites, and the condition that we might expect those archaeological deposits and features to survive in.

A medium to high potential exists for additional archaeological remains to exist within the proposed plot. Due to the archaeological interest of this area, as well as the nature and extent of the proposed development it is my recommendation that if planning permission is to be granted this should be conditional upon two things. Firstly, upon the applicants submitting for your approval and prior to development commencing details of a scheme of archaeological mitigation of the site and secondly, upon the subsequent implementation of that scheme to your satisfaction. A condition such as the following may be appropriate:

"No development shall take place within the application site until details of a scheme of archaeological mitigation have been submitted to and approved in writing by the LPA."

"Thereafter, the scheme shall be implemented in full accordance with the approved details."

This scheme should be drawn up and implemented by a professional archaeologist or archaeological organisation. I will be happy to advise on the nature and extent of such a scheme, or to provide further advice or comment as required.

I would also be grateful if I can be notified as to the outcome of the application.

Yours faithfully,



IMAGED

03 MAR 2009

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**[REDACTED] - Bevercotes Colliery - Redevelopment as a Distribution Park - Planning Application No 09/05/00002**

---

**From:** [REDACTED]  
**To:**  
**Date:** 12/03/2009 14:34  
**Subject:** Bevercotes Colliery - Redevelopment as a Distribution Park - Planning Application No 09/05/00002  
**CC:** Richard Cooper

---

Hi [REDACTED]

Further to our telephone conversation earlier this week, please see my comments below. I have read my colleague [REDACTED] comments (memo dated 11th August 2006) and the relevant sections of the amended application for the above site.

The Landscape and Reclamation Team at Notts County Council do not have any objections to the planning application, but would make the following comments:-

1. It should be a planning condition that all vegetation/woodland areas/trees to be retained should be protected during construction to BS 5837:2005 (Trees in Relation to Construction) - fencing should be erected before work starts on site and be maintained for the duration of the works. Tree root zones should be protected - no trafficking of vehicles, storage of materials or plant to be carried out within this zone. No excavations or changes of level to be undertaken within the protection zone.

2. The proposed habitat and mitigation proposals are generally acceptable, but we would make the following comments regarding the proposed planting (Appendix 8I):-

1.0 Woodland Edge Mix Planting - it is proposed to plant at 900mm centres. We would recommend planting at 2000mm centres to allow maintenance and to avoid unnecessary thinning. *Cornus alba* should be substituted with the native *Cornus sanguinea*.

2.0 Woodland 'Mix' Planting Mix - it is proposed to plant at 1500mm centres - again, we would recommend planting at 2000mm centres.

*Cotoneaster x watereri* is an ornamental species and should be substituted with a native species in keeping with the Sherwood Character Area.

4.0 Secondary Tree Planting - *Acer plat.* 'Emerald Queen', *Platanus hispanica* and *Tilia tomentosa* should be substituted with native species.

5.0 Hedge Planting - *Viburnum lanata* and *Viburnum opulus* should be replaced with native species in keeping with the Sherwood area - *Prunus spinosa* and *Corylus avellana* would be suitable. The percentage of *Crataegus monogyna* could also be increased.

6.0 & 7.0 Shrubs - the applicant has provided a list of ornamental shrubs intended for planting to the peripheries of car parking areas etc. This would not be in keeping with this rural location - we would recommend tree planting as shown within grass verges.

The applicant should refer to the recommended species list for the Sherwood Character Area (Nottinghamshire County Council Landscape Guidelines, 1997) - if you would like me to photocopy and forward to you in the post please let me know.

We would be happy to comment on detailed planting plans when these are submitted.

The applicant should submit proposals for the establishment maintenance of the landscaping - we recommend that this should be for at least 5 years. The applicant should also submit details of the proposed maintenance and future management of the existing woodland on the site.

Please let me know if you have any queries regarding the above.

Regards,

  
Communities  
Nottinghamshire County Council

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Nottinghamshire - your four star 'excellent' County Council - the highest rating available for council services

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Environment  
Agency

Head of Planning Services  
Bassetlaw District Council  
Queens Buildings Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

**Our ref:** LT/2009/108208/02-L01  
**Your ref:** 09/05/00002  
**Date:** 09 July 2009

FAO [REDACTED]

Dear Sir

**REDEVELOPMENT OF SITE FOR STORAGE AND DISTRIBUTION USE -  
AMENDED PROPOSAL FORMER BEVERCOTES COLLIERY SITE,  
BOTHAMSTALL, RETFORD**

I refer to your letter dated 7 July 2009.

From the Environment Agency's perspective the amendments proposed are minor and the conditions and informatives detailed in my letter dated 5 June 2009 remain applicable.

Direct dial [REDACTED]

Direct e-mail [REDACTED]

IMAGED

Environment Agency  
Trentside Offices, Scarrington Road, West Bridgford, Nottingham, NG2 5FA.  
Customer services line: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

End



✓  
MSP

Head of Planning Services  
Bassetlaw District Council  
Queens Buildings Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

Our ref: LT/2009/108208/01-L01  
Your ref: 09/05/00002

Date: 05 June 2009

IMAGED

FAO Mr D Askwith

Dear Sir

**REDEVELOPMENT OF SITE FOR STORAGE AND DISTRIBUTION USE -  
AMENDED PROPOSAL FORMER BEVERCOTES COLLIERY SITE,  
BOTHAMSTALL, RETFORD**

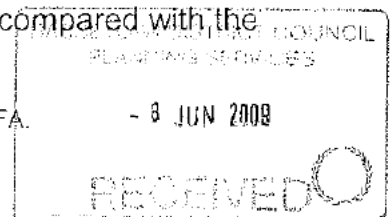
Thank you for referring the above application which was received on 16 February 2009 and I apologise for the lengthy delay in replying which was due to an

The Agency has no objections, in principle, to the proposed development but recommends that if planning permission is granted the following planning conditions are imposed:

**CONDITION**

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

- The drainage scheme will need to consider utilising sustainable drainage techniques or SuDS;
- Any surface water run off from the site shall be limited so there is a reduction of run-off from the site;
- The system must deal with the surface water run-off from the site on site up to the critical 1% + 20% for climate change Annual Probability of Flooding (i.e. 1 in a 100-year flood + 20%) event. Drainage calculations must be included to demonstrate this (e.g. MicroDrainage or similar sewer modelling package calculations which include the necessary attenuation volume). It is suggested that the scheme states the current discharge rate compared with the





attenuated rate with an allowance for climate change demonstrating that there is a 20% reduction overall.

**REASON**

To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the SuDS scheme.

**CONDITION**

Finished floor levels are set no lower than 23.76m above Ordnance Datum (AOD).

**REASON**

To reduce the risk of flooding to the proposed development and future occupants.

**CONDITION**

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

**REASON**

To prevent pollution of the water environment.

**CONDITION**

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

**REASON**

To prevent pollution of the water environment.

**CONDITION**

Vehicle loading or unloading bays should be drained to the foul sewer.

**REASON**

To protect the water environment.

**CONDITION**

The discharge of any chemically treated water from refrigeration, air conditioning or heating systems must be discharged either to foul sewer or disposed of by a registered waste disposal contractor.

**REASON**

To prevent pollution of the water environment.

**CONDITION**

Penstocks/cut off valves are to be installed on the surface water drainage systems to protect controlled waters from polluting discharges should a spillage occur on the site.



Environment  
Agency

#### REASON

To protect the water environment.

#### CONDITION

No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

#### REASON

To prevent pollution of the water environment.

*The Agency would wish to be involved at an early stage regarding the detailed surface water drainage proposals for this scheme.*

IMAGED

#### INFORMATION:

A separate consent is required from the Agency under the terms of the Water Resources Act 1991 for any proposed sewage or trade effluent discharge to a watercourse or other controlled waters, and may be required for discharge to a soakaway. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries, and coastal waters).

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

No rainwater contaminated with silt/soil from disturbed ground during construction must drain to the surface water sewer or watercourse without sufficient settlement.

The applicant should ensure that an accurate site drainage plan is available, detailing in particular the locations of:

- i. buildings and storage areas
- ii. the foul and surface water sewers
- iii. inspection chambers
- iv. oil interceptors
- v. soakaways for surface water
- vi. sealed sumps
- vii. bunded areas, giving details of the products stored and quantities

Any vehicle washing should be undertaken in a designated washbay and not on unmade ground or in areas which discharge to surface water drains. The washbay should be impermeable and be isolated from the surrounding area by a raised kerb and the effluent should be directed to foul sewer or to a sealed sump for off site disposal by a waste disposal contractor.

A suitable stock of absorbant materials should be kept on site in order to deal with any leaks or spillages.

The River Meden is designated 'Main River', any works in, under, over or within 8.0m of the River Meden requires the prior written Consent of the Environment Agency under the terms of the Water Resources Act 1991 and Land Drainage Byelaws.

Cont/d..

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58

- 8 JUN 2009

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ENVIRONMENT AGENCY


There is a statutory two-month period in which to determine such Consents and a fee of £50 per Consent may be charged. Applicants are encouraged to engage in pre-Consent discussions with the Development Control Team, on 0115 846 3675.

The Agency needs to compile reports to meet DEFRA high level targets and consequently a copy of the required decision notice should be forwarded following determination of the application.

Yours sincerely,



Direct dial



Your ref 09/05/00002  
Our ref CSC.NC/RH12  
Tel (0115) 977 4557  
e-mail [REDACTED]  
Date 22 July 2009



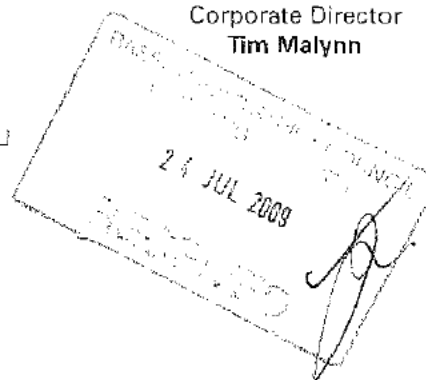
**Nottinghamshire  
County Council**  
Communities Department

Trent Bridge House  
Fox Road  
West Bridgford  
Nottingham NG2 6BJ

Corporate Director  
**Tim Malynn**

[REDACTED]  
[REDACTED]  
Development Control  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire S80 2AH

IMAGED



Dear Mr Askwith

**Re: Redevelopment of site for storage and distribution use - Bevercotes Colliery, Bothamsall, Retford**

Thank you for consulting the Nature Conservation Unit of Country Parks and Conservation Group on this matter. Since our last correspondence, dated 3 March 2009, additional information has been submitted by the applicant (upon which we commented directly to Chris Still of Gladman's). The main points arising from this are as follows;

1. I am now happy that all the necessary survey work has been completed, although I note that the invertebrate survey is an interim report submitted in advance of the completion of all survey visits. Of particular note is the continued presence of a small population of great crested newts at the site. In addition, the invertebrate report considers the site likely to be of county-level importance, whilst the badger report indicates that badger activity at the site has declined since the last survey. Woodlark and little ringed plover continue to be recorded on the site, on the pit head/stocking yard.
2. All survey reports propose specific mitigation measures, which are welcomed (and in the case of the great crested newts, vital when applying for a licence). However, for the sake of clarity and future reference, the Outline Mitigation, Habitat Enhancement and Management Plan, previously submitted, should be updated to include these more detailed recommendations. I would be content to see such an update made a 'prior to commencement' **condition** of any permission granted.
3. A reasonable population of smooth newts (plus low numbers of frog and toad) were also encountered during the great crested newt surveys. Although not statutorily protected, good practice dictates that steps should be taken to minimise the impacts of the development on these species. I therefore request that the updated Mitigation, Habitat Enhancement and

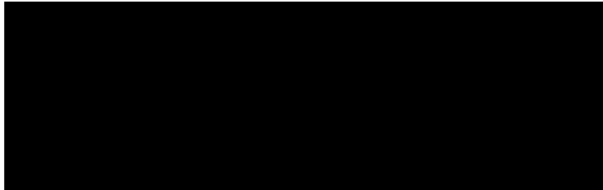


Management Plan includes measures to protect these species (e.g. through trapping and translocation). This should be made a **condition** of any permission granted.

4. Should development not commence within 2 years of permission being granted, I request that all surveys should be refreshed to ensure that information about the site is accurate, and to allow the Mitigation, Habitat Enhancement and Management Plan to be updated if necessary. This should be made a **condition** of any permission granted.
5. Previous comments relating to requested **conditions** (for the use of protective fencing and the submission of a detailed landscaping scheme incorporating my comments) still stand.
6. The applicant has committed to a **S106 agreement** to fund off-site habitat creation/enhancement works on the adjacent pit tip site, which is managed by the Forestry Commission. This is welcomed, and we would be happy to advise on the scope and content of such an agreement. The S106 should also provide for the long-term management of retained and created habitat within the development area itself.

Subject to the above, I am content that the ecological impacts arising from this development have been given due consideration, and that sufficient mitigation/compensation measures have been put in place, such that there will be no significant impact in nature conservation interests. I am therefore content for this application to be granted planning permission.

Yours sincerely

A large black rectangular box redacting the signature of the Senior Nature Conservation Officer.

Senior Nature Conservation Officer

Your ref: 09/05/00002

Our ref:

Contact:



e-mail:

Date: 3 March 2009

  
Development Control  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire S80 2AH

Dear Mr Askwith,

**Re: Redevelopment of site for storage and distribution use -  
Bevercotes Colliery, Bothamsall, Retford**

Thank you for consulting the Nature Conservation Unit of Country Parks and Conservation Group on this matter. We have the following comments regarding nature conservation issues:

**Main issues**

A significant proportion of the development site is locally designated as a Site of Importance for Nature Conservation (5/2165 – Bevercotes Colliery). This SINC extends beyond the development site boundary and is centred on the restored pit tip adjacent. However, approximately 21.5ha, or 15% of the SINC would be impacted upon (largely through direct loss) as a result of the development. It is understood from the Nottinghamshire Biological and Geological Records Centre that this part of the SINC is designated primarily because of its breeding bird interest.

Previous surveys have confirmed the ecological value of the site, and whilst some updated survey work has been submitted with this application (namely that for badgers, water voles, bats, and reptiles), further survey work is required (identified in the ES as being for breeding birds, amphibians and invertebrates). Survey work for amphibians is particularly important, as great crested newts are known to be present on the site, yet have not been surveyed for 5 years. It is indicated that this further survey work will take place during 2009; however, PPS1 and PPS9 both require planning decisions to be based upon up-to-date information on the environmental characteristics of the area. Furthermore, paragraph 99 of Government Circular: Biodiversity and Geological Conservation – 'statutory obligations and their impact within the planning system', states that:

*"It is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the proposed development, is established before*

*planning permission is granted, otherwise all material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances..."*

We therefore request that a decision on this application is **deferred** until such a time that this additional information has been submitted, in order to allow all material considerations to be available, covering;

- Great crested newts
- Breeding birds
- Invertebrates

Furthermore, for those species where updated survey work has been carried out, there is a need for further survey in advance of development;

- Updated water vole surveys are required, as detailed in Section 6 of the document entitled Appendix 9C 'Water Vole and Otter Survey Report', in advance of any works that affect the River Meden as detailed in Section
- Updated badger surveys are required, as detailed in Section 6 of the document entitled Appendix 9B 'Badger Survey Report'
- Updated bat surveys are required, as detailed in Section 5 of the document entitled Appendix 9D 'Bat Survey Report'

These additional surveys should be made a **condition** of any permission granted, and the scope and phasing of the surveys should be consistent with the recommendations in the relevant report highlighted above.

### **Mitigation and compensation**

We welcome the submission of an Outline Mitigation, Habitat Enhancement and Management Plan. This plan should be updated in light of the further survey work required, as detailed above, and the production of a completed document should be made a **condition** of any permission granted. In addition, post-development monitoring should be included in this plan to ensure that the mitigation works that have been undertaken are meeting their objectives.

The use of protective fencing to safeguard areas of retained habitat, as detailed in section 8.11.8 of the ES (Chapter 8 – Landscape Character and Visual Impact Assessment), should be made a **condition** of any permission granted. To this end, the submission of a plan showing where such fencing will be installed should be made part of this condition.

In order to fully compensate for the impacts of the development, the applicant is proposing to fund off-site habitat creation/enhancement works on the adjacent pit tip site, which is managed by the Forestry Commission. This is vital, in order to ensure that impacts on ground nesting birds present that use the development site are fully addressed, and will need to be incorporated into a **Section 106** agreement, as highlighted in section 4.10.2 of the ES (Chapter 4 – The Proposed Development). The scope and extent of these off-site works should be agreed prior to the determination of the application to ensure their suitability. In addition, a means for

ensuring the implementation of the measures identified in the Outline Mitigation, Habitat Enhancement and Management Plan should also be incorporated into the S106, again as highlighted in section 4.10.2 of the ES.

## Landscaping scheme

Although it is stated that detailed planting proposals will be prepared, a proposed species list is presented in Appendix 8L of Chapter 8 – Landscape Character and Visual Impact Assessment. We are concerned that a number of species suggested in this list are not appropriate, and request that this be rectified prior to the submission of a detailed landscaping scheme, which should be secured by **condition**. In order that any information submitted in the future is acceptable, the following changes should be made to ensure that habitat creation and enhancement works meet their full potential;

"Woodland 'edge mix' planting" - The following species should be removed from this mix;

<i>Castanea sativa</i>	- not native to the area
<i>Cornus alba</i>	- not native to the UK (from East Asia)
<i>Pinus sylvestris</i>	- not a broad-leaved species
<i>Salix eleagnus</i>	- not native to the UK (from South Europe)

- Suitable replacements would include *Crataegus monogyna*, *Prunus spinosa*, *Cornus sanguinea*, *Salix cinerea*, *Salix caprea*.

"Woodland 'mix' planting mix" - The following species should be removed from this mix;

<i>Alnus incana</i>	- not native to the UK (from continental Europe)
<i>Cotoneaster x watereri</i>	- not native to the UK
<i>Tilia tomentosa</i>	- not native to the UK (from South-east Europe)

- Suitable replacements would include *Alnus glutinosa*, *Fraxinus excelsior*.

"Primary tree planting" - The following species should be removed from this mix;

<i>Fagus sylvatica</i>	- not native to the area
<i>Tilia cordata</i>	- a rare species, the significance of which is being eroded by being made a common planted species

- Suitable replacements would include *Acer campestre*, *Fraxinus excelsior*.

"Hedge planting" - The following species should be removed from this mix;

<i>Viburnum lantana</i>	- not native to the UK
-------------------------	------------------------

- Suitable replacements would include *Prunus spinosa*.

It is assumed that "Secondary tree planting", and "Shrubs" relate only to ornamental planting areas within the main development area, which is acceptable.



Additionally, we request that all planted stock should be of certified native genetic origin, and of local provenance (from seed zone 402, as identified by the Forestry Commission Practice Note 8 – Using Local Stock for Planting Native Trees and Shrubs), to ensure that stock is genetically suited to the area, and to maximise nature conservation benefits. Ideally, this should be incorporated into the landscaping condition.

## Summary

In summary, there are a number of issues related to this application which we believe can be satisfactorily dealt with by condition. However, it is vital that updated survey work is submitted for certain species (particularly great crested newts) prior to the determination of this application, and we have therefore requested that a decision on this application is **deferred** until such a time that this updated survey work has been submitted and any necessary changes to the Outline Mitigation, Habitat Enhancement and Management Plan have been made.

We hope these comments are of use to you, but if you require any further information, please do not hesitate to contact us.

Yours sincerely,

  
Senior Nature Conservation Officer

From: [REDACTED]  
To: <planning@bassetlaw.gov.uk>  
Date: 17 July 2009 17:18  
[REDACTED] [REDACTED]

✓  
cas reply.

Planning Application DTA/1/9/05/2 - Redevelopment of site for storage and distribution use, Bevercotes Colliery, Bothamsall, Retford, Notts

Further to your faxed letter dated 17th July 2009, Natural England is satisfied with the information provided to be able to lift its objection against the development.

Providing, updated versions of Mitigation and Management Plans are submitted prior to commencement reflecting the survey work so that the development can be planned properly and most effectively.

In the event that the planning permission is not implemented within 2 years of the date of the planning permission being granted further protected species survey shall be carried out and submitted to the District Council. Any mitigation measures required shall be implemented in accordance with the approved details to the satisfaction of the District Council.

Regards

[REDACTED]  
Planning & Conservation Adviser  
Nottinghamshire & Lowland Derbyshire  
East Midlands

Natural England  
Block 7, Government Buildings  
Chalfont Drive  
Nottingham  
NG8 3SN

IMAGED

Tel: [REDACTED]  
[REDACTED]

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Date: 10<sup>th</sup> March 2009  
Our ref: B5.9.30  
Your ref: 09/05/00002

✓  
MS



Mr D Askwith  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

IMAGED

Caroline Harrison  
Natural England  
Block 7  
Government Buildings  
Chalfont Drive  
Nottingham  
NG8 3SN

T 0115 900 5300  
F 0115 929 4886

Dear [REDACTED]

**Proposed Development: Redevelopment of site for storage and distribution use**

**Location: Bevercotes Colliery, Bothamsall, Retford**

Thank you for your consultation of 2009 received in this office on 2009 regarding this application.

Based on the information provided, Natural England **objects** to the proposal pending further information.

Natural England has the following specific comments:

#### Habitat

Due to areas of SINC's on site proposed to be destroyed, Natural England would wish to see compensation for at least the same size, if not more, of the same habitat provided. There also needs to be more information provided regarding the proposals for plant translocation and receptors.

Habitat for ground nesting birds will need to be created, as proposed mitigation for open habitat is not adequate.

Natural England would want to see proposal plans of the mitigation.

#### Surveys

Natural England would want to see further up to date survey work carried out on site, to be able to fully assess the impacts on site :

- Breeding birds
- Amphibians including Great Crested Newts

Natural England  
Head Office  
1 East Parade  
Sheffield S1 2ET

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

- Invertebrates

It is hoped that the comments made are of assistance to you. Please do contact me again if you have any further queries.

Please forward a copy of the decision notice to the above address.

Yours sincerely

[REDACTED]  
Planning & Conservation Adviser  
Nottinghamshire & Lowland Derbyshire  
[REDACTED]

IMAGED

**North Nottinghamshire Office:**

Nottinghamshire Wildlife Trust, Idle Valley Rural Learning Centre, North Road, Retford,  
Nottinghamshire DN22 8RQ

■■■■■  
■■■■■  
Planning  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire S80 2AH

28<sup>th</sup> July 2009

Dear ■■■■■

**Re: Redevelopment of site for storage and distribution use, Bevercotes Colliery,  
Bothamshall, Nottinghamshire**

Thank you for consulting Nottinghamshire Wildlife Trust again on the above application. Since our letter dated 27<sup>th</sup> February 2009 we have been in correspondence with Gladman to discuss the ecological issues raised and we now withdraw our earlier holding objection subject to the completion of an aquatic invertebrate survey being undertaken and a management plan for the off site mitigation. Further details are given below.

**Survey work**

The surveys for a suite of groups (great crested newt, badger, breeding birds and terrestrial invertebrates) have been updated, which was one of reasons for having a holding objection so that issue has been resolved. The only omission is an aquatic invertebrate survey (see comments in letter dated 27<sup>th</sup> February 2009) which is ongoing from our conversations with Gladman we request that an aquatic invertebrate survey be completed as soon as possible, or made a condition of planning consent, if granted (although that is not the preferred approach and contrary to best practice guidance in PPS9). The results of the survey should to be used to help in the design of new ponds in order to maximise biodiversity gain with the package of mitigation measures for the site.

Previously we stated that the results of the updated surveys should be used to inform mitigation methods that can be approved and appropriately worded as a condition to enable effective enforcement, if necessary, and post-mitigation monitoring. We, therefore, support the comments of Mr Nick Crouch, Senior Nature Conservation Officer, Nottinghamshire County Council (e-mail to Mr Still, Gladman, 18<sup>th</sup> June 2009) that the Outline Mitigation, Habitat Enhancement and Management is updated to include the more detailed mitigation proposals included the latest suite

of ecological survey reports. We also support the comments regarding smooth newt, common frog and common toad; and that if development work does not commence within two years, if permission is granted, all surveys should be updated.

### **Mitigation**

We welcome the provision of off site mitigation to compensate for the loss of open ground habitat within the former colliery, to be achieved through a s106 agreement. Such an agreement should include a location plan, method of establishment and aftercare management plan, with post creation monitoring to determine if it has been successful. Nottinghamshire Wildlife Trust would like to be involved in the development of a management plan and be informed of post habitat creation survey results to assess the effectiveness of the mitigation for little ringed plover and wood lark.

To ensure that the comprehensive package of mitigation measures for the site deliver the maximum benefit for biodiversity we recommend the proposed conditions set out below. Some are necessary legal obligations (e.g., applying for protected species licences), but we consider that it is best practice to have them also included as conditions.

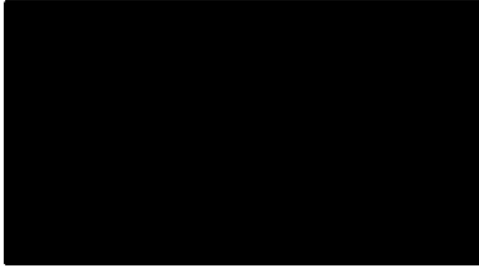
### **Proposed conditions**

1. Aquatic invertebrate survey to be completed, the survey report to be approved and the results used to inform new pond design.
2. If no development takes place within two years of planning permission being granted, all surveys should be repeated and approved to ensure that information of the site is accurate and update the Mitigation, Habitat Enhancement and Management Plan if necessary.
3. Applicant applies for a great crested newt mitigation licence and make the details of the licence available to the LPA.
4. If there are to be works that affect a badger then a Natural England licence is obtained and the details of the licence made available to the LPA.
5. No ground works start when ground nesting birds are active, to be determined by a suitably experienced ecologist on site or by conducting the work during the period October to February when there is a low likelihood of ground nesting birds.
6. A section 106 is made with Forestry Commission to create an area of compensatory mitigation habitat for ground nesting birds on the adjacent Bevercotes Tip. A plan of the area, details of habitat creation, and an aftercare management plan should be submitted to the LPA for approval.
7. Mitigation work to be phased with development work to ensure that there is no temporal loss of habitat.
8. Post development, annual surveys to be undertaken of great crested newts, badger, breeding birds and invertebrates at on site and off site mitigation areas and the results made available to the LPA. To be conducted annually for five years after mitigation work is complete.

Nottinghamshire Wildlife Trust would welcome being consulted on ecological matters sent for approval by the LPA.

If you have any questions relating to the above comments please contact me.

Yours sincerely



Northern Conservation Officer  
Conservation Policy and Planning Team



# Nottinghamshire Wildlife Trust

145 Old School, Brook Street, Nottingham NG1 6EA

Tel: 01530 223175 Fax: 01530 223175 Email: [info@notswt.co.uk](mailto:info@notswt.co.uk)

Web: [www.nottinghamshirewildlife.org](http://www.nottinghamshirewildlife.org)



## North Nottinghamshire Office:

Nottinghamshire Wildlife Trust, Idle Valley Rural Learning Centre, North Road, Retford,  
Nottinghamshire DN22 8RQ

██████████  
Planning  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
Worksop  
Nottinghamshire S80 2AH



27<sup>th</sup> February 2009

Dear ██████████

**Re: Redevelopment of site for storage and distribution use, Bevercotes Colliery,  
Bothamshall, Nottinghamshire**

Thank you for consulting Nottinghamshire Wildlife Trust on the above application. We have commented on proposed developments at the former Bevercotes Colliery for several years now, including this particular application; first to have its wildlife value recognised and for an adequate package of mitigation measures to be implemented if planning permission was granted.

There are some positive aspects to the latest proposals compared to previous applications. The latest proposals no longer include the loss of the disused railway line Site of Importance for Nature Conservation (part of SINC 5/303), which is welcome. There is also a stated commitment to provide off site mitigation by financially supporting management work at Bevercotes Colliery SINC on the adjacent former pit top. However, we consider that there are several issues that need to be resolved prior to determination so we have a **holding objection**.

### Survey work

It has been a few years since some of the survey work was conducted on site, but up to date information is required to assess scales of impact, inform mitigation work and to apply for Natural England licences (badger and great crested newt). Planning Policy Statement 9 states that planning decisions should be made using up to date information, and as a matter of best practice all necessary survey work should be completed pre-determination so that mitigation methods can be approved and appropriately worded as a condition to enable effective enforcement, if necessary, and post-mitigation monitoring.

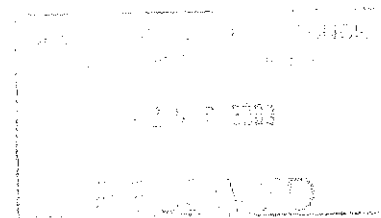
There needs to be updated surveys for:

- Great crested newt

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- Badger
- Breeding birds
- Invertebrates (aquatic and terrestrial)



### **Loss of Site of Importance for Nature Conservation**

Part of Bevercotes Colliery SINC will be destroyed as part of the application, with the resultant loss of areas of botanical interest and habitat for ground nesting birds. We oppose the loss of SINC because they are important sources of biodiversity within the county. Mitigation is proposed but it lacks sufficient detail (see latter section on mitigation).

### **Ground nesting birds**

One of the important wildlife features of the site is the ground nesting birds that occur, which has included little ringed plover and wood lark, nationally scarce breeding species that are afforded special protection (Schedule 1 of the Wildlife and Countryside Act 1981 (and as amended)), and ringed plover (a scarce breeding species in Nottinghamshire) and sky lark (a Red List Bird of Conservation Concern). These will be lost from the site as the proposed on site mitigation for provision of open habitat is not adequate and surrounded by tree and shrub planting.

### **Invertebrates**

Pools on the Bevercotes Colliery site have been found to support 33 species of water beetles, including eight species categorised as Local B (occur in 201-400 hectads nationally)(Merritt, R. (2006) Atlas of the water beetles (Coleoptera) and water bugs (Hemiptera) of Derbyshire, Nottinghamshire and South Yorkshire, 1993 – 2005. Sorby Record Special Series No. 14, Sorby Natural History Society, Sheffield). This highlights the requirement for further invertebrate surveys, especially of the water bodies that are proposed to be lost.

### **Mitigation**

Any loss of SINC habitat needs to be compensated for by the provision of *at least* the same size of the same habitat ('like for like' principal) and preferably by a larger size to give a biodiversity gain. For the plant communities that occur within the part of Bevercotes Colliery SINC affected by development (phase B) there needs to be much greater details of the proposed translocation and where all the receptor sites will be (on site and off site). For the ground nesting birds, habitat needs to be created on the adjacent pit top that can support at least two pairs of little ringed plovers and two pairs of wood larks. Further information about a proposed section 106 agreement between the developer and Forestry Commission to undertake off site mitigation on the Bevercotes pit top is required and should include a location plan, method of establishment and aftercare management.

The proposed mitigation lacks any detail of phasing, for example with regard to the development of mitigation habitats in relation to the development programme. We would not want to see mitigation works done at the end of the build programme but at the start to provide necessary habitat for species that are to be lost from site/moved within the site and prevent temporary loss of biodiversity. The presence of specially protected ground-nesting birds with the footprints of phases A and B places constraints on when work can be carried out and that has not been specifically addressed by reference to timing of works.

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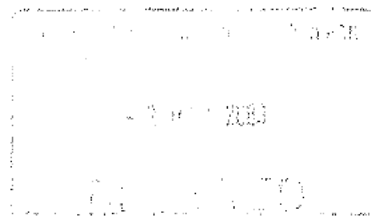
As mentioned in the earlier section regarding survey work in this letter, the details of the mitigation work should be finalised before a planning decision is made so that they can be made a condition of planning consent, if granted. We would also wish to see a programme of post-mitigation (including any post-translocation) monitoring undertaken to demonstrate the effectiveness of the work undertaken and demonstrate no net loss of biodiversity.

If you have any questions relating to the above comments please contact me.

Yours sincerely

[REDACTED]  
Conservation Officer  
Conservation Policy and Planning Team

[REDACTED]



IMAGED

- 3 MAR 2009

RECEIVED

ELKESLEY PARISH COUNCIL

✓  
msf

Bassetlaw District Council  
Queens Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

IMAGED

Chairman:

Clerk:

3 All Hallows Close  
Ordsall, Retford  
Notts, DN22 7UP

26<sup>th</sup> February 2009

Telephone: 01777 709005  
Email: s

For the attention of Mr D Askwith – Development Control Manager

Dear

Re: Bevercotes Colliery – Redevelopment of site for storage and distribution use –  
09/05/00002

Thank you for your letter dated 11<sup>th</sup> February regarding the above proposal and your request for the Parish Council's comments.

The following aspects were identified as concerns, especially at the total development phase.

- 1) The increase of traffic noise
- 2) The increase of traffic pollution
- 3) The increase of traffic flow volume on the B6387/A1 and its associated slip roads.

On balance and in light of the above concerns, the Parish Council lodge a strong objection to the proposal.

Yours sincerely

[Redacted signature block]





09/05/02

# Bothamsall Parish Council

Chairman

[Redacted]

Parish Clerk

[Redacted]

Mr D Askwith  
Development Control Manager  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
WORKSOP  
Notts S80 2AH

17 July 2009



Dear [Redacted]

## **Bevercotes Colliery site – redevelopment of site for storage and distribution use**

Further to your letter dated 7 July, the Parish Council has considered the amendments to the above planning application.

A unanimous vote in favour of the amendments but the Parish Council reiterates its initial concerns about traffic volume and safety in and around Bothamsall:- the right turn access into the village at the junction of the B6387, access from Meden Bank onto the Main Street, access & egress from many other properties on Main Street given the significant number of bends, speeding, the condition of the road surface through the village and the route HGV's will take should be A1 be closed.

It suggests that until the development is fully operational, the proposed traffic lights are phased to keep the B6387 traffic flowing.

Once these issues are addressed, the Parish Council is hopeful that work to redevelop the site will not be delayed.

Yours sincerely

[Redacted]

*(Handwritten signature)*



# Bothamsall Parish Council

Chairman

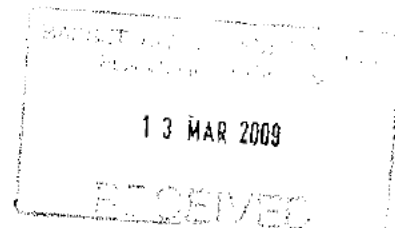


Parish Clerk



For the attention of [REDACTED]  
Planning Dept  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
WORKSOP  
Notts S80 2AH

12 March 2009



Dear Sir

**Planning application 09/05/00002/  
Redevelopment of site for storage and distribution use at Bevercotes Colliery,  
Bothamsall**

Bothamsall Parish Council has considered the application and reiterates its comments to the initial application in 2005.

Whilst the proposed development is in accordance with the designated use within the Local plan, it is a very large development which will not only require the use of the brown field site but also significant areas of woodland.

The travel plan is welcomed as an essential feature of the application to impact upon the traffic affects of such a large scale development.

Specific concerns

- Access and egress from the development:

Whilst there appears to be a commitment to improve access and egress from the A1, including what is described as two stage signal junctions, further information is required on the proposals.

HGV vehicles should be restricted to turning towards the A1 only.

- Traffic through Bothamsall village

It is clear that there will be increased vehicle traffic through Bothamsall village, although it is hoped that the existing weight restriction will prevent HGV vehicles from coming through the village if adequately policed.

Increased car traffic passing through the village both day and night will inevitably increase existing road safety concerns within the village ie:-

- Speeding through a village with a significant number of bends and inclines has already led to a considerable number of incidents over time which can only be compounded by increased traffic flow.
- Condition of current road surface through the village
- Safe right turn access into village from B6387
- Safe access from Meden Bank onto Main Street
- Safe access and egress from various other properties
- What route will HGV's take if A1 is closed?

It is requested that improvements to the condition of the road surface along with other road safety measures be undertaken as a condition of planning consent being granted for this development, whether funded by the developer or the Local Authority.

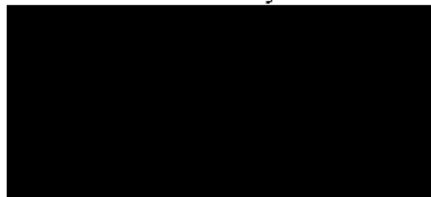
- Other traffic concerns

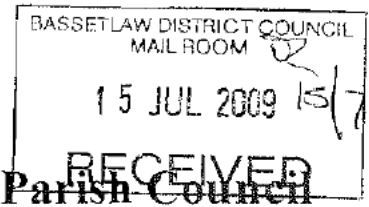
It is requested that road re-alignments on the B6387 at the entrance to Bothamsall village and the bends at Haughton be undertaken especially if HGV's are allowed to access and exit the development via this stretch of road.

- Noise pollution

Assurance is sought that adequate measures are taken to minimise noise pollution resulting from the proposed development.


Yours faithfully





**Gamston with West Drayton and Eaton Parish Council**

14 July 2009

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

Dear 

**Planning application ref: 09/05/00002, Bevercotes Colliery Site**

The Council has previously submitted its objection to certain aspects of the proposal to develop this site for storage and distribution use. At its recent meeting the Council discussed the papers attached to your letter of 7 July. The reason for this letter is that there was no consultation reply sheet included with the papers received.

The Council would like to register its strong objection to the proposal to replace the proposed roundabout at the junction of the site access road with the B6387 with traffic lights, which it considers to be totally unsuitable for a rural location. The Council is also concerned about the proposal to extinguish the existing bridleway and, although the applicant indicates his intention to provide an alternative bridleway, the Council consider that rights of way, which have in some cases been fought for over many years, should not be surrendered lightly.

Yours sincerely

  
Clerk of the Council

IMAGED

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Clerk: David Landon, Thorpe House, Headon, Retford, Notts DN22 0RD

Tel: 01777 248282

Email: [david@thorpe-house.com](mailto:david@thorpe-house.com)

**Planning application in Bothamsall**

09/03/02

Ref: ~~05/09/00002~~

Location: Former Bevercotes Colliery

Proposal: Redevelopment of site for storage and distribution

The Council objects to this application because the proposed development is too large to be supported by the infrastructure, even allowing for the improvements proposed in the application. In particular, the amount of lorry traffic which the site will generate will be many times greater than when Bevercotes was an operating mine since most of the pit's output was transported by rail. In addition, there is no effective public transport in the area and employees are likely to have to drive to and from work. The development will cover almost the whole of the old colliery surface with concrete with implications for rainwater drainage. Finally the proposed development would have a detrimental affect on the wildlife and on the amenity of users of the adjoining country park type area.

[REDACTED]

Clerk to Gamston with West Drayton and Eaton Parish Council

17 MAR 2009



09/05/02

# MARKHAM CLINTON PARISH COUNCIL

Parish Clerk:

[REDACTED]

[REDACTED]

21 July 2009

Development Control Manager  
Bassetlaw District Council  
Planning Dept.  
Queen's Buildings  
Potter Street  
WORKSOP  
Notts S80 2AH

Dear Mr Askwith

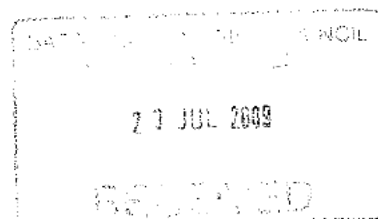
**Amendments to proposal for the redevelopment of site for storage and distribution use at Bevercotes Colliery.**

The Parish Council has met to consider the above and whilst it approves the amendments, it is disappointed that there has been no response to its concerns about noise, as detailed in the second paragraph of its initial comments dated 11 March 2009. It seeks assurance from the District Council and/or the developer that measures will be taken to suppress noise from refrigeration, or other processes, which will increase the decibel level particularly at night.

We look forward to your response in due course.

Yours sincerely

[REDACTED]



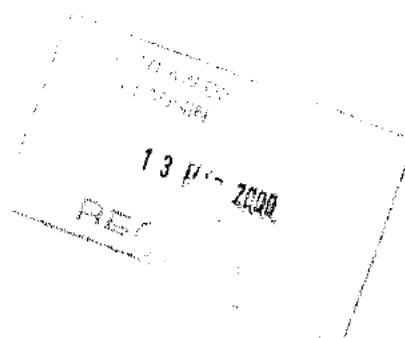
# MARKHAM CLINTON PARISH COUNCIL

Parish Clerk:



For the attention [REDACTED]  
Planning Dept.  
Bassetlaw District Council  
Queen's Buildings  
Potter Street  
WORKSOP  
Notts S80 2AH

11 March 2009



Dear Sir,

**Planning application 09/05/00002/  
Redevelopment of site for storage and distribution use at Bevercotes Colliery,  
Bothamsall**

Whilst Markham Clinton Parish Council does not object to the application in principle, it has concerns and seeks clarification on the following issues:

It is disappointed to note that there is no mention in the planning documents of noise suppression particularly at night. Other large developments are committed to a maximum noise level of 5 decibels below normal ambient noise level. It is of the opinion that the District Council should impose a noise restriction on the site. Also disappointed that there is no mention of light pollution or details of 'green or non-polluting lights'

Clarification is sought on the following:

- the definition of distribution site
- for what purpose each unit will be used, particularly unit D to be sited near to the river Meden
- that there will be no waste management on site
- the amount of screening to be left around unit D, particularly the visual aspect from the Bevercotes hamlet
- whether there will be any further development of the site

It considers that the access road (Lound Hall Drive) would benefit from a barrier erected at the top end, near to the former pit entrance, to prevent employees taking a short cut

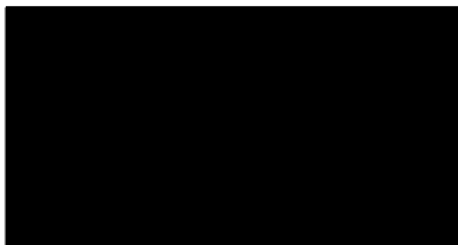
Sheet 2

and causing traffic nuisance through the villages of West Markham, Milton and the hamlet of Bevercotes. It would welcome the provision of a car park for 10/12 cars with the bridleway suitably maintained to enable the public to access the Bevercotes pit wood.

It appreciates that this is a phased development with Unit 1 being developed first, with the remaining units following once improvements have been made to the A1 Twyford Bridge slip roads, but concerned that these improvements will not be made until a bridge has been built to ease access for Elkesley.

Finally, the Parish Council requests that this application is determined by full Planning Committee in view of the above issues and concerns.

Yours sincerely



DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

16<sup>th</sup> March 2009

Dear [REDACTED],

There are a number of conditions considered important by the local residents which they would like to see applied to this development.

I draw your attention to Parish Council submissions from, especially Markham Clinton and Bothamsall. If these conditions can be incorporated into any approval it would be much appreciated. If these conditions re not easily incorporated, could this application be considered by the full planning committee allowing the residents to make a case for their preferred conditions as it is assumed that planning permission of some description is to be granted.

Yours sincerely

CC Councillor Keith Isard



2917681-12v0 - 1 May 2007

Bassetlaw-Serving North Nottinghamshire

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**From:** <Environmentalism@aol.com>  
**To:** <planning@bassetlaw.gov.uk>  
**Date:** 27/02/2009 16:35  
**Subject:** Re: Planning Services - Bevercotes Colliery

IMAGED

✓  
MJP

DA

Dear [REDACTED]

Thank you for your email. I should be grateful if, further to his letter to me of 11 Feb 09 (ref 09/05/00002/), you would pass on to Mr Askwith my concerns as follows:

Any proposals for this site should ensure that reversing beepers on vehicles are avoided because, from previous experience, we know that these prove to be a significant nuisance to Elkesley residents especially at night.

I have tried to register these comments by email on the planning site but it does not allow them in respect of this application (even though it is within 28 days of the date of the letter).

Thanks and best wishes.

[REDACTED]

---

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From: [REDACTED]  
To: <planning@bassetlaw.gov.uk>  
Date: 28 February 2009 16:29  
Subject: Application Number: 09/05/00002

STD ACM.  
N/A  
2/3  
a

To Whom it may concern

Application Number: 09/05/00002

With reference to the above proposed application located at Bevercotes, it is believed that the height of the buildings are unsuitable for the location and the surrounding area. It is also believed that the size of the development will create huge amounts of noise from vehicles moving around the distribution site and the increased volume of traffic getting to and from the development.

With regards to the the re-location of the bridleway which at present is proposed to be located on the west boundry of the site it is felt that a more suitable option needs to be looked into because at present the bridleway ends on a very busy road. Please find the attached map which gives a rough guide of where the bridleway could be incorporated into the development of the site. The proposed route is shown in yellow and would run along the north boundry of the site, linking up to the proposed route (as stated in the application) running along the west boundry. This would allow safe access to the Bevercotes pit tip reserve, which would in turn keep recreational users off what is already a very busy road. The eastern route would allow direct access to the Bevercotes pit tip reserve.

Regards

[REDACTED]  
[REDACTED]

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IMAGED

09/05/2  
KTSX  
IMAGED

The Old Vicarage  
Park Lane  
Elkesley  
Retford  
Nottinghamshire  
DN22 8AR

Bassetlaw District Council  
Queens Buildings  
Potter Street  
Worksop  
Nottinghamshire  
S80 2AH

For the attention of [REDACTED] [REDACTED] – Development Control Manager

20<sup>th</sup> February 2009

Dear [REDACTED],

**Bevercotes Colliery – Redevelopment of site  
Amended Application - Planning reference 09/05/00002**

We are in receipt of your letter dated the 11<sup>th</sup> February 2009 in relation to the above and wish to draw your observation to the following pertinent points;

1/. It is noted in the applicants Environmental Statement (ES) at 13.7.1 that the Local Planning Authority (LPA) have taken the opinion that static and on site noise generation will not be a significant problem. The quantification of this has therefore been omitted from the ES supplied by the applicant.

We would observe that the LPA acting for the interests of the local environment, appear to have satisfied themselves that by exempting a fundamental environmental issue from the ES, that in the hindsight of the future, they will not be brought to account for allowing the type of operations envisaged in the current planning application, from breaching that opinion and that suitable conditions (unambiguous and enforceable) will be placed on any consent that would safeguard the LPA's position from external observation and accountability.

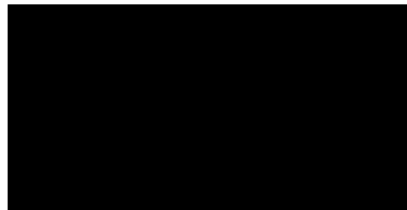
continued

2/. The applicants Planning, Design and Access Statement at 1.1.3 delivers an ethos of a *comprehensive development* opposed to a *piecemeal development*. It is encouraging that acceptance of a Section 106 Agreement (A1/B6387 Twyford Bridge junction improvement) is on the face of it, being entered in too. It is observed that it is subject to a prerequisite of the commercial viability of Phase 1 of the scheme unlocking the trigger to allow Phase 2 to satisfy that legal requirement.

One would suggest that *comprehensive (ALL RISK)* is being run as the 'favourite' to win against a field containing *piecemeal (GRADUATED VULNERABILITY TO RISK)* as the 'each way' certainty.

The LPA has to act in the interests of the local need to upgrade this junction as quickly as possible and should 'assist' the developers by making the delivery of the section 106 agreement both jointly and severally liable to what ever phased development they wish to employ.

Please acknowledge receipt of this correspondence.





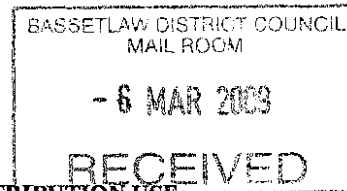
SCHOOL FARM  
HAUGHTON  
RETFORD  
DN22 8DB

MR D T ASKWITH  
BASSETLAW DISTRICT COUNCIL  
DEVELOPMENT CONTROL  
QUEEN'S BUILDINGS  
POTTER STREET  
WORKSOP  
S80 2AH

2<sup>ND</sup> MARCH 2009

DEAR SIR

**BEVERCOTES COLLIERY, BOTHAMSALL, RETFORD  
REDEVELOPMENT OF SITE FOR STORAGE AND DISTRIBUTION USE  
YOUR REFERENCE 09/05/00002**



*JA*  
*2nd Apr*  
*DTA*

THANK YOU FOR YOUR LETTER OF 11TH FEBRUARY 2009. THE DOCUMENTS REFERRED TO IN YOUR LETTER WERE AVAILABLE FOR PERUSAL ON THE WEBSITE WITH EFFECT FROM THE 16TH INST.

TO DATE IT HAS NOT BEEN POSSIBLE TO FULLY ABSORB ALL THE DOCUMENTATION.

THAT WHICH HAS BEEN PERUSED HAS LED TO THE SITUATION WHERE WE STRONGLY OBJECT TO THE PROPOSED DEVELOPMENT.

**THE GROUNDS FOR THIS OBJECTION ARE :**

**1] NOISE** -THE INFORMATION STUDIED SO FAR SHOWS THAT THERE WILL BE AN INCREASE IN NOISE LEVELS AT OUR PROPERTY OF BETWEEN **6.7 AND 7.7 DECIBELS** WHICH IS CLOSE TO DOUBLING THE EXISTING NOISE LEVEL. THE NOISE RESEARCH DOES NOT APPEAR TO HAVE TAKEN INTO ACCOUNT THE INCREASED NOISE LEVEL AT SCHOOL FARM RESIDENCE RESULTING FROM THE PROPOSED POSITIONING OF THE NORTH BOUND SLIP ROADS CLOSER TO THIS RESIDENCE [ SEE DRAWING 718050-P-0002 REV A]. THEREFORE THE CONCLUSIONS DRAWN IN THE NOISE DOCUMENTS ARE NOT CONSIDERED VALID AS THE NOISE ASSESSMENT TAKES INTO ACCOUNT ONLY THE EFFECTS OF THE INCREASED TRAFFIC FLOW AT THE PROPOSED JUNCTION ROUNDABOUT.

**2] VIBRATION -DOCUMENT 139142-84** ITEM 13.3.4 QUOTES  
" there is no evidence that vibration  
from road vehicles can cause building damage,  
The guidance clearly states that ground vibration caused  
by road traffic can be rectified through regular road maintenance".

THERE IS NO REFERENCE IN ANY OF THE DOCUMENTATION SO FAR STUDIED THAT THE BRIDGE CARRYING THE B6387 TO THE SOUTH OF OUR PROPERTY HAS BEEN CONSIDERED IN THIS APPLICATION. THIS SAME BRIDGE CAUSES VEHICLES TO REBOUND WITH A CONSEQUENT VIBRATORY EFFECT WHICH CAN CLEARLY BE FELT AT THIS PROPERTY. THE PROPOSED INCREASE IN VOLUME AND MASS OF TRAFFIC WILL WORSEN THIS SITUATION AND IF THE ABOVE QUOTE IS CORRECT THERE WOULD UNDOUBTEDLY BE NEED FOR CONTINUOUS, NOT REGULAR MAINTENANCE AND FOR RECTIFICATION TO THE BRIDGE PRIOR TO ANY INCREASE IN TRAFFIC BROUGHT ABOUT BY THIS DEVELOPMENT.

**3] VISUAL IMPACT -DOCUMENT 139142-35** INDICATES THAT THE TREES SURROUNDING THE SITE ARE IN THE REGION OF **20 METRES TALL**. AS WE ARE AWARE THE HEIGHT OF THE PROPOSED BUILDING ADJACENT TO OUR PROPERTY IS **31 METRES**.

THE MAP IN **DOCUMENT 139142-36** ITEMISES THE VIEW FROM SCHOOL FARM AS No1. THE SAME DOCUMENT THEN SHOWS PHOTOS TAKEN FROM OTHER ITEMISED LOCATIONS WITH VARIOUS

**SCHOOL FARM  
HAUGHTON  
RETFORD  
DN22 8DB**

COMMENTS VIZ. "SITE NOT VISIBLE" "SIGHT BLOCKED BY VEGETATION". THIS DOCUMENT FAILS TO SHOW THE VIEW FROM SCHOOL FARM OR MAKE ANY COMMENT.

**DOCUMENT 139142-41** MAKES REFERENCE TO THE FACT THAT THE **UNIT B WILL BE VIEWED** FROM SCHOOL FARM.

**DOCUMENT 139142-43** SHOWS A PHOTOGRAPH OF "THE EXISTING VIEW FROM SCHOOL FARM".

THIS IS TOTALLY MISLEADING AS THE PICTURE HAS BEEN TAKEN ON THE LANE EXITING THE B6387 AND IS NOT REPRESENTATIVE OF THE VIEW OF THE PROPOSED UNIT FROM OUR DWELLING.

GOVERNMENT BODIES HAVE SPENT CONSIDERABLE SUMS OF MONEY IN ESTABLISHING WOODLAND ON THIS SITE AND ONE OF THE OBJECTIVES IN SO DOING WAS TO IMPROVE THE VISUAL IMPACT.

THIS PROPOSED STRUCTURE WHICH WILL BE VIEWED FROM MILES AROUND WILL CERTAINLY NOT ENHANCE THE SKYLINE.

WE OBJECT TO THE HEIGHT OF UNIT B WHICH EXCEEDS THE HEIGHT OF THE TREES BY OVER 40FT

[THIS ASPECT DOES HOWEVER RAISE THE QUESTION THAT IF A STRUCTURE OF SUCH HEIGHT IS APPROVED, WILL THE NEED FOR FULL PLANNING PERMISSION STILL BE REQUIRED FOR FARM BUILDINGS WITHIN A 3 KILOMETRE RADIUS OF THE AIRPORT IF THOSE FARM BUILDINGS ARE LESS THAN 31 METRES IN HEIGHT?]

**4) DESIGN AND IMPACT ON LAND.** TO DATE NO ONE OTHER THAN YOURSELF HAS EVER CONTACTED US, AS OCCUPIERS OF SCHOOL FARM, WITH REGARDS TO THIS DEVELOPMENT AND ITS RAMIFICATIONS.

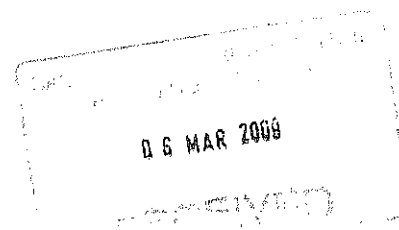
**THERE IS NO MENTION WHATSOEVER IN ANY OF THE PLANNING DOCUMENTS ABOUT THE ADVERSE EFFECTS THAT THIS DEVELOPMENT WILL HAVE ON OUR LAND, PROPERTY AND LIVELIHOOD.**

IT IS WITH DISMAY THAT WE VIEW FOR THE FIRST TIME YOUR WEBSITE **DRAWING REF 718050-P-0002 VERSION A** WHICH IS ATTACHED TO THE LETTER TO YOU DATED 22ND AUGUST 2008 FROM THE HIGHWAYS AGENCY ENCLOSED IN **DOCUMENT 139142-82 PAGES 54 TO 58.**

THIS DRAWING SHOWS THAT THE A1 TWYFORD BRIDGE ALTERATIONS WOULD TAKE IN EXCESS OF 25% OF OUR WORKABLE FARMLAND TO BE USED FOR THESE ROAD IMPROVEMENTS WHICH ARE BROUGHT ABOUT **SOLELY BECAUSE OF THIS DEVELOPMENT** [SEE NEXT PARA]. SUCH A COURSE OF ACTION WOULD MAKE THE FARM A NON-VIABLE ENTERPRISE WITH CONSEQUENTIAL ADVERSE IMPACT ON CATTLE, SHEEP AND POULTRY, LET ALONE THE WILD LIFE AND WILDFOWL THAT INHABIT THE PONDS AND WETLANDS THAT WILL BE DESTROYED AND THE FARM BUILDINGS, NEW AND OLD, THAT WILL BECOME REDUNDANT.

IT IS STRESSED THAT THIS USE OF OUR LAND IS SOLELY DUE TO THE PROPOSED BEVERCOTE'S DEVELOPMENT. THE REASONING IS THAT IN DECEMBER 2005, WHEN THE HIGHWAYS AUTHORITY WERE CONSIDERING THE NECESSARY IMPROVEMENTS TO THIS JUNCTION TO ENABLE THEM REMOVE THE 50 MPH SPEED LIMIT ON THIS STRETCH OF THE A1 [ONCE THE ELKESLEY "BY-PASS" WAS COMPLETED], THE ROUTE PERFORMANCE MANAGER FOR THE HIGHWAYS RESPONDED TO A SUBMISSION FROM SCOTT WILSON CONSULTANTS, WHO ACT ON OUR BEHALF, AS FOLLOWS:

**"I CAN FURTHER CONFIRM THAT FOLLOWING MR TABERNER'S COMMENTS AT THE CONSULTATION EXHIBITION THEY [MOUCHEL PARKMAN] HAVE ALREADY BEEN RE-EVALUATING THE DESIGN OF THE SLIP ROAD ALIGNMENT AND THE MERGE AND DIVERGE TAPERS——FROM RECENT CORRESPONDENCE MOUCHEL PARKMAN WOULD NOW SEEM TO BE CONCURRING WITH YOUR VIEW THAT IMPROVEMENTS CAN BE MADE WITHOUT THE NEED TO ACQUIRE LAND FROM YOUR CLIENT" "I WOULD HOWEVER CAVEAT THE ABOVE STATEMENT WITH THE COMMENT THAT THIS IS SUBJECT TO CONSULTATION**





Scott Wilson  
Dimple Road Business Park  
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DE4 3JX  
United Kingdom

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www.scottwilson.com



Direct Line: 01629 761763  
email: bill.gallear@scottwilson.com

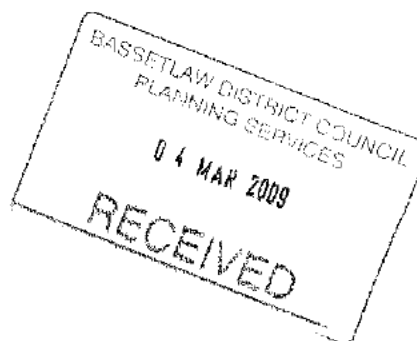


Mr D T Askwith  
Bassetlaw District Council  
Development Control  
Queen's Buildings  
Potter Street  
Worksop  
S80 2AH

Your Reference:

Our Reference: BG/JE

Date: 2 March 2009



Dear [REDACTED]

**Bevercotes Colliery, Bothamsall, Retford (Ref 09/05/00002)  
Redevelopment of Site for Storage and Distribution Use**

We act for [REDACTED] and [REDACTED]  
[REDACTED] on highway matters.

We refer to your recent contact with [REDACTED] regard to the Gladman's development of Bevercotes Colliery generally and in particular with regard to the A1/B6387 junction. We are aware that [REDACTED], Network Manager, Highways Agency wrote to you identifying that a partial development could take place subject to conditions. One of the conditions (Condition 3) in the TR110 attached to his letter referred to a Section 278 Agreement being completed for the junction improvement, the principles of which were shown in drawing 718050-P-0002 Rev A, prior to the commencement of Phase 1 of the development. This improvement requires [REDACTED] land. [REDACTED] has spoken directly to the Highways Agency and has received an email from [REDACTED], Renewal and Works Sponsor, which confirms that the improvement shown on this plan "is by no means a committed scheme; it is broadly indicative of the kind of junction improvements which would be required, subject to statutory approval processes, if a particular development of the Bevercotes site were to be approved".

Our understanding is that a scheme can only be conditioned if there is a reasonable prospect of its being achieved and in this instance it is by no means certain that the scheme shown in drawing 718050-P-0002 Rev A could be achieved as the land required is outside the control/ownership of the developer. The same conclusion would be reached in respect of other schemes based on the principles of the scheme in this drawing that affect [REDACTED]

It also says in [REDACTED] letter that a "future junction improvement, to be undertaken by the Highways Agency with contributions from the developer, will allow for full development". This implies that the Highways Agency require developer contributions from Gladman's and possibly other developments before they can commit to a scheme. The extent of this requirement is uncertain and therefore a scheme may never be built. In these circumstances

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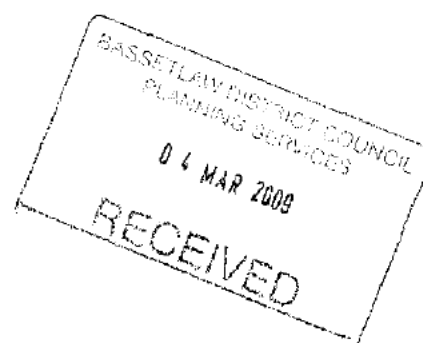
it would not be prudent to permit development in accordance with Gladman's application to commence on the Bevercotes site.

Therefore, we can advise that [REDACTED] and [REDACTED] wish to object to the above application on the grounds that there is no satisfactory access/egress to/from the A1 northbound carriageway. We would be pleased to receive acknowledgement of Mr Taberner's objection and to be kept informed of the process of the application.

Yours sincerely  
for [REDACTED]

IMAGED

[REDACTED]  
Technical Director



From: [REDACTED]  
To: <planning@bassetlaw.gov.uk>  
Date: 17 July 2009 10:32  
Subject: Bevercotes Colliery, Bothamsall, Retford

DTA

CC: [REDACTED]

For the attention [REDACTED]  
[REDACTED]

1. I am instructed by our clients, [REDACTED] thank you for your notice dated 7 July 2009, reference 09/05/00002 identifying amendments to the application of Gladmans to redevelop the site at Bevercotes Colliery for Storage and Distribution Use. The amendments proposed do not alter the grounds on which our clients have objected to the proposal and therefore they wish to continue in their objection.

2. I trust that the above representation will be reported to the Planning Committee.

Regards

[REDACTED]  
Technical Director  
Transport Consultancy  
Scott Wilson Ltd

Visit our web site at [www.scottwilson.com](http://www.scottwilson.com)

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Thank you.

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# SA-NRF019





[REDACTED]

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**From:** National Grid (Avison Young - UK) <nationalgrid.uk@avisonyoung.com>  
**Sent:** 21 June 2022 13:34  
**To:** The Bassetlaw Plan  
**Subject:** Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version  
Second Addendum, May 2022  
**Attachments:** 21.06.22 Bassetlaw DC - LP.pdf

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

Dear Sir / Madam

We write to you with regards to the current consultations as detailed above in respect of our client, National Grid.

Please find attached our letter of representation. Please do not hesitate to contact me via [nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com) if you require any further information or clarification.

Kind regards

[REDACTED]

[REDACTED]  
Senior Planner

[REDACTED]  
Central Square South, Orchard Street, 3rd Floor, Newcastle upon Tyne NE1 3AZ

**AVISON  
YOUNG**

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[avisonyoung.co.uk](http://avisonyoung.co.uk)

Our Ref: MV/ 15B901605

21 June 2022

Bassetlaw District Council  
[thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)  
via email only



Dear Sir / Madam

**Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum  
May - June 2022  
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

**About National Grid**

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

**Further Advice**

National Grid is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets.

If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.



We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Avison Young  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

National Grid  
National Grid House  
Warwick Technology Park  
Gallows Hill  
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,

[REDACTED]

**Director**

[REDACTED]

**For and on behalf of Avison Young**

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

#### Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: [www.nationalgridet.com/network-and-assets/working-near-our-assets](http://www.nationalgridet.com/network-and-assets/working-near-our-assets)

#### Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: [www.nationalgridgas.com/land-and-assets/working-near-our-assets](http://www.nationalgridgas.com/land-and-assets/working-near-our-assets)

#### How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please visit the website: <https://lsbud.co.uk/>

For local planning policy queries, please contact: [nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

# SA-NRF020



**From:** [REDACTED]  
**Sent:** 21 June 2022 15:12  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** RE: Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022  
**Attachments:** RMBC Comments BassetlawLP Addendum May 2022.pdf

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Dear Sir / Madam,

Please accept the attached letter as Rotherham Metropolitan Borough Council representation on the Bassetlaw Local Plan Second Addendum (May 2022).

Regards,

[REDACTED]  
Planning Policy Officer  
Planning, Regeneration and Transport | Regeneration & Environment  
Rotherham Metropolitan Borough Council  
[REDACTED]



RTPI Planning Excellence Award Winner 2018:  
Local Authority Planning Team of the Year

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**From:** The Bassetlaw Plan <[TheBassetlawPlan@bassetlaw.gov.uk](mailto:TheBassetlawPlan@bassetlaw.gov.uk)>  
**Sent:** 10 May 2022 15:31  
**To:** The Bassetlaw Plan <[TheBassetlawPlan@bassetlaw.gov.uk](mailto:TheBassetlawPlan@bassetlaw.gov.uk)>  
**Subject:** Regulations 19 and 20: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022  
**Importance:** High

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Regulations 19 and 20 Town and Country Planning (Local Planning) (England) Regulations 2012: Bassetlaw Local Plan 2020-2038: Publication Version Second Addendum, May 2022

## Regeneration & Environment

Riverside House  
Main Street  
Rotherham  
S60 1AE  
E-mail: 

Our Ref:

Please Contact:

Telephone Number:





**21 June 2022**

Sent via e-mail: [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

Dear Sir / Madam

### **Rotherham MBC response to consultation on Bassetlaw Local Plan 2020-2037: Publication Version Second Addendum, May 2022**

Thank you for the opportunity to comment on the above consultation.

Please accept these representations as the formal response from Rotherham Metropolitan Borough Council on the Regulations 19 and 20 Town and Country Planning (Local Planning) (England) Regulations 2012: Bassetlaw Local Plan 2020-2037 - Publication Version Addendum, May 2022.

We acknowledge the second addendum relates to proposed changes and the associated modifications to the Policies Map following a key landowner withdrawing their site from the proposed Garden Village development at Apleyhead.

The Council has considered the consultation documents and our representations are set out below.

#### General and Larger Unit Employment Sites

Comparing the HEDNA Addendum 2022 to the HEDNA in 2020, it is acknowledged that there is an overall increase in the employment floorspace and the number of jobs anticipated, principally due to the inclusion of the Bevercotes Colliery site (para.2.3-2.5 of the Addendum) and the Manton Wood extension. Given the scale of the Bevercotes Colliery site development, it would be helpful to clarify why the site was not included in the previous assessments undertaken.

The Local Plan could acknowledge Class E(g) in line with the latest Use Class Order (para 5.1.16 is referring as 'B Class employment use') if this is the intention.

#### SEM01: Apleyhead Junction

The Council, along with other South Yorkshire authorities, previously expressed concerns regarding the proposed provision of strategic employment land and the strategic employment site SEM01: Apleyhead Junction. It was considered the allocation of this site could pose a risk to the economic aims of Sheffield City Region



and the wider D2N2 region. We note the A1 Corridor Logistics Assessment has subsequently been completed and the policy changed, limiting the use to B8. These changes go some way to alleviating our concerns.

However, the Council remains concerned that the employment growth supported by the proposed aspirational housing growth, could have significant implications for communities in the South of Rotherham in terms of promoting commuting from Rotherham to Bassetlaw with the associated implications for increased traffic congestion and carbon emissions.

In light of the above, the Council remains concerned that the traffic impact of the development on the A57 link to the M1 has not fully been considered. At least part of the traffic generated will head to the M1 northbound through South Rotherham. Given that the route is already congested and creates considerable community severance at South Anston, additional traffic would require some form of mitigation to be put in place. Logistics use would generate more than two-way daily traffic for employees and encouragement of the use of sustainable transport alone is unlikely to prove adequate.

#### Housing

The increase of affordable housing provision to 20% on brownfield sites is welcomed.

#### Gypsy and Traveller Sites

We acknowledge the site GT006: Land at Elkesley (for 9 additional pitches) is now withdrawn from the allocation. The intention that all provision would be met through existing sites and/or extension/intensification and/or formalisation of other sites, is noted.

#### Biodiversity

We acknowledge the changes to paras 8.6.7 - 8.6.12 that clarify the omission of Policy ST40A and the actions to be taken in relations to development within an 'Impact Risk Zone' of a SSSI, Birklands and Bilhaugh SAC and Sherwood Forest ppSPA.

#### Duty to Co-operate

Duty to Co-operate meetings have taken place, and co-operation between Bassetlaw District Council and Rotherham MBC is ongoing on both the Local Plan and the A57 corridor.

To address concerns regarding the A57 corridor, joint work is ongoing between Bassetlaw District Council, Nottinghamshire County Council, Rotherham Metropolitan Borough Council and National Highways working towards an A57 Improvement Plan. We welcome the preparation of an A57 Corridor Statement of Common Ground and will provide comment on that document when prepared. However, we are mindful that these two Statements of Common Ground shall not differ in their intent and reflection of local concerns.



In light of the climate emergency, we aim to secure agreement between the bodies concerned, that any impacts on Rotherham's network (especially but not only with respect to the impact of increased carbon emissions) are mitigated so the effect of the Bassetlaw Local Plan is at least neutral relative to baseline.

A Local Plan Statement of Common Ground (May 2022) is currently under review, and we will respond separately to that request, in the light of the above concerns.

Yours sincerely



Planning Policy Officer  
Planning, Regeneration & Transportation Service

# SA-NRF021



**From:** [REDACTED]  
**Sent:** 21 June 2022 16:05  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw Local Plan: Second Addendum - representations on behalf of EDF  
**Attachments:** 220621-EDF\_Cottam\_LP\_Add\_May22\_reps-Final.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,

In response to the current public consultation regarding the Bassetlaw Local Plan Publication Version Second Addendum (May 2022), please find attached a letter of representation prepared and submitted on behalf of Gerald Eve LLP's client, EDF, in respect of its former power station in Cottam.

I trust the attached is in order; however, please let me know if you require anything further or wish to discuss.

I would be grateful if you could confirm receipt of the representation by return of email please.




Kind regards,

[REDACTED]  
Senior Associate

[REDACTED]  
Gerald Eve LLP  
No 1 Marsden Street  
Manchester, M2 1HW  
[www.geraldeve.com](http://www.geraldeve.com)



**GERALDEVE**

 <b>Environment</b>	<b>So, what does ESG look like?</b>
 <b>Social</b>	
 <b>Governance</b>	

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GERALDEVE

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

21 June 2022

**Our ref:** DPA/U0010057

**Your ref:**

Dear Sir or Madam,

**Bassetlaw District Local Plan Publication Version Second Addendum Consultation (May 2022) – EDF Cottam**

Gerald Eve LLP (“Gerald Eve”) is appointed by EDF to submit the enclosed representations on its behalf to Bassetlaw District Council (BDC or “the Council”) as part of the current consultation regarding the Draft Bassetlaw Local Plan Publication Version Second Addendum (May 2022) (DBLP), and specifically in respect of its former power generation site at the former Cottam Power Station, Outgang Lane, Retford DN22 0NP (“the Site”).

This submission follows previous representations submitted in February 2020, January 2021 and most recently in October 2021 during the previous rounds of public consultation, and also follows on from our ongoing communications with BDC regarding this important regeneration site’s future.

Since the previous round of public consultation, there has been a significant change to the DBLP by way of the removal of the Bassetlaw Garden Village (BGV) allocation. It is understood that the allocation was considered by the Council to no longer be deliverable primarily as a result of land ownership issues; however, the Council has not sought to replace the allocation on a like-for-like basis.

We understand that the decision not to replace the BGV allocation was primarily due to the long-term strategic objectives of the allocation, which was only expected to start delivering new homes towards the end of the plan period, and with the bulk of the allocation to be delivered beyond the plan period. As such, the Council felt that its removal was not considered to be fundamental to the soundness of the DBLP.

Whilst the DBLP consultation document also highlights other changes to the local plan, including the removal of an employment site in Marnham and the inclusion of a major planning permission at Bevercotes Colliery, EDF wishes to make the following representations primarily in respect of the removal of the BGV allocation and the potential associated longer-term implications for the Cottam site.

### **Cottam: Current Position & Technical Work**

EDF has previously made representations in favour of promoting its former power generation site in Cottam for redevelopment to create a new rural settlement, which has potential to deliver in the region of 1,650 residential homes, areas of employment uses, a new local centre, a primary school and associated public transport infrastructure, whilst also maintaining, where required, relevant on-site infrastructure, easements and rights of access relating to the continued operation of the adjacent Cottam Development Centre power station.

The current status of the Cottam site within the DBLP is set out under Policy ST6 Cottam Priority Regeneration Area, which identifies the Site as a broad location for mixed use regeneration. Importantly, the draft policy only supports the regeneration of the Site in accordance with a comprehensive masterplan framework, design code and a package of deliverable site infrastructure, which must all be agreed with BDC prior to any planning application being submitted.

Through consultation with its key stakeholders, BDC has identified some concerns regarding the deliverability of the Cottam site in the short term, particularly related to matters of flood risk and transport (including the impact of regeneration on the highway network and the need for an enhanced public transport network). Whilst EDF understands BDC's concerns regarding deliverability in the short term, we are clear that the redevelopment of the Site is achievable and commercially viable and could come forward earlier than suggested by the current draft policy, with a proportion of homes deliverable within the plan period.

EDF is currently in the process of commencing further work in respect of flood risk and transport matters and intends to engage further with BDC shortly. In addition, consultation is planned with Nottinghamshire County Council as the Local Highways Authority and also the Environment Agency as the key stakeholders in these matters.

As EDF has set out in previous representations, it does not expect draft Policy ST6 to be amended to an allocation per se as part of this current local plan review, but the work is intended to add further credibility to the Site's future redevelopment, in turn informing the next stage of masterplanning work and influencing a potential change in policy as part of the next local plan review process.

### **Bassetlaw Garden Village & Housing Land Supply**

It is noteworthy that the removal of the BGV allocation and updated evidence base indicates that the Council's supply of housing and employment land does not significantly change when compared to earlier drafts of the local plan. As noted above, the allocation was estimated to deliver approximately 500-600 homes within the latter years of the plan period, with the bulk of the allocation (circa 4,000 homes in total) to be delivered beyond the plan period (i.e. beyond 2038).

The updated Housing and Economic Development Needs Assessment (HEDNA - April 2022), indicates that the proposed changes in employment and housing land provision (when combined with updated records of planning permissions recently granted and housing completion rates for 2021/22), results in the Council's supply of housing land reducing by approximately 400 dwellings across the plan period (i.e. down from 12,938 dwellings to 12,551 dwellings between 2020 and 2038, or an annualised average of 691 dwellings per annum (dpa)).

It is acknowledged that, on an annual basis, this level of supply is sufficient to meet the Council's identified housing requirement of 584 dpa as well as the aspirational target of continuing recent completion rates of 644 dpa, as alluded to within the DBLP consultation document (paragraph 5.1.23).

It is noted however that there is significant reliance placed on a small number of larger sites such as allocations HS1, HS7 and HS13, which account for approximately two thirds of the housing land to be allocated within the draft local plan.

Large sites of this nature can often experience delays in delivery for a multitude of reasons, which has potential to reduce the pace of completions across the plan period and even put at risk the deliverability of the Council's objectives. Such delays can occur at any time during the development process with a few examples of common delays set out below:

- **Land ownerships** – the interests of multiple landowners across a single site regularly leads to disputes and delays which may occur prior to submission of a planning application (e.g. masterplanning, valuations, equalisation agreements etc) or completing land transactions post-planning. The BGV allocation has been removed as a direct result of land ownership matters, demonstrating the impact that landownership can have on deliverability. Similar disputes can still occur on smaller sites where there is only involvement of a single landowner and/or a single developer. Historic title issues, rights of access, agricultural tenancies and restrictive covenants can also result in significant delays before or after planning permission is granted on a site.
- **Technical constraints** – there are a vast number of reasons why a development may be delayed due to environmental or engineering related issues, either with a site or with a proposed development. This could include, inter alia, issues around archaeology, contamination, biodiversity/seasonal constraints, ground conditions, flood levels and service/utility routes.
- **Supply chain issues** – it is well-reported that the construction industry is going through an unprecedented period of cost inflation on materials and services as well as constrained supply chains and constrained main- and sub-contractor availability across many parts of the country, with no current certainty over when such issues may return to more stable and predictable levels. Such constraints are likely to slow the pace at which small, medium and large sites come forward.

Aside from site- or development-specific matters, and considering the length of the plan period in the context of current macro-economic conditions, there is also the broader issue of a potential stall or decline

in the housing market, which may disrupt the delivery of homes over a prolonged period (i.e. housebuilders would potentially pause construction if projected sales rates could not be sustained).

With the above in mind, there is potential for a shortfall of housing completions to occur in the mid to latter part of the plan period if some of the larger allocations do not come forward at the rates currently anticipated and without the benefit of the BGV allocation as an option to be brought forward earlier. As such, there appears to be scope and a need to add some additional certainty into Policy ST6 regarding the potential timing for delivery, subject to the technical and masterplanning matters first being resolved.

### **Cottam Priority Regeneration Site – Next Steps**

As noted above, EDF continues to progress two main streams of technical work relating to the flood environment and the highway network around Cottam. It is anticipated that the findings of this next stage of work will help to allay BDC's concerns regarding the deliverability and sustainability of the Cottam Site. Moreover, it is expected that the work will directly inform further masterplanning work in line with the objectives of Policy ST6.

Fundamentally, the removal of the BGV allocation results in a significantly reduced level of flexibility for delivery of housing within and beyond the plan period, and EDF considers that the Cottam site is well-placed to fulfil the longer-term aspirations of the Council to deliver a new sustainable settlement that combines a full complement of land uses and appropriate infrastructure, but which could also start to regenerate the Site earlier in the plan period if the identified matters are resolved.

For example, if the delivery of housing allocations fell behind the annual requirement rate in the mid- to latter part of the plan period, the Cottam site would by that point have resolved the identified issues of concern and been master planned to be capable of early delivery to address any identified shortfall, or indeed any objectively assessed uplift to the annual requirement (as may be carried out periodically in the meantime). Equally, if the technical and masterplanning issues are resolved earlier than expected, there would be nothing preventing commencement of the Site's sustainable regeneration regardless of the Council's wider supply and delivery of housing.

In order to build on the supporting justification for Policy ST6 at paragraph 5.4.19 of the Publication Version (August 2021), which states that *"once all policy requirements have been complied with, development could come forward"*, it is proposed to add a further provision into the policy itself to confirm that the Site could start to be delivered at any time during the plan period so long as the identified technical and masterplanning matters are first resolved / agreed with the Council.

It is proposed to add the following text to the end of the current point 2 as follows (additional text shown bold and underlined):

*"2. The proposed development at the Cottam Power Station should deliver a scheme in accordance with a comprehensive masterplan framework, design code and agreed site infrastructure delivery and phasing*

*plan and open book viability assessment. All must be agreed with the Local Planning Authority. **Once all matters are agreed with the Local Planning Authority, the principle of commencing development at any time during the plan period is supported, subject to planning permission first being granted.***

This suggested approach of planning both for the long-term delivery of housing beyond the plan period as well as introducing sufficient flexibility to the supply of developable land within the plan period (as may be required), is wholly consistent with the objectives of the national planning policy framework, and specifically the tests of soundness.

Within EDF's representations of October 2021, it was put forward to the Council that the emerging policy for Cottam be amended to include a list of appropriate land uses for the Site, albeit without committing to a specific scale of development for individual land uses. This suggested approach is expected to provide certainty both for the Council and a future developer of the Site and would greatly assist the masterplanning process required by Policy ST6 in due course.

With the above in mind, EDF wishes to reiterate the following list of land uses that are considered appropriate for inclusion within Policy ST6 in order to make the policy sound. It is proposed that the following text be inserted as a new 'point 3' as follows (the current 'point 3(a-k)' would need to be renumbered as point 4(a-k)):

*"3. Appropriate land uses for inclusion within the masterplan framework may include:*

- Residential uses, including market and affordable homes, care and other specialist residential uses*
- Employment-generating uses, including home-working, offices, light industry, manufacturing and logistics*
- Local centre, including small-scale retail, local services, food & drink and leisure uses*
- Primary school*
- Public open space, sports and recreation facilities*
- New transport infrastructure, including potential rail link and marina."*

EDF considers the proposed change to be a reasonable and rational increase in certainty for the Priority Regeneration Area, without precluding the findings of the next phase of technical work and master planning (as required by the emerging policy) by setting any prescribed target provision of dwelling numbers or other floor space parameters. It is respectfully requested that due consideration of this change is given by the Council ahead of submission of the Local Plan for Examination in Public.

## **Summary**

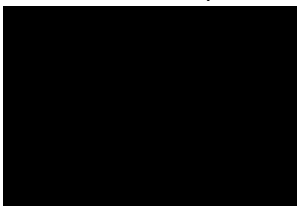
EDF welcomes the inclusion of the former Cottam Power Station within BDC's Draft Local Plan as a Priority Regeneration Area. Whilst EDF considers the redevelopment of the Site could commence during the plan period, earlier than anticipated by draft Policy ST6, it is recognised that there is further work and



consultation to be completed with a number of key stakeholders to ensure the sustainable redevelopment of the former power station site. It is proposed that this further work will commence in the near future.

EDF looks forward to continuing to work with the council both in terms of ongoing discussions regarding flood risk and transport matters as well as commencing further master planning work for the site in due course.

Yours sincerely,

A large black rectangular box redacting the signature of the Senior Associate.

Senior Associate

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# SA-NRF022



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 21 June 2022 16:13  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** Bassetlaw Local Plan 2020-2038: Publication Version - Second Addendum May 2022

**Importance:** High

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Hi [REDACTED]

## **Bassetlaw Local Plan 2020-2038: Publication Version**

### **Second Addendum May 2022**

I hope you are well?

I refer to the Council's recent consultation on the above Second Addendum.

Just a short line to confirm that our client, The Carlton Forest Partnership, is **fully supportive** of the latest consultation document as far as it relates to the inclusion of the Peaks Hill Farm allocation.

It is noted that the latest consultation document is little changed from the previous stage, other than to update housing numbers to deal with the extended Plan period and to remove all references to the previously proposed (and now omitted) garden village.

As before, our client remains fully supportive of the inclusion of the Peaks Hill Farm allocation – and remains committed to continue to work collaboratively with Hallam Land and the Council as necessary to bring this site forward for housing at the very earliest opportunity.

I trust the above is of assistance – and these latest representations will be recorded as appropriate for the Inspector's consideration.

[REDACTED]

MA(Hons)TP MRTPI  
Director

# SA-NRF023



[REDACTED]

---

**From:**

**To:**

**Subject:**

**Attachments:**

[REDACTED]  
21 June 2022 16:56

The Bassetlaw Plan

RE: Bassetlaw Local Plan Publication Draft Second Addendum - Top Farm, Elkesley  
Bassetlaw Local Plan Publication Draft Second Addendum Reps - Top Farm, Coalpit Lane, Elkesley.pdf

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

Dear Sir/ Madam,

I hope you're well.

Please find enclosed our representations to the Bassetlaw Local Plan Publication Draft Second Addendum consultation on behalf of our client, [REDACTED] respect of Land at Top Farm, Elkesley.

We welcome the opportunity to maintain engagement in the preparation of the emerging Local Plan and would be happy to discuss any of the points raised within this submission.

Please do not hesitate to contact me at this office should you wish to discuss the submission further.

I would be grateful if you could confirm receipt.

Kind regards,

[REDACTED]

[REDACTED]  
Planner  
Planning

Savills, 3 Wellington Place, Leeds, LS1 4AP



Tel

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Website : [www.savills.co.uk](http://www.savills.co.uk)



Before printing, think about the environment

21 June 2022  
Land at Top Farm, South of Coalpit Lane, Elkesley



By email to: [thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

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



Dear Sir/ Madam,

### **Bassetlaw Local Plan Publication Draft Second Addendum Consultation**

#### **Land at Top Farm, South of Coalpit Lane, Elkesley**

This submission has been prepared by Savills (UK) Ltd on behalf of the landowners of Top Farm, Elkesley, in response to the Bassetlaw Local Plan Publication Draft Second Addendum Consultation and in support of the land to the south of Coalpit Lane, Elkesley.

Firstly we welcome the amendments to draft Policy ST32, relating to Travel and Gypsy sites and further support the removal of draft allocation ref: GT00, land at Elkesley.

These representations however maintain our concerns in respect of policies ST1 and ST2 in so far as the categorisation of Elkesley as a small rural settlement and the reduction of the housing growth attributed to the village in this respect. These concerns are set out within our response to the Bassetlaw Local Plan Draft Consultation.

#### **Publication Draft Local Plan Second Addendum Commentary**

This section responds specifically to the Publication Draft Local Plan Second Addendum Consultation document in the context of our clients land. The comments will therefore be focused on Draft Policies ST1 and ST2.

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

As set out previously, we have no issue in principle to the overarching spatial strategy of Bassetlaw given it focuses on delivering sustainable development throughout the district which reflects the NPPF.

We approve of the growth directed to villages given that the NPPF (2021) clearly recognises the importance of rural housing in enhancing and maintaining the vitality of rural communities and requires planning policy to identify opportunities for villages to grow and thrive. In allocating the correct level of housing commensurate with their size will help sustain a critical mass and ensure key facilities and services continue to thrive and expand what they can offer as well as ensuring that younger generations are able to afford new homes and remain vibrant, attractive places to live.

It is important however that rural settlements such as Elkesley are correctly labelled within the settlement hierarchy to allow manage growth in a positive way through allocating deliverable sites to meet their needs.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

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## Draft Policy ST2: Rural Bassetlaw

The NPPF is unequivocal in its support for growth in rural areas and states that *'Planning policies should identify opportunities for villages to grow and thrive'* (paragraph 77) and supports the wider growth aspirations of the Local Plan.

Growth in villages will also ensure that an appropriate level of affordable housing can be delivered. High house prices in villages, driven by a lack of supply, often results in existing residents having to leave in order to secure more affordable homes elsewhere. The distribution of growth to these areas will contribute an appropriate mix and tenure of homes to meet the local housing needs.

It is also important that the emerging Local Plan considers the market requirement in a post-covid world. The pandemic has resulted in a shift in working practices, with more people working from home and a reduction in commuting or travelling for work. In turn, there has been an increase in demand for homes in countryside or village locations. Savills research publication entitled UK Housing Market Update (June 2021) has demonstrated that the pandemic has resulted in a 'race for space' with a demand for homes in more rural locations. Whilst this needs to be balanced with existing housing needs, there is the opportunity through appropriate growth to provide a mix of homes to meet the varying needs and demand at a micro and macro scale.

It is clear that there is a market for housing growth within villages, particularly those villages with key services as well as strong infrastructure links. An example of such a village would be Elkesley.

As mentioned previously, while we welcome growth directed to villages in order to maintain rural vitality there are two points to make. Firstly we question the categorisation of Elkesley as a smaller village rather than a large rural settlement and disappointed this still results in a housing requirement of 5% compared to the 20% which was mentioned in 2020. Secondly we would advise against the use of a 'cap' figure as it is inconsistent with the NPPF.

### Elkesley as a Large Rural Settlement

It is understood that the categorising the villages centres around the LPA's considered 'sustainability' of the these settlements to accommodate growth with the Rural Settlement Study the main evidence for the approach. We note that there is reference to the Bassetlaw Rural Settlement Study Update 2022. Having reviewed the Council's website this is not something we have been able to find. As such referring back to the Bassetlaw Rural Settlement Study 2020) we note from page 10 that a Large Rural Settlement will:

*"Play a role as a 'service centre' for other settlements, have individually 500 or more dwellings and have all of the following; a primary school, doctors surgery/health centre, a community centre/hall, a convenience store, a church and a public house."* (Page 10. Bassetlaw Rural Settlement Study November 2020)

We previously set out our commentary on the above criteria in the context of Elkesley and so by way of summary:

- Elkesley's role as a local rural service centre for other settlements (such as Gamston/ Markham Moor/ Rockley and West Drayton);
- The population of Elkesley, taking onboard the committed growth, would broadly be in line with the population of Blyth at c. 1,200 residents;
- As with our previous representations we would add that population size is also a crude estimate as it is relative to its area and should not be relied upon as the sole reason for allocating a settlement;
- Elkesley itself is sustainable and benefits from a Primary and Nursery School, coffee shop, bakery, pop up post office and a takeaway/ restaurant;

- Elkesley village also benefits from direct access on to the A1, improved as part of the recently completed new Elkesley Bridge Road infrastructure project which provides additional capacity and access to both Retford and Worksop;
- The village also benefits from four bus services departing from High Street, while run as a rural service, provide routes to Doncaster and Retford;
- The village also benefits from Elkesley Park Industrial Estate which consists of warehousing and distribution uses for employment opportunities; and
- We note that one of the eligible large rural settlements listed within draft Policy ST2 is Blyth. This is very comparable to that of Elkesley.

It is therefore our recommendation that Elkesley is upgraded to a large rural settlement given the village has a range of key facilities and shops and the opportunity for future facilities to generally meet the criteria (similar to that of Blyth). In the interests of effective, justified, positive and consistent plan making.

#### Planned and Future Sustainability

There is also a final factor that needs to be considered. Not restricting housing has a fundamental role to play in the sustainability of villages, such as Elkesley. In doing so it will make a contribution in meeting the overall housing targets for the area and should be recognised as a key component to the overall growth strategy within the district and in encouraging sustainable development more generally in rural areas. Paragraph 77 of the NPPF and PPG (rural housing) are clear on this.

It is important that rural settlements such as Elkesley are allowed to manage growth in a positive way through allocating deliverable sites to meet the needs and help sustain the critical mass and ensure facilities and services continue to thrive and expand as it has positively done so through the Neighbourhood Plan and will seek to do so again.

Flexibility should be included within policies relating to growth in villages, this includes allowing growth within and also adjacent to the settlement boundaries. This mechanism is in conjunction with other local authorities such as Central Lincolnshire, Policy SP4, which includes a sequential approach with priority given to brownfield sites but which does allow sensitive development on the edge of settlements.

The site, south of Coalpit Lane could help to alleviate the housing pressures and concentration of older generations and provide 'starter homes' to help affordability and home ownership within the village whilst also safeguarding the social infrastructure of the village.

The landowners of the site are also keen on maximising benefits back to the village and opportunities for other onsite facilities in agreement with the residents and Parish Council such as amenity greenspace.

It is clear that the village should not be restricted should they decide this is a suitable option for growth and as such the 5% 'cap' should be regarded as a minimum figure and not a maximum. In accordance with paragraph 77 of the NPPF.

Recommendation: remove 'cap' of % in favour of 'minimum' percent and flexibility in Policy ST2 to include a sequential test to the location of development both within and adjacent to the settlement, in the interests of positive and compliant plan making.

#### **Site Deliverability and Developability**

The land at Coalpit Lane represents a deliverable and developable site in accordance with the definitions contained within the NPPF. There are no known technical constraints (for example ecology, flood risk, drainage, ground and heritage) that would preclude this site coming forward. The landowners are willing and able to develop their land.



### Design Principles

The landowners are keen to create a legacy, working with the residents to avoid a 'conventional' housing scheme to create a world class exemplar of rural development - maximising benefits back to the village for generations to come. The landowner is also committed to providing Elkesley with a new village pub with input from commercial colleague noting its attractive location adjacent to the A1(m).

The following will aim to be incorporated in to any future scheme:

- A residential development which has the ability to create a unique and exceptional place making opportunity, creating a legacy for the village;
- Provide circa 60 new market and affordable houses with associated infrastructure to help meet Bassetlaw's rural housing numbers and Elkesley's local housing need;
- Ensure that it was in keeping with the history and character of Elkesley and look to enhance the built environment in the village;
- Encourage a low carbon lifestyle through the careful design of the scheme to include where possible low carbon design principles;
- Retain and enhance connecting green infrastructure corridors and build upon existing footpath links around the site to establish sustainable pedestrian and cycle access to local facilities;
- Provide local areas of open space for people to meet and play and retain views to the surrounding countryside;
- Provide significant tree planting across the site to mitigate the loss of any existing trees on site and to provide a strong street scene;
- Design development so that it is well related to the existing settlement from long range views, minimise 'cut and fill' of existing topography to retain the unique sense of place.

### **Summary**

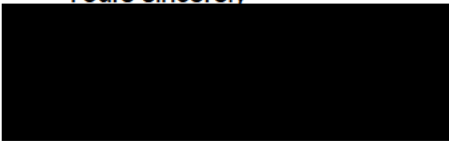
In summary, we set out our recommendations on the Draft Local Plan as follows, in the interests of effective, justified, consistent and positive plan making

- **Recommendation 1:** Elkesley to be moved up the settlement hierarchy and be recognised as a Large Rural settlement which affords 20% growth given the facilities and shops within the village. In the interests of justified, positive and effective plan making.
- **Recommendation 2:** remove 'cap' of % in favour of 'minimum' percent and flexibility in Policy ST2 to include a sequential test to the location of development both within and adjacent to the settlement in the interests of positive and compliant plan making.

We welcome the opportunity to maintain engagement in the preparation of the new Local Plan and would be happy to supplement this in the future as part of the forthcoming examination process. Should there be the need for any further information, please do not hesitate to contact Sophie Williams at the above office.

We look forward to receiving confirmation of receipt of the submission in due course.

Yours sincerely



Planner

# SA-NRF024



[REDACTED]

Hope you're well.

Absolutely fine to submit as a word document.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]

[REDACTED] >

**Subject:** Babworth Parish Council Statement representation to Policy S2 Bassetlaw Local Plan 2020 - 2038

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 Morning [REDACTED]

I hope you are well. [REDACTED] has been in touch with you in regard to Babworth Parish Councils response to Bassetlaw Local plan 2020-2038 Policy S2. I have the response in a word document format, is that ok to send to you directly as the link on the website to the Statement of representation has closed now? Or do you need me to send it to you in a specific format?

Kind regards

[REDACTED] (Babworth Parish Clerk)

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[REDACTED]

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

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## Babworth Parish Council Response to the Bassetlaw Local Plan 23/06/2022

### POLICY ST2.

Although Bassetlaw Council have tried to reassure Babworth Parish Council that there is flexibility in the location of the allocation of housing for the future Bassetlaw Local Plan within the Parish of Babworth. Babworth Parish council still feel that how the suggested allocation is distributed and location described is incorrect and could be open to a different interpretation, which would not benefit the Parish.

Throughout the “Bassetlaw Local Plan” process Babworth Parish has held a unique position. It is a very large geographical, rural parish which is sparsely populated. When the Garden Village was on the agenda, this was going to be situated within Babworth Parish which would have completely changed the demographic, character and makeup of the Parish forever. Now the Garden Village has been scrapped, Babworth Parish council think that the housing requirement (as described in the latest draft Bassetlaw Local Plan) is unfair, disproportionate, misrepresentative and incorrect.

Babworth Parish has approximately 260 dwellings within it, of these only 89 are located within Ranby Village (34% of the total for the Parish). If the next 3 largest clusters of dwellings are added together which are in close proximity to each other, this totals 79 dwellings, almost as big as Ranby Village. However, ALL of the housing requirement for the WHOLE of the Parish for the next planning period has been allocated to Ranby Village - this cannot be correct. All of the other small rural settlements within the “Bassetlaw local Plan” have a single large village base which makes up the vast majority of their housing stock for that parish, certainly over 50% of the total of the parish and nowhere near as low as Ranby village’s level of 34%. The eastern border of Babworth Parish is very close to Retford (within easy walking distance), which would provide more opportunities for work and services than within Ranby Village. Ranby Village is the settlement furthest away from Retford town centre, and also equidistant to Worksop town centre. The largest employer within Babworth parish is the Prison which is not located within Ranby village. The housing allocation for Babworth Parish must not be allocated solely to Ranby Village because it restricts opportunities across the rest of the parish which may be more sustainable and have much bigger benefits. It is depriving the other villages/settlements and the rest of the vast geographical areas of the Parish the opportunities to be developed. For example, there are also several farming businesses within the Parish, for whom their businesses need staff to live within a very short distance/on site due to the hours they work. There would be no room for expansion. Given the number of listed buildings and monuments in Ranby village, compared to these other settlements, the approval of new housing in other areas of the Parish would also be less restricted.

Babworth Parish is embarking on a neighbourhood plan which will identify these areas in more depth. However, either the housing allocation calculation should be made using Ranby Village only, i.e. 5% of 89 dwellings= 4.5 dwellings required OR the description of the area needs changing to include the whole of Babworth Parish including Ranby and the other settlements. Otherwise, the rest of the houses/people in the parish have not been identified/included. It has already been accepted that houses can be allocated within Babworth Parish, other than in Ranby Village as the proposed Garden Village was not within Ranby Village but was elsewhere within Babworth Parish. There have also been new dwellings developed within Babworth parish, outside of Ranby village. We believe that the

current proposal is a misapplication of the common “rule” that is being applied to the other villages and whole parishes.

5% of 89 houses, is 4.5 houses. Adding another 13 houses onto only 89 to start with is 15% - 3 times the proportion of new houses in other villages. Additionally, given the small number of 89 houses in this hamlet/village to start with- 13 more would make a massive impact to the village and change its lower density and rural character.



(Chairperson of Babworth Parish Council).

On behalf of Babworth Parish Council.