

**Bassetlaw Local Plan 2020-2037: Publication Version  
Addendum Regulation 19 Consultation January 2022 –  
February 2022**

**AD-NRF Responses 027-042**

REFERENCE NUMBER	ORGANISATION	PARTICIPATING IN HEARING SESSIONS
<a href="#">AD-NRF027</a>	Residents	Not indicated
<a href="#">AD-NRF028</a>	Resident	Not indicated
<a href="#">AD-NRF029</a>	Resident	Yes
<a href="#">AD-NRF030</a>	Spawforths on behalf of Albemarle Homes	Not indicated
<a href="#">AD-NRF031</a>	Resident	Not indicated
<a href="#">AD-NRF032</a>	IBA Planning on behalf of Carlton Forest Partnership	Not indicated
<a href="#">AD-NRF033</a>	Avison Young on behalf of National Grid	Not indicated
<a href="#">AD-NRF034</a>	Rotherham Borough Council	Not indicated
<a href="#">AD-NRF035</a>	P&DG on behalf of Welbeck	Not indicated
<a href="#">AD-NRF036</a>	Nottinghamshire County Council	Not indicated
<a href="#">AD-NRF037</a>	Doncaster City Council	Not indicated
<a href="#">AD-NRF038</a>	Resident	Not indicated
<a href="#">AD-NRF039</a>	Spawforths on behalf of Network Space Developments Ltd	Not indicated
<a href="#">AD-NRF040</a>	Nottinghamshire Wildlife Trust	Not indicated
<a href="#">AD-NRF041</a>	Resident	Not indicated
<a href="#">AD-NRF042</a>	Resident	Not indicated

# AD-NRF027





[REDACTED]

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**From:** [REDACTED]  
**Sent:** 16 February 2022 21:06  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** Objection to the peaks hill farm development

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

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 all impacts on climate change, for which the council has already been given a zero per cent rating for action to tackle climate change.
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.
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 won't have the infrastructure to support it.

I look forward to your response to my questions.

Regards

[REDACTED]

Sent from my iPhone

# AD-NRF028



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 16 February 2022 21:48  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** Resident Objection to Thievesdale Planning

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Hello

As a resident of the area, I would like to make my objection of the local plan for the Thievesdale area and building on working farmland.

Consideration for the provision of infrastructure does not seem to have been proved.

Current housing use and problems with the town centre have not been included. Trying to attract more people to live in the town needs to have the full structure of community to create a safe and thriving living space.

The voices of the current residents that have concerns about the vast plan seems to have been ignored.

Thank You

[REDACTED]

Sent from my iPhone

# AD-NRF029



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 17 February 2022 16:43  
**To:** The Bassetlaw Plan  
**Subject:** Re: consultation response appendices  
**Attachments:** Bassetlaw LP appendix A.pdf; Bassetlaw LP appendix B.PNG; Bassetlaw LP appendix B1.PNG; Bassetlaw LP appendix C.pdf; Bassetlaw LP appendix X.pdf; Bassetlaw LP appendix E.PNG; Bassetlaw LP appendix E1.JPG; Appendix D.pdf; Bassetlaw reg-19 DT ST1.pdf

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Dear Planning Policy

Please find formal response Form as final attachment - AD-NRF029 should be appended as a follow-on sheet please.

Other attachments on this email are Appendices A,B, B1, C, D, E, E1 with Appendix Y (excel spreadsheet still to come).

Please confirm receipt.

KR

[REDACTED]

On Thursday, 17 February 2022, 09:29:38 GMT, 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 2020-2037: Publication Version Addendum. Your reference number is **AD-NRF029**.

The consultation is running from **Thursday 6<sup>th</sup> January 2022 to 5pm on Thursday 17<sup>th</sup> February 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:** 17 February 2022 07:15  
**To:** The Bassetlaw Plan <TheBassetlawPlan@bassetlaw.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** consultation response appendices to follow

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The Bassetlaw Plan



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

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 17 February 2022 17:00  
**To:** The Bassetlaw Plan  
**Subject:** Re: consultation response FINAL APPENDIX Y  
**Attachments:** Bassetlaw LP 2022 Appendix Y.xlsx

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Good Afternoon

This is the final appendix to AD-NRF029 and its formal cover sheet.

Appendix Y is an excel spreadsheet that takes a lower housing target than 12,938 but never-the-less demonstrates what can be achieved with reference to land availability shown at appendix E 2016 SHLAA (disputed by LPA at appendix E1).

I look forward to receiving your confirmation.

Kind regards

[REDACTED]

On Thursday, 17 February 2022, 16:43:11 GMT, Danielle Troop [REDACTED]

Dear Planning Policy

Please find formal response Form as final attachment - AD-NRF029 should be appended as a follow-on sheet please.

Other attachments on this email are Appendices A,B, B1, C, D, E, E1 with Appendix Y (excel spreadsheet still to come).

Please confirm receipt.

KR

[REDACTED]

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Best wishes,



# The Policy Team

Bassetlaw District Council

Queens Buildings

Potter Street

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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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**Cc:** [REDACTED]  
**Subject:** consultation response appendices to follow

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



The Bassetlaw Plan

, , , ,

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

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## Bassetlaw Local Plan 2020-2037

### Publication Version Addendum Representation Form January - February 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 17<sup>th</sup> February 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

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

Please note:

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

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

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

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

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

All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

[Council's Privacy Notice Webpage](#)

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

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

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

Yes Y ☐

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

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

Yes Y ☐

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

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

Yes Y ☐

Printed Name:

Signature:

Date: 17.2.22

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

[REDACTED]

Organisation (if applicable):

R. Troop & Son

Address:

[REDACTED]

Postcode:

[REDACTED]

Tel:

[REDACTED]

Fax:

Email:

[REDACTED]

### 2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

## Part B - Your representation

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

Name or Organisation: R. Troop and Son

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

Policy: ST1

Paragraph: Fig 8 Columns 3,5,6

Policies Map: You haven't shown the true route of the A631

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

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

#### 4.(1) Legally Compliant

No ☐

#### 4.(2) Sound

No ☐

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

Yes ☐

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

This links to submitted comment AD-NRF029 (which should be viewed as “additional sheets” to this submission).

NPPF para 36 confirms that the test for soundness will be applied in a proportionate way where (footnote 22) non-strategic plans are included in the emerging Local Plan – taking into account the extent to which they are consistent with relevant strategic plans for the area. It is proportionate to state that column 3 of figure 8 “Made neighbourhood plan allocations without planning permission AS AT 1 DECEMBER 2021” renders the emerging Local Plan unsound, because although it refers to neighbourhood plans, their delivery forms an intrinsic element of the HOUSING DELIVERY STRATEGY for Bassetlaw – at present 15.4% (too low but significant) of all new housing to 2038.

AD-NRF029 demonstrates that the Everton Neighbourhood Plan was not POSITIVELY PREPARED with the fact that it was made in bad faith, continuing to reverberate ref: planning decisions. In view of figure 8 column 3 and the 1.12.21 deadline, Everton Neighbourhood Plan was deliberately set up to fail. Please find appendices A, B, C, D, E, X all relating to AD-NRF029 attached.

Appendix F demonstrating high weighting to rural objectors and low to urban is linked here:

<https://www.lincolnshirelive.co.uk/news/local-news/bassetlaw-housing-requirement-thousands-lower-6099967>

Based on our experience, there will be other unsound made Neighbourhood Plans in Bassetlaw containing allocated sites that do not meet Basic Conditions (see AD-NRF029). On that basis column 3 should be scrapped and replaced with allocations as the LPA has clearly struggled to manage public expectations in the Neighbourhood Planning arena with young/inexperienced officers capitulating to bad planning scenarios (such as unsafe access in Everton) in the hope that they fail at planning application level – not always the case (Hall Farm). This would mean that the emerging Local Plan for Bassetlaw, is delayed

Compliance with NPPF para16 is a legal requirement of local planning authorities undertaking their plan making functions (s39(2) Planning and Compulsory Purchase Act 2004). Not allowing Everton to grow to 2038 fetters sustainability. Everton is a Rural Service Centre on the A631 and where it relates to higher tier settlements, they are in Lincolnshire (Gainsborough) and S. Yorks (Bawtry/Doncaster). Because the A631 (the major east-west route in the district starting in Rotherham/Sheffield, not the A57, hence the success and high take up at Harworth and Styrrup ref B8 use) is a corridor at the top of Nottinghamshire linking Lincs to Yorks over 2 x rivers (the Trent and the Idle), Everton acts as a Service Centre for those commuting along this route since it is the only settlement between those 2 rivers, that is not by-passed. It is the case that when the A631 was altered circa 1960's, Everton traders successfully lobbied for the settlement NOT to be by-passed. At present, we are *fettered* by a total lack of housing allocations in the emerging Local Plan HOUSING DELIVERY STRATEGY meaning that we struggle to deliver the retail/other services that Everton and those who use Everton, needs. Instead of a convenience store and post office, we have a small Farm Shop selling milk/bread alongside coffee/sandwiches. We aspire to deliver a doctor's surgery and already have approval for an adoptable road well into the Stonegate Farm site on the A631 within the settlement boundary. The current HOUSING DELIVERY STRATEGY to 2038 will see Everton falter as oppose to thrive, in this strategic location. We have submitted required housing delivery numbers in previous consultation responses, but they have been ignored. The excel spreadsheet is reattached now.

Turnover of housing stock is low and already, children from multiple other settlements access the primary school. Our failed application x2 (2020 and 2021) on a SHLAA approved site that met the Basic Conditions during Examination, was for 2 bed houses that could be down-sized into..... many family sized units are under-occupied in Everton because there is nowhere to downsize TO. The made Everton Neighbourhood Plan states it wants smaller units but the schemes are not being approved. Instead, we have had a site that failed Basic Conditions at Examination, was scrubbed by the Examiner (Hall Farm), approved in 2021 for large houses and not a single 2 bed. Plots for large houses are currently being marketed for 400K each. We need smaller houses but to achieve this, the numbers allocated must be meaningful.

**Continue on a separate sheet if necessary**

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

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

1. The Housing Delivery Strategy within Policy ST1 must be withdrawn because Everton and probably other settlements, have been vexatiously excluded (see column 3 fig 8), despite having made Neighbourhood Plans.
2. Based on our experience to date with 2 x failed applications since the Everton Neighbourhood Plan was made, I do not believe that the windfall policy will be helpful and we will not be satisfied to run that risk.
3. The District Council must desist from Neighbourhood Planning because they are unwilling to exercise their Duty of Care towards site promoters, accept Examiner findings/allocate sites that meet Basic Conditions/comply with statutory processes - or manage Neighbourhood Plan Steering Group expectations
4. Instead, Policy ST1 must be withdrawn and with sites allocated by the LPA and not through the Neighbourhood Plan process. It will be quicker, cheaper and easier for the LPA than becoming entrenched in the NP process when subsequently, development control officers have the nightmare of implementing different policies for each and every settlement.
5. As part of this process, excessive numbers awarded to Worksop and other large settlements should be realigned so that sustainability can be achieved by Rural Service Centres in strategic locations. Please see excel spreadsheet attached. In this way both services and SMALLER properties in rural locales, can be delivered.
6. The Garden Village is not necessary with appendix ? demonstrating sufficient land. Every LPA in England has political difficulties when allocating sites but few turn to new settlements in green field sites as the solution. Those who do, are in high value locations with landscape designations/green belt where lack of housing acts as a brake on economic development. Bassetlaw is not in this category – the proposed jobs are in low skill warehousing/logistics
7. Employment sites must also be allocated by the LPA in rural locales. We have submitted employment sites, they show up in your SHLAA, but nothing has been done with them. Where are all the rural employment sites? Logistics is not the only game in town.
8. EXACT WORDING FOR POLICIES CAN BE FORWARDED PRIOR TO EXAMINATION/HEARING/SUBMISSION TO THE PLANNING INSPECTORATE. HAPPY TO RECEIVE A DEADLINE FOR THIS

**Continue on a separate sheet if necessary**

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



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

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

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

Yes ☐

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

I have been resident in Bassetlaw for over 20 years but have lived in other locales that are arguably, more successful. I have worked in 3 x Local Authorities and was for a number of years the National Housing Adviser for the CLA based in Belgravia, launching housing policies at Whitehall and the Senedd. I believe that Bassetlaw punches below its weight. I understand why Bassetlaw has selected D2N2 over Sheffield City Region, but it is not helpful to us in the north of the district.

I do not believe that the district will recruit the calibre of people it seeks with a new Garden Village bolted onto a large logistics hub on the A1. There is abundant available land as the attached SHLAA demonstrates. The district will do better to abandon burdensome Neighbourhood Planning and issue meaningful allocations in rural settlements where good design, better services and a range of unit sizes can be delivered to 2038 – without the inherent risk of failed large strategic extensions or new settlements. Thereafter, a marketing campaign is required, to sell the area to home workers/families.

Despite our terrible experience of the Neighbourhood Planning process, I will undertake to leave that element to written submission only.

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

# Feb 2022 Emerging Local Plan Consultation Response

## Bassetlaw: POLICY ST1

### Introduction

Relying on yellow-highlighted text, this submission objects to **POLICY ST1** of the emerging Local Plan (eLP) for Bassetlaw because it is not sound (para35 NPPF).

### Figure 8: Distribution of Housing Growth

1. The 3<sup>rd</sup> column to this table “Made neighbourhood plan allocations without planning permission” has the words “*as at December 1<sup>st</sup> 2021*” highlighted in yellow.
2. The Rural Service Centre of Everton has a made neighbourhood plan compliant with this date – but it does not have any allocations. Only a windfall policy. On that basis, the highlighted yellow figure of 256 and growth figure of 15.4% are **not robust** because Everton has been excluded.
3. This is because Examiner [REDACTED] RTPI scrubbed the allocations put forward by the Everton Neighbourhood Plan Steering Group/district council as they manifestly did not satisfy the Basic Conditions. Unlike the site being promoted by ourselves, which he sought to allocate – recognising Everton as a sustainable Rural Service Centre on the A631 corridor.  
EVIDENCE: Hearing transcript at Appendix X
4. The Everton Neighbourhood Plan was made in **very bad faith** and was not positively prepared. Both the district council and the parish council failed in their Duty of Care towards site promoters during delivery of the statutory process (2015 – 2021). The district council cannot be trusted to deliver neighbourhood planning in Bassetlaw, their behaviour was atrocious. The parish council was, ultimately, somewhat less bad – relevant people stood down and following legal advice, negative briefings [REDACTED]  
[REDACTED] No such change occurred from the district council. During neighbourhood plan gestation period, I was sued by [REDACTED] of the same name as our village and for a time, I was targeted by their fans on social media. However, it was never as bad as that experienced locally, aided and abetted by district and parish councils. [REDACTED] failed in their action against me (because they were successfully counter-actioned) and both directors and fans behaved like gentlemen subsequently.
5. The behaviour of the district council made it impossible for Examiner [REDACTED] to allocate sites as part of the Everton neighbourhood plan. They refused to allow him to make allocations that satisfied the Basic Conditions and, on that basis, he wouldn't make any. As a result the Rural Service Centre of Everton is unfairly **excluded** from Figure 8 column 3 – ergo – excluded from the Emerging Local Plan to 2038.
  - a. [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]
  - b. The Neighbourhood Plan Steering Group Chair, the Ward Councillor and the Secretary of State were reported through relevant channels for “political interference in the statutory process”.  
EVIDENCE: Ward Councillor re-election campaign material boasted of her efforts at Appendix B/B1. Also Appendix A
  - c. *Co-incidentally* or perhaps as a result of the reporting process, the Secretary of State did not retain his job with the change in Tory leadership, the Ward Councillor did not present herself as a potential Tory candidate for Bassetlaw, the Chair of Everton Parish Council, the Chair of the Neighbourhood Plan Steering Group and the Everton Parish Council planning lead, all stood down. Conversely, no change occurred at the district council.  
EVIDENCE: minute 300 at Appendix C
  - d. The Everton neighbourhood plan was “made” with the formal announcement on social media labelling us, as site promoters, a “*divergent party*”. The Parish

Council confirmed that this formal announcement had been authorised by the district council with both councils complicit in a campaign against us post 2015, leading me to encourage our children to leave the area and to shut down my local business.

EVIDENCE: Appendix D email to parish council (the announcement was taken down).

- e. Once the Everton neighbourhood plan had been made, the district council immediately, disingenuously, uploaded the discredited site assessments thus rubbishing our site in the context of the windfall policy.

EVIDENCE: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/all-neighbourhood-plans/everton-neighbourhood-plan/>

And as a result, a formal complaint was made reference the Head of Regeneration (12.8.21) covering her role in involving the former Ward Councillor (Appendix A), her role in denying the 2016 SHLAA (Appendix E), her dereliction of Duty of Care towards us, her (easily refuted) rebuttal to Council contra Examiner judgement of site assessments and finally, for allowing the discredited site assessments to be re-uploaded. [REDACTED] Director of Corporate Resources refused to investigate (24.9.21), articulating instead that we should go to the Ombudsman.

- f. The scrubbed site at Hall Farm secured planning approval in 2021 despite not complying with the Everton neighbourhood plan ref: unit sizes and despite the site having failed to meet Basic Conditions at Examination in Public/being scrubbed.
- g. The site promoted by ourselves has been refused twice, despite being positively assessed by the SHLAA, despite being recommended for allocation by Examiner [REDACTED] despite complying with all elements required by the Everton neighbourhood plan. Both refusal reports are extremely flimsy and it is clear that the case officer has not read submitted evidence. The refusals are structural. During the first submission, the site promoter [REDACTED] This occurrence was relayed to both the district council and the Parish Council making [REDACTED]'s refusal to consider breach in the dereliction of the Duty of Care both frightening and negligent. When it was discovered that the ex-Parish Councillor had been cautioned for threatening another individual, that his gun license had been revoked but that it was now returned; [REDACTED] This was because the district council's refusal to recognise their duty of care towards us, was now manifest.

----- Forwarded message -----

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Sent:** Monday, 18 October 2021, 18:12:23 BST

**Subject:** Re: Plymouth shootings Bassetlaw gun control (Case Ref: BC17625)

Good evening, [REDACTED],

Thank you for your reply and I fully understand your frustrations.

I think it would be a prudent move to collate all your evidence on this matter. I am happy to review this with you, if you would like to setup an appointment to come to our office or if you wish to discuss on the telephone, then please do let me know.

Best Wishes

[REDACTED]  
Senior Caseworker / [REDACTED]

Telephone: 01909 738 956

Web: [REDACTED]

From: [REDACTED]  
Sent: 12 October 2021 10:21  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Re: Plymouth shootings Bassetlaw gun control (Case Ref: BC17625)

Dear [REDACTED]

I had thought that this was good news and failed to thank you properly in a timely manner (albeit, I still wanted clarification that he could not get a firearms license from anywhere else in the country and come back).

Upon re-reading, I gauge that [REDACTED] still DOES have a fire-arms license. I don't understand how someone [REDACTED] (there are others who didn't go to the police) and [REDACTED] [REDACTED] I am going to have to collate all incidences (including erratic social media posts) and send to the police. I shall also contact those undertaking gun law review and would ask that my MP is involved in that review.

Thank you for your work to date

Regards

[REDACTED]

### **Solution**

1. Bassetlaw District Council must not be allowed to oversee Neighbourhood Planning in the district. Submitted evidence demonstrates that they have no regard for the statutory process, that they are willing to subvert Examiner findings, that they are willing to promote sites that do not meet basic conditions in favour of ones that do, that they have no regard for the Duty of Care reference site promoters (who are also residents). That they are negligent. I do not want anyone else to have to go through what we have experienced – ergo being targeted for having a deliverable site.
2. Figure 8 must have yellow highlighted column 3 removed and instead be replaced by allocations via a new statutory process. This is because Everton has been unfairly, deliberately, excluded from the new Local Plan process on the basis of a windfall policy that the district council insisted had to take the place of allocations (see Appendix X).
3. As part of this process, it must be recognised that the purported 1793-unit growth for the 35 Rural Settlements over 18 years, is too low to deliver sustainability. The Worksop allocation is too high with vociferous objections to strategic urban extensions in both Worksop and Retford, regularly in the local papers. In this regard, objectors/objections are not weighted equally across the district – those in rural areas are weighted more highly despite the absence of landscape designations in the district. Appendix F
4. The Garden Village is not supported and its allocation should be redistributed. It is justified via poor employment evidence that deliberately conflates B2/B8 and overstates the role of the A57 when in truth, both use classes deliver low skill employment. Contrary to suggestion in the Emerging Local Plan, D2N2 strategies do NOT portray logistics/warehousing (B8) as high skill roles. The Garden Village is intended instead, to house D2N2 skilled workers, employed further south when these workers would be more likely to purchase housing in one of Bassetlaw's Rural Service Centres as opposed to a soulless new settlement bolted onto multiple logistics sheds, on the A1. Home working is not referenced. The Garden Village proposal is inherently risky, a supply side gambit (despite all reference to supply side now deleted in favour of "completions scenario" and the like – highlighted yellow) because the evidence base has been distorted. Worksop allocations are sky high in the current emerging Local Plan because post 2038, everything will go to Apleyhead, risking Worksop's regeneration.

[REDACTED]

I wish to attend the Emerging Local Plan Examination/Hearing. Appendices to follow.

## EVERTON PARISH COUNCIL

	<p style="text-align: center;"><b>Minutes of the Parish Council Meeting</b></p> <p>A Meeting of Everton Parish Council was held in the Village Hall on Monday 4<sup>th</sup> March 2019 at 7.15pm.</p> <p>Present were: Councillors D. Bardsley, P. Woods, M Wright, S. Wiles, A. Ballarini, J. Dunn and R. Troop. Also in attendance: T. Taylor (County Councillor), PCSO D. Airey and A. Hayward (Clerk)</p>
252	<p><b>Public Session</b></p> <p>A member of Misson Parish Council (also Chairman of the NEBF) was in attendance. The purpose of his visit was to find out whether Everton was experiencing any problems with odours from the mushroom farm. Members were not aware of any problems at the present. Cllr. Bardsley would be willing to put details of where to complain in the HEDS magazine should it become a problem.</p> <p><u>County Councillor</u></p> <p>Cllr. Taylor reported as follows:</p> <ul style="list-style-type: none"> <li>• The Budget had been passed. There is a 3.99% increase (2.99% main council and 1% ringfenced for social care). The Bassetlaw DC Budget is to be considered next week.</li> <li>• The Local Improvement Scheme is now closed for bids and NCC can now start assessing the bids put forward.</li> <li>• There was no update on the proposed yellow lines for the High Street.</li> <li>• Cllr. Taylor offered to look over the comments from Highways (Martin Green) re. the Cemetery extension proposals. Clerk to email details of the pre-application and comments received.</li> </ul>
253	<p><b>Apologies for absence</b></p> <p>Apologies were received from Cllr. Alty (work commitment) and D Kerford (illness). Apologies were also received from Dist. Cllr. A Simpson</p> <p>All apologies were accepted</p>
254	<p><b>Declarations of interest</b></p> <p>There were no declarations of interest.</p>
255	<p><b>Recording of Meeting</b></p> <p>No intentions to record the meeting were received.</p>
256	<p><b>Minutes</b></p> <p>The minutes of the meeting held on Monday 4<sup>th</sup> February 2019 having been circulated, were accepted as a true and correct record. The Council approved the minutes and the Chairman duly signed them.</p>
257	<p><b>Matters arising from the minutes</b></p> <p>Item 240 – minutes should read ‘damaged’ sign not ‘disappeared’</p>
258	<p><b>Crime and Policing</b></p> <p>PCSO D Airey reported that there had been 3 reported crimes of interest in February:</p> <p>11/02/19 – Burglary Other, Church Street – attempted break-in</p> <p>15/02/19 – Burglary Other, Everton Sluice Lane – stainless steel oven stolen</p> <p>28/01/19 – Theft Other, Bawtry Road – sink and copper stolen from property under renovation</p>

# **EVERTON PARISH COUNCIL**

	The full report had been distributed prior to the meeting.
259	<p><b>New Planning Applications</b>  Ref. No. 19/00097/COND and 19/00162/COND – Land West of Corner Farm. Proposed Residential Developments of Nine Dwellings and 2 Rural Offices.  Discharge of Conditions 3, 12, 5 and 11</p> <p><b>Resolved:</b> No objection, no comments</p>
260	<p><b>Planning Applications (received after agenda was printed)</b>  Ref. No. 19/00198/HSE – Laurel Cottage, Replacement Boundary Wall.</p> <p><u>Resolved:</u> No objection, no comments</p> <p><b>Planning Other</b>  Appeal Ref. APP/A3010W/19/3221324 – Two Trees, Mattersey Road, Everton  Erect Detached Dwelling with Integral Garage, Including Demolition of an Existing Garage (original PA 18/01371/OUT)</p> <p>Notification had been received that an appeal had been lodged against the refusal of planning permission for the above development.</p> <p><b>Planning Enforcement</b>  Cllr. Bardsley reported that it had been noticed that the parts of the hedge were being taken out to make new entrances on the field at the far end of Mill Lane where it intercepts with Pusto Hill Lane. Clerk to report to Planning Enforcement.</p>
261	<p><b><u>Planning Determinations</u></b>  None</p>
262	<p><b>Finance</b>  Accounts for payment. The following payments were agreed. Cheque numbers in brackets.</p> <ul style="list-style-type: none"> <li>• Staff: £529.29 (855-857)</li> <li>• HMRC: £120.80 (858)</li> <li>• Starboard Systems Ltd: £154.80 (859)</li> <li>• North Notts Landscapes: £456.00 (860)</li> <li>• Sharpe Group Ltd: £72.00 (861)</li> <li>• Mrs Elliff: £10.00 (862)</li> </ul> <p>The bank reconciliation was agreed and signed by the Chairman.</p> <p><u>2019/20 Budget</u>  A final check by of the proposed Precept figures agreed at the last meeting revealed a slight error. The amended figures submitted were £11,119 (2018/19: £11,650). Impact on Taxpayer (Band D) £29.88 (2018/19: £32.53).</p> <p><u>Annual Return 2017/18</u>  The external auditor, PKF Littlejohn has now confirmed that the Parish Council did make proper provision during he year 2017/18 for the exercise of public rights in terms of the</p>

## EVERTON PARISH COUNCIL

	published dates. They confirmed that their database was not updated to recognise the actual public rights dates used.
263	<p><b>Location of New Litter Bin</b></p> <p>After consultation with and seeking approval from the Metcalfe Committee, it was agreed to request an additional bin to be placed in the vicinity of the church field and this was subsequently installed. However, the bin was large, old and unsightly and was put in close proximity to a resident's property. This prompted one formal complaint and also several other indirect complaints. The bin subsequently disappeared. Clerk asked to response to the resident's complaint explaining that a new, more discrete bin would be installed. Clerk also asked to arrange a meeting with the Cleansing Officer.</p>
264	<p><b>Request from the Metcalfe Recreation Committee</b></p> <p>A request had been received from the Chairman of the Metcalfe Trust for the Parish Council to consider making a donation to the Trust. Cllr. Bardsley explained that in the past, the Parish Council gave grants in the region of £1,000, but in recent times this has been reduced as it was considered that it was not required. However, with the loss of a large proportion of the village hall hire income (some groups have recently disbanded) they struggle to cover the day-to-day running costs. The consensus was that the Parish Council should support the village hall as it is an important asset to the community and all should work together to preserve it. It was resolved to make a donation of £1,000 (Clerk to prepare cheque for the next meeting).</p>
265	<p><b>Risk Review and Asset Inspection</b></p> <ol style="list-style-type: none"> <li>1. Overgrown tree on Sluice Lane. Clerk has chased up GR33N who are investigating as to whether it is part of their land or Highways responsibility.</li> <li>2. Cllr. Bardsley reported that there was moss on the path near Long Meadows. Clerk to instruct North Notts Landscapes to clear this.</li> <li>3. Cllr. Wright reported that BT are to return to carry out remedial work on Harwell Lane</li> <li>4. Cllr. Wiles reported that he was still pursuing the possibility of lighting on Kissing Gate Lane.</li> <li>5. Cllr. Wiles reported that there was a build up of leaves on the public footpath next to the recreation ground.</li> </ol>
266	<p><b>Neighbourhood Plan Update</b></p> <p>Cllr. Ballarini reported that following the outcome of the public hearing, the Group had arranged a meeting with BDC Planners with a view to developing a windfall policy. The meeting took place but the meeting did not go as planned. Cllr. Simpson and Ms Alderton-Sandbrook joined the meeting. In the main, the time was taken up discussing the various issues raised by the Examiner. The Examiner had suggested a four-week consultation period, but had agreed to a delay until after the upcoming elections. The Group still needed to develop a windfall policy, but needs to be mindful that this does not conflict with the emerging BDC Local Plan. With the support of the Parish Council, District Councillor Simpson agreed to take up certain issues at a government level.</p>
267	<p><b>Fountain Developments (Walkeringham) Ltd</b></p> <p>A local company called Fountain Developments had contacted Cllr. Bardsley. They could be interested in purchasing and developing the land off Bawtry Road and were interested in the Parish Council's opinion. It was agreed to invite them along to the next Parish Council meeting to in order to open up a dialogue with them.</p>



## EVERTON PARISH COUNCIL

268	<p><b>Cemetery Extension Update</b></p> <p>Cllr. Bardsley reported that a pre-application meeting with Bassetlaw District Council took place 8<sup>th</sup> February. From a planning point of view there seem to be little problem with the proposal. However, NCC Highways objected on grounds of road safety, particularly in view of the blind bend from Chapel Lane and the narrowness of Harwell Lane. A subsequent meeting was held with the Highways Officer, Mr Martin Green. In his opinion, if the scheme were to go ahead, they would require significant highways alterations/widening of the bend (including removal of street light and possibly a sewer). The costs of which would be prohibitive. The relatively low number of funerals (average around 4/5 year) and very low traffic levels did not influence his opinion.</p> <p>There followed some discussion about the next steps. Cllr. Kerford thought a planning application is likely to be rejected by Bassetlaw District Council as they would be reluctant to go against Highways, but this might be won on appeal.</p> <p>Another issue was to understand the ground conditions. This could be ascertained by drilling down to about 8 feet in several locations within the grounds. Cllr. Bardsley agreed to write to the Magnus Trust to seek permission to carry out this work as well as bringing them up-to-date with the Parish Council's findings/thoughts so far.</p>
269	<p><b>Youth Club Update</b></p> <p>Cllr. Bardsley reported that the numbers of young people attending the Youth Club continues to be disappointing. Cllr. Bardsley has distributed more leaflets and the youth workers had delivered leaflets to households in the village. It was agreed to carry on with the Youth Club for a few more weeks to see if numbers improve.</p>
270	<p><b>Local Elections</b></p> <p>The Clerk distributed the nomination packs. These needed to be hand delivered to Bassetlaw District Council by 4pm on Wednesday 3<sup>rd</sup> April. It was advisable to make an appointment with BDC Electoral Services to have them checked over.</p>
271	<p><b>Report Back from the Parish Forum</b></p> <p>Cllr. Ballarini reported that there had been 3 presentations</p> <ol style="list-style-type: none"> <li>1. Election Process</li> <li>2. Recycling in Bassetlaw</li> <li>3. Update on the draft Local Plan. The current consultation was on the strategic part of the plan.</li> </ol>
272	<p><b>Correspondence (arriving after the agenda was printed)</b></p> <ol style="list-style-type: none"> <li>1. Police Rural East Bassetlaw Priority Setting Committee – Future meeting dates</li> </ol>
273	<p><b>Exchange of Information Only (Allowed by Chairman)</b></p> <p>Cllrs. Ballarini and Woods gave their apologies for the next meeting.</p>
274	<p><b>Date and time of the next Meeting</b></p> <p>It was agreed that the next meeting would take place at the Village Hall on Monday 1<sup>st</sup> April 2019 at 7.15pm. The Chairman closed the Meeting at 9.13pm.</p>



*As your elected representative on the Parish Council for the past 13 years, I have always worked and voted in the interests of my residents.*

*I am lucky that I was elected as a Conservative Councillor as that means I am able to make a difference. Numbers count in any Committee situation. I have never, ever voted against the interests of my residents and I never will. Some of the Independents vote only with Labour.*

*In January I arranged a meeting for the Parish Council with Bassetlaw Environment team which Simon Middlebrook attended along with a Parish Councillor and the new Parish Clerk. The meeting was a very progressive one and we discussed the timeline for the intended work to fully enclose the site. I had a meeting last week with the Environment team and I am pleased to be able to tell you that the tender for the work have been returned and will be discussed over the next week or two. All parties are endeavouring to reach a final conclusion by the end of the year, I am proud to have played a part in this.*

*There are suggestions of potential problems with Neighbourhood Plans and I met with the Secretary of State for Housing and Local Government in late February to discuss some issues. I have another meeting planned for later this month and the current Local Plans and the fit with Neighbourhood plans will be discussed.*

Annette Simpson  
Intro  
Joined  
Went to Mollie Comprehensive School  
From Rotherham



Annette Simpson  
February 22

5/22/18, 1:13 PM

Photos



## RE-ELECT A PROACTIVE DISTRICT COUNCILLOR

Annette will always take up an issue on behalf of either a group or an individual resident.

Seen here meeting the Rt. Hon. James Brokenshire MP, Secretary of State for Housing and Local Government, over lunch, about issues relating to Everton.



## EVERTON PARISH COUNCIL

	<p style="text-align: center;"><b>Minutes of the Annual Meeting of the Parish Council</b></p> <p>The Annual Meeting of Everton Parish Council was held in the Village Hall on Friday 10<sup>th</sup> May 2019 at 7.15pm.</p> <p>Present were: Councillors M. Wright, S. Wiles, P Woods, G Alty, J. Dunn and R. Troop. Also in attendance: T. Taylor (County Councillor), PCSO D. Airey and A. Hayward (Clerk)</p>
299	<p><b>Elect a Chairman</b>  Nomination: Cllr. J Dunn  Proposer: Cllr. P. Woods  Seconder: Cllr. R. Troop (all in favour)  There being no other nominations, Cllr. J Dunn was duly elected Chairman.</p>
300	<p><b>Declaration of Acceptance of Office by the Chairman</b>  Cllr. Dunn duly signed the Declaration of Acceptance of Office.</p> <p>Cllr. Dunn thanked those Councillors who, for personal reasons did not stand for re-election. Letters of thanks to be sent to D. Bardsley, A. Ballarini and D. Kerford. A Letter of thanks also to be sent to Annette Simpson the outgoing District Councillor.</p> <p><u>Public Discussion Period</u>  <u>Tracey Taylor, County Councillor</u>  The Council has been in purdah due to the local elections. The County Council AGM is to take place next week. On the agenda is a discussion about its attitude to becoming carbon neutral. Highways has now agreed the capital projects for 2019/20 and there are no new ones for Everton. Bidding for projects for next year's capital programme will be opened around August/September time.</p> <p><i>Cllr. Wright joined the meeting.</i></p>
301	<p><b>Co-option of Parish Council</b>  No applications had yet been received.  Resolved: to include in the next edition of HEDS and advertise on the Parish Council notice board and website.</p>
302	<p><b>Declaration of Acceptance of Office by all Councillors</b>  The declaration of acceptance of office forms were signed by the following councillors: J. Dunn, R. Troop, M. Wright, P. Woods, G. Alty and S. Wiles.</p>
303	<p><b>Apologies for absence</b>  Apologies were received from Cllr. Wright (lateness)</p>
304	<p><b>Declarations of Interest</b>  Cllr. P Woods – Item No. PA 17/00635/OUT (non-pecuniary)</p>
305	<p><b>Recording of Meeting</b>  No intentions to record the meeting were received.</p>
306	<p><b>Elect a Vice-Chairman</b>  One nomination was received  Nomination: Cllr. R Troop</p>

**EVERTON PARISH COUNCIL**

	<p>Proposed: Cllr. P Woods  Seconded: Cllr. S Wiles (all in favour)  There being no other nominations, Cllr. R Troop was duly elected Vice-Chairman.</p>
307	<p><b>Neighbourhood Development Plan</b>  Mr Bardsley attended on behalf of the NDP Working Group to outline and seek approval of amendments to the plan (details circulated to members prior to the meeting). The amendments were in response to the comments/recommendations made by the Independent Examiner at a public hearing held in the Village Hall on 10<sup>th</sup> January 2019. Mr Bardsley summarised the main changes which included the inclusion of a Windfall Policy and amendments to the Housing Chapter. All documents relating to the Examination can be accessed on the village website. These changes will be subject to a six-week public consultation from 15<sup>th</sup> May 2019. There are two drop-in consultation events which will be held on Friday 17<sup>th</sup> May and Saturday 18<sup>th</sup> May.</p> <p>Resolved: The Parish Council agreed to approve the recommended changes.</p>
308	<p><b>Minutes</b>  The minutes of the meeting held on Friday 1<sup>st</sup> April 2019, having been circulated, were accepted as a true and correct record.</p>
309	<p><b>Matters arising from the minutes</b>  There were no matters arising from the minutes.</p>
310	<p><b>Crime and Policing/Community Road Safety Scheme</b>  Cllr. Alty reported that last month's optimism was premature. Unfortunately, this month there has been zero take up from members. Cllr. Alty proposes to try again for another month but will need to hand back the equipment soon.</p> <p>PCSO D Airey reported that there had been 1 reported crime of interest in April, as follows:  30/04/19 – Criminal Damage Other, Eel Pool Road. Damaged caused to kerb and grassed area outside caller's property.</p> <p>The full report had been distributed prior to the meeting.</p>
311	<p><b>New Planning Applications</b></p> <p><b><u>Reserved Matters Application for Approval of Landscaping, Appearance, Layout and Scale following Outline P.A. 17/00635/OUT to Erect 5 Dwellings</u></b>  Land Off Mattersey Road Everton Doncaster South Yorkshire DN10 5BP  Ref. No: 19/00385/RES</p> <p>Comments: The Parish Council concurs with the comments/recommendations made by the BDC Conservation Officer. There were concerns about the viability of the proposal for a bin collection point and whether this would work in practice.</p> <p><b><u>Discharge of Conditions 3, 5, 6, 8 and 10 of Planning Permission 18/01461/FUL - Erection of One Dwelling and Construction of New Access with Proposed Diversion of Existing Footpath</u></b>  Hall Farm Gainsborough Road Everton South Yorkshire DN10 5BW  Ref. No: 19/00572/COND</p> <p>Resolved: No objection</p>

**EVERTON PARISH COUNCIL**

	<p><b><u>Single Storey Rear Extension and Garage Extension to Front, Render to Existing External Walls and New External Decking to Rear</u></b>  Summerfield Mattersey Road Everton Doncaster South Yorkshire DN10 5BN  Ref. No: 19/00238/HSE</p> <p>Comments: Defer this to the Conservation Office. The proposal is in the vicinity of the Grade II listed windmill.</p> <p><b><u>Demolish Existing Dwelling and Erect Detached Dwelling with Detached Two Storey 3 Bay Garage/Workshop and Alter Existing Access</u></b>  Sandy Garth Mattersey Road Everton Doncaster South Yorkshire DN10 5DP  Ref. No: 19/00401/FUL  Comments: This proposal is in a conservation area. Possible issue with the size and scale of the proposal. The proposal is next to a listed building.</p>
312	<p><b>Planning Applications (received after agenda was printed)</b>  <b><u>Erection of Single Storey Double Garage</u></b>  Wheelwrights Cottage, Old Post Office, Everton</p> <p>Comments: Defer to the Conservation Officer. Wisteria Cottage is a Grade II listed building, possibly out of keeping.</p>
313	<p><b>Appointment of an Audit Committee</b>  No appointment made as it was felt that an Audit Committee was not necessary at this time.</p>
314	<p><b>Appointment of an Urgent Business Powers Committee</b>  Cllrs. Dunn and Troop appointed to the Committee. Other members to be appointed as and when necessary</p>
315	<p><b>Appoint a Representative to serve on the Bassetlaw Parish Forum</b>  Cllr. Alty appointed as Representative to serve on the Parish Forum</p>
316	<p><b>Appoint a Representative to serve on the North East Bassetlaw Forum NEBF)</b>  Cllr. Woods appointed as Representative to serve on the NEBF.</p>
317	<p><b>Appoint a Representative to serve on the Bassetlaw Rural Conference</b>  No specific appointments made. All members free to attend as they wish.</p>
318	<p><b>Appoint a Representative to serve on the Police Priority Setting Group</b>  Cllr. Troop appointed as Representative to serve on the Police Priority Setting Group.</p>
319	<p><b>Appoint a Representative to serve on the Metcalfe Recreation Committee</b>  Cllr. Wright appointed as Representative to serve on the Metcalfe Recreation Committee.</p>
320	<p><b>Appoint a Representative to serve on the IGAS Community Liaison Group</b>  Position left open</p>
321	<p><b>Appoint a Representative to oversee Youth Club activities</b>  Cllr. Woods to oversee Youth Club activities</p>
322	<p><b>Other Handover Arrangements/Responsibilities</b>  Community Road Safety Scheme – Cllr Alty  Highways Issues – Cllr. Wiles  Cemetery Extension – Cllr. Wright</p>

## EVERTON PARISH COUNCIL

	Environmental Issues – Cllr. Troop
323	<p><b>Finance</b></p> <p>Accounts for payment. The following payments were agreed. Cheque numbers in brackets.</p> <ul style="list-style-type: none"> <li>• Staff: £747.55 (870)</li> <li>• CPRE: £5.00 (871)</li> <li>• NALC, LCR Subscriptions: £17.00 (872)</li> <li>• North Notts Landscapes, grass cutting: £350.40 (873)</li> <li>• Sharpe Group, spam filter: £72.00 (874)</li> <li>• HMRC, PAYE: £49.40 (875)</li> <li>• Came &amp; Co, annual insurance premium: £441.09 (876)</li> </ul> <p>The bank reconciliation was agreed and signed by the Chairman.</p> <p><u>Bank Signatories</u></p> <p>It was agreed that as there were currently three Councillor signatories and the Clerk it was not necessary to add any more at this time.</p> <p><u>Insurance Quote</u></p> <p>Resolved: to agree the insurance quote of £441.09 from Came and Co. The policy now covers both the Parish Council and the Joint Burial Committee. There was a query as to whether or not the war memorial was covered by the policy. Clerk to make enquiries.</p>
324	<p><b>Risk Review and Asset Inspection</b></p> <ol style="list-style-type: none"> <li>1. Overgrown trees on Sluice Lane. Clerk to chase up Via East Midlands/Developer as work has not yet been carried out on the trees.</li> <li>2. Cllr. Wiles reported that he is still pursuing lighting on Kissgate Lane. Also, the hedge on one side of the lane requires cutting back. Clerk to write letter.</li> <li>3. The footpath opposite the windmill on Mattersey Road is becoming overgrown. Clerk to contact Via East Midlands.</li> <li>4. Pusto Hill - Cllr. Dunn reported that a tree which is growing on the raised area requires attention. Cllr. Dunn to obtain quote from tree surgeon for required work.</li> </ol>
325	<p><b>Dog Litter Bin</b></p> <p>The Clerk informed members that the new dog litter bin was on order and will be delivered on 21st May 2019.</p>
326	<p><b>Project for 2019/20</b></p> <p>Deferred until next meeting.</p>
327	<p><b>Best Kept Village Competition 2019</b></p> <p>The following preparations were agreed.</p> <ul style="list-style-type: none"> <li>• Councillors were allocated roads/areas within the village to check over/litter pick before the first round of judging starts in June.</li> <li>• Clerk to ask North Notts Landscapes to carry out work detailed in the Lengthsman Scheme Contract, including grass cutting and removal of moss at Long Meadows. Clerk to request that the BDC road sweeper visits the village before the competition.</li> </ul>



## EVERTON PARISH COUNCIL

	<ul style="list-style-type: none"> <li>Details of the competition to be included in the HEDS magazine with a request that residents and business owners to their bit and make a special effort for the competition.</li> </ul>
328	<b>Lengthsman Scheme 2019/20</b> The Clerk confirmed that the Lengthsman Scheme will continue for 2019/20 and an invoice for £1,000 will be issued to Nottinghamshire County Council.
329	<b>Youth Club Update</b> Due to the Easter break there had only been one session in April.
330	<b>Cemetery Extension Update</b> Cllr. Wright confirmed that the Parish Council had the agreement from the Magnus Trust to carry out the bore hole/digging to ascertain whether or not the site is suitable before submitting a planning application. Cllr. Troop offered to help with the work
331	<b>Correspondence (arriving after the agenda was printed)</b> None received.
332	<b>Exchange of Information Only (Allowed by Chairman)</b> Concerns were raised again about activity coming from a location at the bottom of Harwell Lane. Clerk to follow up with Mr Kerford who had previously brought this to the Parish Council's attention.  Signage on the main road near the housing development was blocking the view for vehicles. Clerk to inform Highways.
333	<b>Date and time of the next Meeting</b> It was agreed that the next meeting would take place at the Village Hall on Monday 3 <sup>rd</sup> June 2019 at 7.15pm. The Chairman closed the Meeting at 9.06pm.

[REDACTED]  
**Clerk to the Council**

**Tel: 01427 891118**  
**Email: [theclerk@evertonvillage.org.uk](mailto:theclerk@evertonvillage.org.uk)**

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

Our Ref:  
Your Ref:

Date 25 June 2021

[REDACTED]  
[REDACTED]  
[REDACTED]  
Everton  
Nr Doncaster  
South Yorkshire  
[REDACTED]

Dear [REDACTED]

With reference to your email dated 24 May 2020, The Parish Council has taken legal advice and responds as follows:

**Facebook Post - Neighbourhood Plan Referendum**

The phrase 'divergent view' was used to merely convey that the Neighbourhood Plan has taken into account and recorded differing views. The purpose of the post was an encouragement to vote only, not an encouragement to vote in a certain way. The phrase 'divergent views' was not expressed for the purpose of being pejorative; there was no attempt to express contempt or disapproval. In view of this, the Parish Council's opinion is that the post does not merit an apology.

**Parish Councillor's Conduct**

The Parish Council will pass this on to the District Council's Monitoring Officer, but under the code of conduct complaints procedure, the conduct complained of must have occurred within the last 90 days. For reference the Councillor referred to resigned from the Parish Council in March 2020.

**Neighbourhood Plan Examination**

Further clarification regarding the Neighbourhood Plan examination stage can be sought by contacting the Neighbourhood Planning Team at Bassetlaw District Council.

Yours sincerely

[REDACTED]  
Clerk to the Council



## Land Availability

Table 3: Potential housing delivery (no. of dwellings)

Settlement	2017 – 2021	2022 - 2026	2027 - 2032	2032+	Total Potential Capacity
Worksop	1045	987	523	0	2555
Retford	970	1518	697	1041	4226
Harworth	509	1083	628	286	2506
Sustainable Rural Settlements	1445	2893	1606	508	6452
TOTAL	3969	6481	3545	1835	15739

## OFFICER RESPONSE

The housing targets in the Local Plan are necessary to be consistent with national policy. Unfortunately there is not enough land available to meet housing needs. The Garden Village helps meet those targets. The Local plan and Neighbourhood Planning support appropriate growth in rural villages proportionate to its place.

## Everton Neighbourhood Plan Hearing – Transcript

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

[REDACTED] Intro

2. Role of Examiner – solely to determine whether plan meets Basic Conditions/legal requirements/statutory tests inc: whether the policies relate to the use of the land:

### **BASIC CONDITIONS**

- a. Is it appropriate to make the plan? How does the doc relate to NPPF etc
  - b. Will the plan deliver sustainable development? NPPF definitions (3 strands)
  - c. Whether it is in general conformity with the adopted local plan ie: Core Strategy NOT the emerging Local Plan although the evidence base for the latter can be used
  - d. Whether the plan complies with EU directives
  - e. Whether the prescribed conditions are met (see earlier)
3. He can recommend plan goes forward without amendment to referendum, OR forward with amendment OR not go forward to referendum
4. Normally NP's are dealt with by written material and he will continue to take heed of these BUT these may not be discussed today. Holding of a public hearing is exceptional and this is the first in Bassetlaw.
5. 15<sup>th</sup> Nov doc sent out by him plus guidance note (12<sup>th</sup> Dec) is the framework for the session ie: the questions he will ask. BUT he may cover related matters. He will read them out for audience. His published agenda is the running order.
6. Housekeeping
7. Manner of Hearing – no cross examination but potential for round table discussion BUT he is leading it and asking the questions. Will be quite informal albeit we must recognise the importance of this doc (the NP). Plan to finish by lunchtime but hall booked all day. Site visits will occur after. However, he has already been up to visit in October and had another drive round this morning up/down main road and up/down Mattersey Rd. Questions re: running order? NONE
8. Reference to policies in the NP other than Housing BUT we will be talking about housing (specifically allocations and whether land that has not been put forward SHOULD be put forward). He will however be taking the entire plan into account when making his recommendations.
9. He will refer to sites 2,3 and 13 and ACCESS will be the major consideration ref: the number of units those allocated sites can deliver. Then the overall quantum of housing needed will be looked at, then site 13 will be considered in that context. BUT - he will need to keep coming back to whether the plan meets the basic conditions.
10. Please don't call him "sir" etc.....Parish Cllrs invited to make representation.
11. [REDACTED] sees NP as how residents would like to see the village develop in the future.

12. [REDACTED] i goes through PROCESS of NP development since 2015. Bottom up etc.....numbers of cttee only 8 but has been wider in earlier years. Introduces [REDACTED] – involved since summer 2016. Refers to OSIRIS ref: questionnaire which gave basis for policies. It asked people how many houses they wanted to see in the village. Then Preferred Options doc

13. Answer from village = 20 units but not big schemes. QB thought 20 units too low and doubled it, then got help from Bassetlaw ref: Call for Sites. The QB decided to do their own call for sites in case the ones from Bassetlaw were too big. Bassetlaw undertook the technical assessments. The Reg 14 consultation threw up issues with the sites (problems) and Reg 14 also threw up 3 new sites which they agreed to have assessed by Bassetlaw again. Went to 2<sup>nd</sup> Reg14 consultation because there were problems AGAIN. Further delay because Bassetlaw suggested Health Check and that process threw up more issues. Basically, has taken 3 years instead of 2 years. AB invites [REDACTED] to speak.

14. LK employed from July 2016. Praises hard work of PC and Steering Group. Says that process has been designed to meet Basic Conditions. Talks about sustainable development and conservation and prescribed conditions and confirms that Bassetlaw have been involved. QB were ALWAYS open to taking her advice and were happy to be methodical and robust as a result of a number of rewrites. Hopes that is the end of it now.

15. This Examination takes place as per the 2012 transitional arrangements – Examiner confirmation.

16. I ask if I can say something and am told *“No”*

Ex QU: *“How were the public questioned ref: sites?”*

AB: *“They weren’t – all submitted sites (7) were put forward”*

Ex: *“Relevant to confirm that .....”* (before 36 mins)

Me: *“But they wouldn’t have seen ours”*

Ex: (Rebuke) – *“This will go against you Mrs Troop. I will deal with this”*

Ex: *“I will take qu1 and qu2 together. I will look at site 2 and then site 3”*

Reads out questions which refer to policy E9. States that he is particularly grateful that NCC Highways has attended today. [REDACTED] and [REDACTED]. Examiner confirms that is unusual to go into this detail in an NP BUT necessary because both sites are said to deliver 45 dwellings between them (or 30 at a lower density). His question is whether development on a major A road can support this many houses? If it can’t, what does it do to the robustness of the plan. Is important therefore FOR the robustness of the plan.

LK: States that figures stated are broad capacity figures and cites policy/para??? (41 mins) where states that was never the intention to build at that level.

Ex: *“Is capacity based on site area? Whether there are other limits on that capacity is where we are heading”.*

Invites [REDACTED] to talk about Hall Farm. Plan assumed that access would be that existing??? No - NG has put forward a new access outwith the site.

NG: Introduction. Representing Magnus Trust. Confirms they own land surrounding and that site is therefore “unfettered”. States they have undertaken a lot of background work – topo and Highways

Consultants who have been liaising with NCC for 2 years. Refers to existing access, refers to speed survey they have had undertaken, refers to pressure to bring site forward and states need for amendment to red line to enable western access to come forward.

Ex: *"I could make that change of red line as a recommendation"*

Ex: *"Are you saying that the current access will be closed off?"*

NG: Thinks there are 2 options and refers to NCC advice. Thinks they can keep existing access open for 5 houses.

Ex: Dislikes the current access. *"What is NCC saying?"*

NCC: *"5 dwellings only".*

Ex: *"Is this a poor access (ignoring pavement for moment)?"*

NCC: *"Yes"*

Ex: *"The proposal for the new access means that the old access will be closed off?"*

NG: *"NCC want it to be closed off. The new access should deliver more than 5 dwellings".* Thinks up to 10 units.

Ex: *"If I was to make a recommendation that the site be enlarged to enable the new access, you should not be able to keep the old access open"*

NCC: Want to see the existing access closed

Ex: *"What I'm hearing is that up to 10 is achievable. NCC?"*

NCC: *"Up to 150 if the access was good enough"*

Me: Gasp

Ex: *"Are we talking about drop kerb or new road?"*

NG: *"New road"*

Ex: *"Could this access deliver for 10 units and more in the future?"*

NG: *"Yes"*

Ex: *"What about dust cart?"*

NG: *"I'm saying yes"*

Ex: *"Your drawing will leave dust cart on the road won't it?"*

NG: *"No"*

JP: We don't have drawings and layout not identified

Ex: *"The issue is whether this land can be allocated for housing in the NP for up to 10"*

Ex: *"What about bit of wall that needs to come down?"*

NG: V.small

Ex: *"Are planners bothered about this in Conservation area?"*



LB: Poor quality wall but will have to see

Ex: Site visit will confirm

Ex: *"Visibility and ransom strips"?*

NG: *"Absolutely none"*

Ex: *"Are we talking about conversion scheme or new build"?*

NG: Envisaged that all buildings will be removed because removal of those buildings will be of positive benefit. In terms of market in this area, it could be that a mix of unit types would work because unit sizes would be reduced.

Ex: *"NCC is still happy with up to 10? Because if not, there is no point them building the road...."*

NCC: *"Yes we're happy".*

Ex: *"These 10 units – will they be all big units or all small units? The reason I'm asking is that the NP is expressing a desire for small units and a development for 10 might suit them better. I don't want to allow 10 x 4 beds".*

NG: *"I envisage a mix".*

Ex: *"My recommendation will inc max fig of 10 with wording ref: unit sizes to meet the aspirations of the NP. This site will be sold on so we need to get this right".*

NG: *"My client is here and I can ask"?*

Ex: *"Ask in the adjournment in 30 mins".*

Ex: Question ref: Affordable Housing to Planners. On-site or off-site?

TB: Off-site.

Ex: Must comply with Sec of State to comply with Basic Conditions. This Parish is a section 157 (?) so there will be affordable housing contributions but probably not on site.

LK: Refers Examiner to AH policy in NP

Ex: *"How does LPA use AH contributions"?*

TB: *"Not necessarily in exact village but certainly in the locality"*

Ex: Need to talk about footpath link. If there are 10 family units, site 3 is required to have a footway linking to the Sun Inn. What about site 2? Would it be appropriate to have a footway linking to the pub behind the wall?

NCC: *"Site 3 can't get past Hall Farm"*

Ex: *"No – site 2"*

NCC: **DT Can't hear????????????????????????????????**

Ex: Trying to deliver sustainable development and getting people to walk

NG: Refers to all the land they own plus hazel hurdle fence

Ex: And retain grass verge

NG:

Me: *"Ransom strip refers to Dadsley House and Burlington House"*

Ex: *"Is that not Highway land"?*

Me: *"It is but it's too narrow"* (1hr 16min)

Ex: *"We'll look at that on site"* (NB: WE DIDN'T!!!!!!!!!!!!!!)

Ex: *"Before we leave this site, are there any questions"?*

AB: Didn't appreciate we would go into this detail.

Ex: Because of the Housing Numbers point and how much you can deliver, it is a material consideration

DB: Just want to make the point that if we don't deliver 40 via these sites, we would use windfall

Ex: *"I want to return to that".*

JP: Site 2 can only deliver 5

Ex: Could deliver 10 tiddlers

JP: *"Who has seen consultation on secondary access"?*

Ex: We will discuss this

JP: *"My client wants to raise issue of bin lorry – which would come out in an application"*

Ex: *"Site 3 – I must correct that this site is NOT outside the 30mph but confirm that traffic will be faster here. The plan as submitted is based on the capacity of the area.....am I right in thinking [REDACTED] that the capacity is 5"?*

RE: *"No. I am pro-bono, we've made pre-app to Council, have you seen it"?*

Ex: *"No"*

RE: *"My instinct originally was that the house should be demolished and that a high capacity junction should be delivered. But I think that such a junction won't do. AND we'd be crushed by the demolition of the donor property which is large. I then started looking at the development policies and realised that a Barratt development wouldn't do and that 5 off a private access would do".*

Ex: *"Do you support this NCC"?*

NCC: *"We don't support anything off the A Road. In this case we want you to deliver visibility and a large drop kerb"*

RE: *"We prefer a radius curb".*

NCC: Radius kerb is fine as long as you can fit it in. Can have 29, 150, 1000

RE: *"29!!!!!!!!!!!!!!"*

Ex: *"What about right/left turning traffic (off the A6310)? The problem for the NP is that this is an isolated site and what I'm hearing, is that the site owner is looking to retain her house"*

RE: *"If we're going to deliver 29 we would HAVE to demolish the house"*

Ex: Going back to whether they will be larger houses means will probably not be children of school age (living there). *"Hahaha by the time you can afford that, your kids will not be primary aged"!!*

RE: *Hahaaha*

AB: *Hahahahaha*

Ex: Question 3 – *“what was the rationale for extending the site? Look at maps X and Y please people in the audience. I need to understand the final decision as to why the site has extended”*

AB: States the same as what was submitted in their written submission (!!)

Ex: *“Can we look at this “line” of development on the site visit? Am I right in assuming that this will be a shared drive with the existing house”?*

RE: *“No. Separate”*

Ex: *“So, driveway in and development to the rear”?*

RE: *“I can show you our preapp”?*

Ex: *“Okay – looks like cul-de-sac with 5 units. Is that what you wish the NP to be allocating”?*

AB: *“What do you mean”?*

Ex: *“The land that the landowner is proposing to make available, reduces the site area. This reduces the capacity to 5 dwellings (with the separate drive) and what NCC is saying is that they want improvements across the frontage. In terms of linking to site 2, that is no longer possible”*

Ex: Anything else anyone wants to raise?

NG: I have spoken to my client re: mix of units – half will be below 3 bed, half will be above 3 bed.

Ex: Good

NG: Access to serve existing units ( ) will remain

Ex: Should site 13 be designated as an allocation either in full or in part. I made an error in reflecting the Appeal decision (*reads out the rest of the question*).....I am grateful in receiving the answers given. I ask , in terms of development envisaged, remind me of capacity?

JP: Between 25 and 35 dwellings in the area outside of the approval for 5.

Ex: SO – in terms of the Willows capacity for 29.....

AB: *“Could I stop you there please. We were never promoting a development of 29 units on the Willows”!*

Ex: *“Then why are you allocating a site for 29 units!? Are you saying we are allocating a site for 29 but we only want 10”?*

AB: Protests

DB: *“Because of the constraints we would never have expected 29 to be built on here”*

Ex: *“Louise – please help”!!*

LK: Para 6.45 explains our approach in the supportive text stating that capacity should not be read as the actual numbers

Ex: But this is the policy!

LK: But it shouldn't be implemented like that

Ex: So, you expect that when a developer comes in with a scheme for 29 – you would say it should be refused? Or if they split it to 2 smaller sites, how should they (the LPA) refuse that??

LK: Okay yeah.....it's a drafting error and we're happy to change it (!!!!)

Ex: Thank you – how do we deal with the one unit in Harwell?

TB: We are getting into the emerging LP but yes, it would count towards the target.

Ex: The situation we're getting at is that your plan is looking to deliver a number of sites which are now going to deliver a maximum of 16 units and you were expecting the remaining 24 to come forward through windfall

AB: I guess it feels like we are trying to deliver a plan on sand because there have been over 40 planning applications (WRONG!) in the 3 years since we started to deliver the plan.

Ex: But table 1 in the plan already recognises that you have banked 41 units and instead of delivering the remainder through sites 2 and 3 (FINISH)

DB: Can I just say that over the next 15 years, there could be a lot of planning applications/sites could come forward. The limitations on the sites currently allocated, is down to the technical assessments.

EX: Can I just park this because it is important to context. So, I need to speak to the LPA re: the emerging Local Plan. Where are you in terms of housing numbers and timescales?

TB: We aim to have the plan adopted by the beginning of 2021. **(21457 DICTAPHONE)**

Ex: Numbers?

TB: 6630 dwellings across the district over the next 17 years based on the new methodology with an uplift for economic growth.

EX: Might go up or down?

TB: Don't expect it will change significantly

Ex: In terms of the existing policy for Everton are we looking at CS8?

TB: Yes

Ex: And the 20% figure ceiling is in the new plan?

**TB: 2 numbers for each parish is proposed – 10% growth – for Everton that's 38 dwellings**

Ex: Is that windfall or allocations

TB: Depends on the NP. We have also introduced our own windfall policy

Ex: So, if you have an NP, it must be able to deliver 10% growth? And is there a limit in terms of existing windfall policy??

TB: Ermmm.....think it's 10% of overall settlement (I CAN'T FIND IT)! I DON'T THINK IT EXISTS

Ex: The subject of the NP policy, the site could come forward as a windfall (Harwell)?

TB: DT CAN'T HEAR

Ex: I could give this limited weight because of direction of travel

Ex: That 5% figure is irrespective of the size of the site

TB: No – because there is a long list of criteria on the policy

Ex: But if you could look at density and character in the NP, the windfall policy talks about 5 – 10 max, which could be 10 on a small site or 10 on a big site. Do you then put 10 on half the site and 10 on the other half? OR do you just build at lower density and waste land? And how is that contributing to sustainable development if you are not making good use of land? Is this good land use or is it sprawl? Because you are then having to building on further greenfield sites.

LK: That policy E8 does go on to talk about character and setting and sites on their own merits.

Ex: The reason I'm exploring this is whether site 13 could come forward as a windfall site? If it was for 10 – that would be fine – whether it was on ALL the site or on part of the site? The issue being that you would then have to find ANOTHER site to bring forward the 10 that aren't being provided. You don't want to allocated large sites but at present you've got 2 x sites that could come forward as windfall (sites 2 and 3) but equally you've got another site that you don't want to allocate that wouldn't count as windfall because you've got the size threshold. You see what I am saying?

AB: I want to correct something here (22507) – it's not that we don't want to allocate it, we had a process for all the sites and site 13 is not the only one deemed unsuitable.

Ex: Okay – we now have to explore WHY it is not suitable.

AB: Yes

Ex: The technical assessment undertaken by Bassetlaw was predicated against the Appeal dismissal and had that scheme been put in front of me, I would have dismissed it too.....BUT this is not what is put before the LPA now. My question is – is it still viewed as backland development? And how does that square with the LAA assessment that says it is a suitable site with no constraints. Can you help me?

LB: Yes – the LAA is a high-level appraisal. The NP assessment is much more locally specific methodology and really pushes on character and we feel that the LPA has failed in the past in this regard (lots of detail on "linear").

Ex: So, if there was an application for more linear development SOUTH of development on Mattersey Rd – you would be okay with that? Is that an acceptable form of sprawl??

TB: Yes

JP: It totally unacceptable to state that you are going to have one dwelling depth all the way along the Mattersey Rd!

TB: Bassetlaw doesn't have a single type of village – we are just trying to perpetuate what is already in place.

Ex: Why was the development for 5 accepted then?

TB: Because we did not have a 5 year deliverable supply

**Ex: In that case, did the officers report recognise that the site wouldn't ordinarily be allowed?**

TB: I can't recall

Ex: ***I don't think it does.*** And – there are other developments north of this site up to the hedge-line. I saw it this morning, ***the hedgeline***, you just see glimpses of it and in view of the development of the 5, plus the other developments to the north, how much is the character going to actually change?

LB: Again, we are looking forward, not back to how things were under the lack of 5year supply. ***We are trying to plan positively*** (23259) CRITICAL – QUOTE THIS!!!

Ex: Just looking at land west of Everton Sluice Lane – it appears to be site NP13??

AB: There were some mislabelling issues

Ex: The only thing I see that kills it is quote: “site adjoining the etc etc etc.....however – any development would lead to backland development” (READS OUT SITE ASSESSMENT)

I just wonder whether once the other developments take place (ie: our Reg16 submission undertaken by Paul), will that site assessment remain true – won't the character change - once development takes place up until the tree line?

TB: The 5 are set back (THEY ARE NOT – just 8m from hedge). We don't want to perpetuate that type of development all the way south, down to Broomhill Lane

Ex: Question then for the QB – if an application came in for 10 units on NP13 as windfall, would you accept it?

DB: Not necessarily. They would have to make a planning application.

Ex: But the planning application would be determined within the policies in the development plan and as things stand, it would be approved.

AB: As long as they meet the policies within the plan

LK: It would have to comply with policy (reads out) – relating to adjacency to existing development and local character.

Ex: But it would be adjacent to the scheme for the 5

DB: (bangs on about the refusal at appeal and character)

Ex: The dismissal is saying “notwithstanding.....appeal SITE etc”. It could therefore be argued that it was just an arbitrary line at that point. It could also be argued that with the larger site, going all the way to the hedge/natural landscape features plus other boundary features. ***I'm having to TEST this on account of the numbers***..... CHECK

LK: “Could I just raise a point of principle. That put forward 2 days ago is completely different to that put forward to the NP Reg 16. I would argue that, at this late stage, it would be inappropriate to incorporate a different site now”

JP: You are doing that with site 2

Ex: That is a fair point, in terms of modifications and we'll talk about the scope of what I can and can't do without consultation.....on the one hand we're talking about sites 2 and 3 changing red lines within the gift of the plan, surely it's appropriate to be able to do that with respect to site 13

LK: In terms of the other 2 sites they are minor amendments.

JP: An access isn't a minor amendment

LK: And if I could draw your attention to the indicative proposal, this are new.

EX: And we may want to take stock of that but I.....erm - okay

DT: I really would love

Ex: I bet you would!!

DT: .....to say that I have written to them RE-PEAT-TED-LY saying show the site, show the approval - and they WOULD.NOT.DO.IT! And so, I tried, I tried REPEATEDLY!!

Ex: I refuse to go over history. Mrs Troop - I am conducting this examination with the plan that has been submitted and whether the plan needs to be modified in respect of basic conditions, to go forward. (24234) I will not go over history, it is not within my remit, I am going to carry on leading this discussion.

In terms of options – it may well be that I come to the conclusion that because of the reductions in the capacity of the sites that you have chosen – that it could be appropriate, bearing in mind the planning permissions that have been granted, to consider whether I recommend that site 13 or part of site 13 could (I will stress that I haven't come to that conclusion yet, this Hearing is designed to help me) – make that a recommendation for allocation. I could also invite the public to express a view of that relative to other sites, because of the reduction in delivery on sites 2 and 3.

**I COULD ask the Highway Authority that in terms of routes to school and local facilities, is a site on the Mattersey Rd preferable to those on the south side of the Gainsborough Rd?**

**NCC: In view of the footway constraints? (24407)\*\*\*\*\***

Ex: Yeah, yeah. That would allow the public who have not had an opportunity to express a view on that relative to other sites, to do so. That is why I need to TEST whether the plan as submitted would allow development on site 13 as windfall, anyway, up to 10. And whether it makes sense to have a scheme up to 10, esp: if you want affordable houses or smaller units. You would get footballers mansions and that would comply with your windfall policy but not with your plan. Bearing in mind the approval of the 5 and the change in character in that part of the village and that this is a rounding off, we could achieve some of the types of houses that you want. Equally, this could be as part of a windfall application.

LK: The area of the site (NP13) that's got a current outline application has not been included and if that lapsed, you would have an isolated site that's allocated. If the site is to go forward WITH the outline approved site, it then becomes a bigger site.

Ex: Could I ask James the intention with that outline?

JP/DT: We will be submitting. We've had the pre-app back.

JP: Helps with the character position



Ex: Whether the plan should show this as a commitment is an issue

LK: We did try to be consistent with this by showing other commitments (ref site 8).

Ex: I have dealt with NP's where outline has been granted and I've still kept it as an allocation BUT you can't double count as a commitment AND an allocation. But the principle has been established that development will go up to the hedgeline in a backland situation.

Ex: A question for James – why didn't the site come forward until Reg14? In terms of the Call for Sites

DT: It was submitted to the Call for Sites to the Local Plan and as far as we can tell, it wasn't passed over. So, we didn't submit the NP because we'd already submitted over there

LK: Apparently it was submitted late

DT: They accepted it

JP: They assessed it

Ex: My thoughts are that the public have not had the opportunity to comment on the site. It has been rejected by the professionals on the basis of the Appeal decision and that's the bit we tested. Are there any other sites in the village, that you believe would come forward as windfall and I may have a view on the size of the sites – because you're wanting smaller units. Are there other sites you may wish to consider as allocation? It may be that the residents of Everton may have a view on those sites relative to the merits of site 13 or indeed, relative to the merits of sites 2 and 3?

AB: Yes. There were another 2 sites that didn't go forward.

Ex: I haven't received (Reg16) representations on those sites. In terms of where we are with the sites as a whole, we have a plan wanting to deliver at least 40 units, you want to deliver smaller units – question: If you want small schemes, does that mean you will forgo affordable housing on-site? If your windfall policy is only 10, you are never going to get any affordable housing built (on site). Because everyone will deliver 9. Where I'm getting to is the coherence of the whole policy.

AB: Well I'm struggling with what affordable housing means. Villagers were telling us that they want smaller, low cost units. Not social housing.

Ex: The new NPPF has low cost starter homes and again, that's an argument for larger sites – 10 or more.

TB: Routes to affordable homeownership (reads out).

Ex: Any proposal in the village would have to comply with the Districts AH policy

DB: [Refers to Rural Exception sites](#)

Ex: Those are sites outside the settlement boundary only.

LK: Developer contributions would be triggered under 9 units

Ex: Under your windfall policy, why would I come forward with a rural exception site when I could come forward with market housing.

TB:

Ex: If you have a tight settlement boundary, you can put your rural exception houses around that

AB: We haven't identified a huge housing need

Ex: But we are looking at at least 40

AB: I feel that to some extent you end up being hostage to fortune – some of our wording is deemed too specific, other not broad brush enough.

Ex: Most NP's will get their housing figure because it is given or because there is a housing needs survey and you allocate on top of that. The policy framework of 20% is giving you a fig of 80 units of which 40 have already been banked.

TB: 20% is part of an emerging policy

Ex: Based on Housing Need in the District

TB: Yes

Ex: In which case, if I was to ask the planning authority, under the new LP, what level of housing the NP was needing to be dealing with, what would you say

TB: 10%. 38 dwellings. NO – HE SAYS 20%. THIS IS 81 UNITS.

Ex: Right.

DB: A point of clarity that would help us, [refers to the amount of development that has already occurred and the baseline.](#)

TB: Baseline I believe is 1<sup>st</sup> April 2018 (WRONG? Aug 2018??) Whatever you've got as extant permissions, counts against that target.

Ex: Right. I am struggling to relate emerging policy that can change, with consultation that hasn't been past Inspector or anything else. I've got no housing need figure.

TB: If it came before us today, we would use the NPPF methodology, to give us a figure

Ex: The importance in the question that I have to ask is the sustainability of the plan with regard to deliverability of the housing need figure. Now is that housing need in the context of the NP area (which I suspect it is), or is that figure relating to contribution to housing need in the Local Plan? And there isn't that figure.

TB: No – it's emerging policy.

Ex: Do you have a view on that [REDACTED]?

JP: If there's no figure it's difficult to know what proportion to allocate

EX: And

JP: We've gone full circle – do we need to allocate any sites?

Ex: Well we've only allocated 16

Ex: The figure of 80 seems to have changed

TB: Each NP in the emerging plan has to

Ex: And to be fair to the PC, I think that is what you have tried to do. You've recognised that you want to keep the school open and an aging population and you can understand that we have

choices. We could have an urban extension that will provide it all, or we could use smaller sites to provide it. And in seeking to deliver “at least 40” and having smaller sites to do it, is a legitimate strategy.

JP: Yeah. And it’s a minimum requirement

Ex: That’s right, it’s a minimum requirement. And then you have a decision re: windfall sites and do you have limitations in terms of how big they are irrespective of the size of the site. And equally, is that not what NP is about? Making those choices?? As long as it delivers the housing need/aspirations

STOP PRESS: [REDACTED] SHOULD HAVE STEPPED FORWARD AND REMINDED HIM OF SUSTAINABLE DEVELOPMENT.

DT: We managed to find the Healthcheck. It was impossible to find prior to this hearing. Excellent document. [REDACTED]. Look at 6.38 to delete the reference concerning sites of 10 or fewer houses. I also made a reg16 consultation response that this plan will go to 2034 which is a long time.

Ex: Surely that is covered by the undertaking that the housing requirement is at least 40 houses?

DT: That’s fine

Ex: That has already been agreed by the QB and the LPA

DT: I’m slightly confused as to why we’ve been talking about Local Plan targets to the extent that we have

Ex: But it’s because we’re trying to decide between windfall or allocations

DT: We prefer allocations

Ex: But equally, if the windfall policy were not limited to 10, could your site come forward under that?

DT: If it was 10, we would just have to put forward consecutive applications

Ex: Or alternatively I could recommend that the threshold might be 25

DT: Fantastic

EX: But equally, it depends on the size of the site

LB: Just going back to numbers, some villages have taken this indicative 20% cap, some housing needs surveys, some developer interest and they have all really struggled. The majority have gone with windfall and allocations.

Ex: 2 ways of dealing with this – we can keep the allocations in with the numbers we’ve got and say everything else comes through windfall but say that the current policy is too restrictive OR alternatively, the plan could make choices as to which sites should be allocated and therefore reduce the scope for windfall. There is a school of thought that actually, by the allocation, people are making choices as to which sites should be developed before other sites. Where you’ve got windfall sites, you are effectively saying that “we’re writing a blank cheque” for resi development around the village as long as it meets that criteria – so what’s the point in having an allocations policy?

LK: The group have really planned positively and would have allocated more sites had it not been for the outcome of the technical assessments and technical objections, we would have had more sites. There was never an intention to constrain development.

Ex: I have to go away from today and reflect - but I wonder whether the Parish wish to revisit the whole site allocation issue and if there are sites that haven't been considered, like NP13, should that be an allocation. Because the process has led to 3 allocations totalling 16 units (poss) – do you undertake another call for sites? I just wonder where we are at the moment

AB: I feel that where we are, if site 13 was in, no-one would be complaining. We have not tried to discriminate.

EX: If I was to make a recommendation that site 13 should be in – is that something that could be acceptable? The number I was hearing was 25 units – added to the 16, we're there or thereabouts. It was the PC comments – but if we include 13, what about the others. But in terms of representations, your happy for site 13 to be included?

DB: I don't think it would be right because other sites were excluded during public consultation. So how do you include that site without a public consultation?

Ex: There would be a public consultation. I am happy that I could produce an interim report that could include that and invite public comment over a 6 week comment, via the LPA, and through that we can also change the boundaries to site 2 and 3. That could move us forwards.

RE: My instincts ref: conservation area and Highways limited site 3 to 5 units. That's just me. Barratts would put a lot more on.

Ex: The point is that the policy would not allow that to happen

LB: Offers to draw up a design brief for site 13.

Ex: So what you're saying is there could be a form of development that could allow it to go forward?

LB: I am saying that there would need to be a design brief because apart from anything else, there are Highways issues

DT: There aren't Highways issues. There are no Highways issues

Ex: Mrs Troop! The question is – what comes first? The design brief or the allocation? What you're saying is "we are accepting that there is a form of development that would be acceptable on that site." The NP can be quite prescriptive re: unit sizes, tenure, cemetery.....I sense that we are reaching a position where there could be a dialogue.

DT: Yes, absolutely, absolutely

Ex: .....that could allow alternative pages of the sites and a new one that had site 13 in with appropriate red lines with mix of units, buffering up, open space.....

DT: That's fine

Ex: Would that be something that I could recommend? I want you to have ownership of it

LK: I would say to go back to the Basic Conditions and is it a requirement of the plan to allocate those sites or can we rely on the amendments already suggested. Does it have to allocate all those sites?

JP: In terms of sustainable development and the basic conditions, NP13 absolutely complies

LK: But in terms of THE PLAN – does it need to have the allocation of a third site? Or can we rely on the existing site allocations with windfall development?

JP: Windfall development is harder to do sustainably

Ex: ***Windfall could occur in areas that are not as good as sites that you decide to allocate. Further sites could come forward on the south side of the Gainsborough Rd, for 8 – 10 units and you could be having a number of (32228) developments coming forward where kids would have to be crossing the road in order to get to school rather than actually making choices*** (reference to our site)

LK: “Hahahaha (sarcastic laugh) they WOULD have to cross the road”

JP: There’s a footpath

Ex: There’s a crossing

DT: There’s a pedestrian island!!

LB: The other option is that the windfall policy is looked at as a means to make it more specific. I’m just trying to get the best out of this process now, this village had had a lot of piecemeal development and I’m concerned now that this continues. Therefore I suggest either:

- A. Tighter windfall policy
- B. Design brief

AB: All I was going to say is that there are NP group members here to make it QUORAT and we can have a discussion.

Ex: Why don’t we have a 15min break. This is your plan and I’m trying to help it get to a stage where it can go forward but I think that the discussion we’ve had means we will have to have some further public consultation. If I was to make a recommendation that 13 was to be included, there would be people who live adjacent, who would say they hadn’t been consulted. Equally – a windfall policy allowing development anywhere, is a very different beast. I need that consultation response to help me make my recommendations because hopefully, this plan will go forward to Referendum. You’ve gone down from 41 to 16 and we need to find a way forward. We’ll have a 15min break.

RE: I have a 3.30pm appointment

Ex: Perhaps your client could take charge for the site visit

BREAK

Ex: 34708- I have released NCC. You had a huddle?

AB: Yes. We still feel that having now what we believe was the right process and having gone through it twice, we can’t accept just putting in site 13 without undermining the whole process because we have had individual conversations with individual landowners. However, we’ve come up with a bit of a solution and I’ll ask Louise if she could outline that.

LK: We can look at policy E8 (windfall policy) and strengthen that in line with emerging policy (Local Plan) and perhaps undertaking a public consultation on a stronger windfall policy.

Ex: When you say “stronger” – what do you mean?

LK: More detailed. We can look at the figure of 10, also conservation area information and more robust. We are not aiming to constrain development. The other point being that post-adoption of the Local Plan, we would need to look at it all again. So these other sites that have been discounted, not just NP13, could be looked at again.

TB/LB: From the LPA point of view it would be unfair to put just one site forward to consultation. Looking at sustainable development in terms of Basic Conditions, a stronger in terms of **better** windfall policy ie: more detailed NOT more restrictive, looking at scale of development in terms of size rather than an arbitrary number would be better. In terms of access, the best way to test that is when we have an application. If that’s a way forward it (a windfall policy) would comply with the basic conditions.

JP: Are you saying a windfall policy with no restrictions on numbers?

LK: Well, that is what we would consult on.

TB: It would be about scale

JP: But not a reference to numbers as at present?

DB: That would be subject to consultation

Ex: Okay, I can give you a steer on that. Having an arbitrary figure irrespective of site size, does not deliver sustainable development because you can have good sites that can be poorly developed where you cut your nose off despite your face in terms of affordable housing and smaller units.

LK: Yeah, yeah

Ex: I think in some ways actually – right – you’ve got 3 allocations left which could be determined against the windfall policy now. The house at Harwell would be considered as a windfall development. Equally the 5 units at The Willows is within the policy as now and equally, if the policy were to be changed, that would allow 13 to come forward as a windfall site, I just need to be satisfied that there are sufficient developable sites that would deliver the housing need in terms of the 40. Based on the rate going forward.....when the housing numbers on the Willows was 29, it wouldn’t have been a windfall, but now it’s 5, it would. Do you have a view on what the proposed windfall site policy should look like JP?

JP: It would depend on the wording (THANKS [REDACTED])

TB: The policy would be subject to consultation itself

DB: Are you advocating that we have no allocations?

Ex: Well – what is the point in allocating some sites and not others? If there are objective criteria to achieve your housing criteria – to deliver – 40 units

JP: Minimum 40 units

Ex: Yes minimum – then windfall can come on top if that, that takes you over. If you do it that way, you come up with site selection criteria and sites have to meet it. For example – ease of kids walking to school rather than their mums trying to drive them (35709), relationship to landscape boundaries, compaction, character of the area, whatever, if you go down that route; you score the best sites and

**then** the public get to see them, it's an informed choice rather than: "do you like it yes or no" which is a little bit black and white as opposed to when it is done on the basis of explicit criteria.

AB: Umm

BELOW IS CRUCIAL. IN ESSENCE HE IS EXPOSING THE FACT THAT THEIR SITE SELECTION CRITERIA DOES NOT MEET THE BASIC CONDITIONS. JOHN SLATER MASKS THIS BY SAYING THAT THEY DIDN'T HAVE ANY CRITERIA – BUT WE ALL KNOW THAT THEY DID – AS FAR FROM THE VILLAGE AS POSS, ON THE MAIN ROAD, NEAR THEIR MATES IN THE GARDEN CENTRE etc etc.....SO WHAT HE IS ALSO SAYING, IS THAT THE SITE ASSESSMENTS ARE NOT FIT FOR PURPOSE EITHER.

Ex: I helped with a Neighbourhood Plan where before site allocations they said: "on what basis are we going to choose?" - so before a felt tip pen touched the paper to allocate, everyone knew the criteria against which the sites were going to be judged. If the plan was to be revisited (all the potential sites) and the residents given all the advantages and disadvantages, that would be one way. The alternative way is to say: "we will allow any development so long as it meets this criterion."

DB: If we were to say that about the 3 sites and indeed site 13, as it stands at the moment, none of them would get through in the context of the existing Local Plan, which has the maximum weight, because they are all outside the village envelope.

TB: This proposed policy would over-ride that

Ex: Yes, yes

DB: It would. Okay, thank you.

DT: I'm okay with a windfall policy – but having fought this hard to get to this point I would hate to end up in a position where we fail at the final hurdle because someone says "Oh, you're in an area of linear character". I don't want to go back to square one.

Ex: Right – you will have an opportunity of making representations on that policy

DT: Does it then get judged against.....

Ex: In terms of the process of where we are – after today I will produce a note which will reflect the lowered capacity of the allocated sites, the concerns about the windfall numbers in terms of the size of the sites and say that it was agreed by the QB in conjunction with the LPA would come out with a revised windfall policy and then that is published and goes out through a consultation and those comments on that revised policy would then come back to me as a recommended change for me to make. What you can't do is change the submitted NP, because it's been submitted, but you can ask me to make recommendations to change it. If you need to change the plan, you need to withdraw it and you don't want to do that.

DT: So, we will still be judged against this linear character?

Ex: No

JP: No – the policy changes

Ex: The context for your character isn't just the linear character because the approval has been granted up to the (hedge) boundary line and when that is built out, it will change the character.

DT: Okay, thank you.

Ex: With an allocation policy it is very clear and it says: “we will only allow development on these sites with maybe a bit of infill and that will lead you to the 40 – 60 whatever”.

If you have a windfall policy, you are saying that development “will be allowed anywhere and so long as your proposal meets that policy – it should be approved”

AB: But you would have a total number of houses that you would look to.

Ex: In approving that windfall policy I would have to be sure that it would allow the 40 – 60 whatever to come forward. It cannot be so restrictive that sites don’t come forward. It has to be flexible.

AB: Yes.

Ex: The fear is it could then lead to a higher number but as I understand it there are infrastructure limitations beyond the school in terms of drainage etc...

TB: The windfall policy needs to allow sustainable development to occur. What we propose at the District Level, which is coming out on Monday is that there is a long list of criteria based around character as long as the development has a maximum cap. Piecemeal 10-15 but collectively you don’t want to be double the size of the village. You are always bookending it to allow appropriate scale.

AB: Are you John, proposing that we take out the 3 sites?

Ex: Just having a windfall policy is an option

RE: I’m a bearer of a simple brain. I was very keen to have submitted this application before now and particularly before the LPA reached its 5year supply. However, my client wished to see this process through and the question I will be asked is “when an application can be submitted for the Willows site?” and I’m afraid I’m going to have to say that we apply for it as a windfall site and not as an allocation and I’ll have to wait and see when this comes through.

Ex: If you were to apply now, you couldn’t rely on the allocation in the Neighbourhood Plan but you could probably apply under the windfall. These guys can’t give significant weight to the Neighbourhood Plan because my report isn’t ready.

RE: So I’m right.

Ex: It would be judged against existing Local Plan policies.

TB: NP’s do gain weight as they move along the process.....

Ex: Tom – the position is that it doesn’t have weight until such time as, if there are Reg16 objections, I submit my report.

NG: In terms of a way forward – and because I sense some NP fatigue on the other side, I think the majority of people are supportive of the allocations, lets say for 15, there appears to be some land on the NP13 site and with regards to windfall, there is the possibility of a more restrictive policy that gives the ability of small sympathetic schemes to come forward.....

Ex: But that relies on allocating NP13.....

NG: And they don’t want to do that.....?

Ex: And they don’t want to do that.....



NG: Right, yep, okay.

DT: Thanks anyway Nick

Ex: That is a recommendation that I can consider making

NG: Well it does seem a waste.....

DB: At the risk of sounding terribly parochial – there are other people whose sites could have been looked at but didn't have much public support. I am not looking forward to sitting in the kitchen with one of them and explaining that a site which at the time wasn't even thought of as being part of the process, has been approved on the basis of one consultation about that site.

Ex: That gentleman, if he was aggrieved by the deletion of his site, should have made representations when he had the opportunity, to say: "my site should have been included" – in the same way as this site, 13, has made representations and provided evidence as to why their site should be included.

AB: **"But I refute the evidence"!!**

Ex: That is my role in life – to deal with that. There is the option of me dealing with the representations of the plan and I could make that a recommendation subject to a recommendation to consultation on 13 and on the smaller sites 2 and 3. That gives me the comfort of knowing that you have allocated sites close to the number 40 that you have said you want to deliver. It would also deal with the people who have used the NP process to make representations and have them heard through the Examination process. Equally, there is an option where I could offer the QB the opportunity to revisit the gentleman's site along with 13 and any other.....

PENNY HOWE: IT WASN'T JUST ONE SITE (yells from back)

Ex: That's right – if you wanted to do that. Or you could do option 1 or alternatively you don't allocate any sites and you have the windfall policy that allows development subject to that criteria and THAT policy needs to be consulted upon. Tom

TB: If you were to leave the allocations as discussed and write a new windfall policy that MAY let NP13 come forward and have a review of the plan in 2 years' time, that would not derail the process.

Ex: My view is that my preferred route is my first option which is to allocate site 13. Offer it up to consultation and tweak the windfall policy that deals with the sites that haven't been included. Your reticence is the sites that haven't been included but those sites haven't made representations to me, to consider. So, I am required to consider the representation as to whether the plan meets the basic conditions.

TB: If a revised windfall policy allowed NP13 to come forward, would you need to allocate it?

Ex: No

TB: Allocating that site raises far more complications

Ex: It potentially does

JP: Does it not solve a problem for them? The QB? You need to get to 40, you've got 16, would it not make sense to allocate?

AB: It's not about the numbers, it's about the process and being seen to be open and transparent. Which is everything you want us to be!!!

Ex: But being open and transparent means that I've heard the objections of the people whose site wasn't included and I've ruled on that. The other people didn't make representations

AB: They did at Reg14

Ex: And you may have amended the plan in the light of that.....

LK: I think there were objections from landowners at Reg16.

Ex: I don't think so (41454)

DT: And if I might add that my Reg16 response took me weeks

Ex: I'll go through the Reg16 folder: Highways Agency, Historic England, Natural England, NFU, NCC, Sport England....., Gladman (no specific site, they were commenting on E1, E3, E7,E8), Anglian Water, Mattersey Hill

DB: That's the one I was talking about

Ex: Bramble Farm?

DB: Yes

Ex: Oh right. Okay. In which case (continues.....Canal Trust, Coal Authority and Rural Solutions)

Audience: The man from Bramble Farm was here – he seems to have left

AB: He did come. He's gone now

Ex: Right. In terms of.....

LK: I think this issue has been skated over but in terms of the site allocations, my clients would like to retain those three and not just rely on a windfall policy because we've gone through this extensive process

Ex: So, you want to include an allocation for one house, but not the representation for site 13???

LK: No. 1,2 and three have come through the process

AB: Yes

Ex: I see.....

DT: "**We've** come through the process"!

Ex: Ummmm

DT: Starts to speak and examiner stops her/me

Ex: I don't want to start going over old ground that's the difficulty that you're giving me in terms of relying on your process, which to be frank, appears flawed in a number of ways. The offering of housing numbers that weren't.....but I want to move forward. Do you want to come up with a revised windfall policy and see what that does and if you then consult within the village, I

will then see what that looks like and then I will have to consider in my recommendations whether I maintain the allocations or not and if you can't agree I'll take that on as my role. Does that work?

DT: Well we'd prefer an allocation obviously

Ex: Yes and at the end of the day, that is the option available to me. I have the ability to accept the windfall policy and to recommend that it goes forward or not or to recommend that your site is allocated or not. That is within my remit, as long as I can do it on the basis of meeting the basic conditions.

NG: Would consultation simultaneously of the revised windfall policy be held with sites 2 and 3

Ex: Yes because of those changes. Your test (to me/DT) of the windfall policy is whether or not it allows your site to come forward. You can make representations as to whether that is possible and I can decide whether that goes forward. Is that a way forward? We'll adjourn the hearing now. I will produce a note that summarises the actions and then I would encourage certainly the LPA and the QB to work together – I would suggest with other parties at this Hearing, in preparing it, it's better if everyone is happy with that so that I am not put in a position that makes me have to decide. I can't require that, but I would certainly welcome that. It is for the Parish Council to propose a form of wording that they would wish me to consider. Submit it to the Council to do the consultation.

For example – it would be appropriate to talk to [REDACTED] to look at the red line and the wording of the policy and also to [REDACTED] in terms of the access position and such like and PLEASE also include [REDACTED] in that please because if there is a situation where everyone is happy and it is a positive consultation response, I don't have to make those calls. If I am getting objections to the new policy, I have to go back and make my own recommendations to the policy. Okay, it's 2.20pm, good job we did book this afternoon.

In terms of site visits, the sites I would like to see includes the Mattersey Hill site.

DB: It's just down the road

Ex: Is there a site number? I'm going to include that site because I clearly need to have it in the front of my mind. We need to go to site 2, site 3 and site 13. Is it walkable up to Mattersey Hill?

DB: Yes

Ex: We'll walk there and drive to the others. We'll use the dead end access and park in site 2 (HAHAHAHA) then walk to the Willows

JP: Is this a site discussion as well?

Ex: No. I will be standing in the accesses and when I get to the Willows I want to stand in the area of the pond and see the land going down to there. In terms of Mattersey Rd, can we go into the site?

DT: Yes, and we can park on the concrete apron.

Ex: I'm going to put my things in my car and then we can go onto site (42825).

**END**

Parish	Stated (10%)	School	Drain/sewer problem	Resolved (10/15/30%)
Clarborough/ Welham	50	Y	Y	75
Cuckney, Norton, Holbeck and Wellbeck	28	Y	N	84
Elkesley	36	Y	N	108
Misson	30	Y	N	90
Sutton cum Lound	32	Y	N	96
East Markham	52	Y	Y	78
Headon cum Upton, Grove, and Stokeham	16	N	N	16
Shireoaks	64	Y	N	192
Tuxford	126	Y	N	378
Carlton in Lindrick	258	Y	N	774
Everton	38	Y	N	114
Mattersey	32	Y	N	96
Treswell and Cottam	10	N	N	10
Misterton	98	Y	Y	147
Blyth	56	Y	N	168
Hodstock/ Langold	118	Y	N	354
Lound	20	N	N	20
Rampton/ Woodbeck	38	Y	N	114
Scrooby	14	N	N	14
South Leverton	22	Y	N	66
Sturton le Steeple, North Leverton & Hablesthorpe, North and South Wheatley, Bole, Fenton, Coates, West Burton	102	Y	Y	153
Walkeringham	48	Y	Y	72
Beckingham	58	Y	Y	87
Hayton	16	N	Y	16
Ranskill	60	Y	N	180
Rhodesia	42	Y	N	126
Askham	8	N	N	8
Babworth/Ranby	26	Y	N	78
Barnby Moor	12	N	N	12
Bothamsall	12	N	N	12
Carburton	4	N	N	4
Clayworth	14	N	N	14
Clumber and Hardwick	4	N	N	4
Dunham on Trent, Ragnall, Fledborough, and Darlton	28	Y	N	84
East Drayton	10	N	Y	10
Gamston with West Drayton, and Eaton	24	Y	N	72
Gringley on the Hill	36	Y	N	108
Haughton	2	N	N	2
Laneham	16	N	N	16

Settlement	Stated	Resolved
Worksop	1600 (24.1%)	1180 (16.6%)
Retford	853 (12.9%)	629 (8.9%)
Harworth	1400 (21.1%)	1032 (14.6%)
Rural settlements	1777 (26.8%)	4248 (59.9%)
New villages	1000 (15.1%)	0 (0%)
Total	6630	7089



Parish	Stated (10%)	School	Drain/sewer problem	Resolved (10/15/30%)
Markham Clinton	8	N	N	8
Nether Langwith	22	Y	N	66
Normanton on Trent and Marnham	24	Y	N	72
Scaftworth	2	N	N	2
Styrrup & Oldcotes	30	N	N	30
Torworth	12	N	N	12
Wallingwells	2	N	N	2
West Stockwith	0	N	N	0
Wiseton	4	N	N	4
Total	1764			4248

# AD-NRF030



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 17 February 2022 09:20  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw Local Plan 2020-2037: Publication Version Addendum (Albemarle Homes)  
**Attachments:** P0-TP-SPA-RP-P4468-0003-A.pdf  
**Importance:** High

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

Hi,

Spawforths have been instructed by Albemarle Homes to submit representations to the Bassetlaw Local Plan 2020-2037: Publication Version Addendum, for their site at Blyth Road, Blyth/Harworth.

I trust that the representations are duly made and I would be grateful if you could confirm their receipt.

If there are any queries, please do not hesitate to contact me.

Kind regards

[REDACTED]  
Associate Director: Chartered Town Planner  
Phone: 01924 873873 [REDACTED]

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**Development Plan Representation**

# **Bassetlaw Local Plan 2020- 2037: Publication Addendum**

On behalf of Albemarle Homes Ltd

February 2022





## **I. Introduction**

- I.1. Spawforths have been instructed by Albemarle Homes Ltd to submit representations to the Bassetlaw Local Plan 2020-2037: Publication Addendum, for their site at Blyth Road, Blyth/Harworth.
- I.2. Albemarle Homes welcomes the opportunity to contribute to the emerging Local Plan for Bassetlaw and is keen to further the role of the District within Nottinghamshire and the Sheffield City Region.
- I.3. Albemarle Homes has significant land interests in the area, which can positively contribute towards the economic and housing growth agenda.
- I.4. Albemarle Homes would like to make comments on the following topics and sections in the Publication Draft Plan:
  - General Comments
  - Vision and Objectives
  - Policy ST1: Spatial Strategy
  - Policy ST7: Provision of Land for Employment Development
  - Policy ST15: Provision of Land for Housing
  - Omission Site: Blyth Road, Blyth/Harworth (LAA494)
- I.5. In each case, observations are set out with reference to the provisions of the Framework and where necessary, amendments are suggested to ensure that the Local Plan is found sound.
- I.6. Albemarle Homes made representations to earlier stages of the Local Plan and cross references to the Public Plan representations made in October 2021.
- I.7. Albemarle Homes welcomes the opportunity for further engagement and the opportunity to appear at the Examination in Public.
- I.8. We trust that you will confirm that these representations are duly made and will give due consideration to these comments.
- I.9. Please do not hesitate to contact us to discuss any issues raised in this Representation further.

## 2. National Planning Policy Context and Tests of Soundness

- 2.1. The Government's core objectives as established through the 2021 National Planning Policy Framework (the Framework) are sustainable development and growth. Paragraph 11 of the Framework stresses the need for Local Plans to meet the objectively assessed needs of an area. The 2021 Framework sets out to boost significantly the supply of homes and that a sufficient amount and variety of land can come forward where it is needed. In terms of building a strong and competitive economy the Framework states that planning should help create the conditions in which businesses can invest, expand and adapt. The key focus throughout the 2021 Framework is to create the conditions for sustainable economic growth and deliver a wide choice of high quality homes and well-designed places.
- 2.2. In relation to Local Plan formulation, paragraphs 15 to 37 of the Framework state that Local Plans are the key to delivering sustainable development which reflect the vision and aspirations of the local community. The Framework indicates that Local Plans must be consistent with the Framework and should set out the opportunities for development and provide clear policies on what will and will not be permitted and where. Paragraph 22 is clear that Strategic Policies should look ahead over a minimum 15 year period, and where larger scale development such as new settlements or significant extensions to existing villages and towns form part of the areas strategy, then policies should look ahead over a period of at least 30 years.
- 2.3. In relation to the examination of Local Plans, paragraph 35 of the Framework sets out the tests of soundness and establishes that:
- 2.4. The Local Plan and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:

**Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development

**Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

**Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

**Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national planning policy, where relevant

- 2.5. This document therefore considers the content of the Publication Local Plan consultation document on behalf of Albemarle Homes in light of this planning policy context.

### 3. General Comments

- 3.1. Albemarle Homes **is concerned** that the evidence base does not reflect national guidance.

#### Test of Soundness

- 3.2. Albemarle Homes considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

#### Justification

- 3.3. Albemarle Homes is concerned that Publication Version Addendum has not changed the approach or strategy of the Plan or updated the evidence base. Albemarle Homes is concerned that there is an imbalance between the employment and housing supply and the evidence does not support the Council's approach.
- 3.4. Albemarle Homes **is therefore still concerned** that the evidence base which supports the plan appears incomplete. The Framework requires Local Plans to be based on a sound and up-to-date evidence base which identifies a development need and reflects the locational characteristics of a District. It is therefore difficult to comment in depth where there is little supporting information.
- 3.5. Albemarle Homes acknowledges the extension of the Plan by one year, however, considers this to be insufficient. As stated in earlier representations Albemarle Homes that based on the 2021 Framework and the identification of Garden Village the Local Plan should look forward over a 30 year period and be extended to at least 2053, which is a minimum of 30 years from the date of adoption.
- 3.6. Albemarle Homes therefore reserve the right to comment further on the Local Plan and policies when information is updated and provided.

## **Proposed Change**

3.7. To overcome the objection and address soundness matters, the Council should:

- Update the evidence base to reflect national policy and guidance.
- Review Spatial Strategy and assessment of sites.
- Amend Plan period.

## 4. Vision and Objectives

- 4.1. Albemarle Homes is **concerned** that the Vision and Objectives does not reflect national policy and guidance.

### Test of Soundness

- 4.2. Albemarle Homes considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 4.3. Albemarle Homes acknowledges the extension of the Plan period to 2038. Although this partly reflects earlier representations, it does not fully address the Plan period issue given the identification of the Garden Village and the 2021 Framework which suggests looking ahead over a 30 year period (at least).
- 4.4. Albemarle Homes suggests that the Plan period should fully encompass the proposed delivery of the Garden Village and be extended to at least 2053, which is a minimum of 30 years from the date of adoption.

### Proposed Change

- 4.5. To overcome the objection and address soundness matters, the Council should:
- Extend the Local Plan period to reflect the Garden Village and be a minimum of 30 years.

## 5. Policy ST1: Spatial Strategy

- 5.1. Albemarle Homes is **concerned** with the scale and distribution of housing and that it does not reflect the principles of sustainability and growth.

### Test of Soundness

- 5.2. Albemarle Homes considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 5.3. Various changes have been made to Policy ST1 and its supporting text, which extends the Local Plan by one year to 2038, but also adjust the Spatial Strategy and its justification. Albemarle Homes considers that these changes to the Local Plan Addendum create an internal conflict between the approach towards housing and employment and that the provision for housing is insufficient based on the economic aspirations of the District and jobs growth.
- 5.4. The Council has adjusted the reasoned justification for how the Apleyhead employment site has been treated within the Plan. There is now cross reference towards a new Figure 12A within the Plan. This reinforces Albemarle Homes' view that appropriate provision for new homes needs to be provided within Bassetlaw for this strategic site. The site may meet a wider need, however the jobs generated will be met locally within Bassetlaw. Albemarle Homes maintains the position that insufficient new homes are being allocated to come forward in the short term to meet the significant housing need in the area.
- 5.5. It is also notable that the only adjustments in Figure 8 and the additional year is to being forward a few more homes on the proposed allocations that extend beyond the Plan period. It is concerning that the Council is suggesting that only four housing sites will accommodate the housing needs of the District in the longer term.

- 5.6. Albemarle Homes therefore maintains their objections to Policy ST1 which were made in response to the Publication Plan in October 2021, and are not repeated here.
- 5.7. It is notable that Policy ST7 highlights that only 128ha of employment is now being identified in the Local Plan, which is considerably less than the 184ha required as “an appropriate target”. It is therefore conceivable that further housing and employment allocations should be made in the Plan as there is an evidential imbalance.
- 5.8. **Albemarle Homes is concerned that the Plan has not been positively prepared having regard to the economic growth aspirations.**
- 5.9. Albemarle Homes consider that the Plan does not appreciate that a healthy, well-functioning labour market requires a good supply of housing that is affordable for local people to enable them to move jobs freely and match up skills supply with employer demand. A dysfunctional housing market can inhibit labour market mobility, in turn stifling economic growth.
- 5.10. Albemarle Homes maintains that there are clear circumstances in Bassetlaw which demonstrate that housing need in Bassetlaw is higher than the figure that results from the ‘Standard methodology’ and were explained in detail in the earlier October 2021 representations and are briefly summarised below. These include:
- The growth strategy and investment;
  - Infrastructure improvements;
  - Past delivery rates; and
  - Affordable housing need;

#### **Housing Requirement – Economic Growth**

- 5.11. There is significant potential for the levels of economic growth, to be achieved and exceeded above trend growth. Despite its preparation relatively recently in 2020, the HEDNA does not reflect the scale of ambition and substantial employment opportunities within the area. There has been a significant change in circumstances since its preparation, and whilst the HEDNA nods to the potential to some of these changes it is clear that the implications of which are not fully reflected in the overall recommendations and consequently within the Plan.



- 5.12. The Local Plan evidence does not reflect fully on the impacts of Covid-19. It has become clear that the Covid-19 pandemic has not affected all sectors and markets in the same way. Several industry reports show that market activity returned post the first lockdown and that the outlook for the industrial and logistics sector is positive.
- 5.13. The impact of Covid-19 and Brexit has not been restricted to logistics. The UK Industrial Strategy has stressed the importance of manufacturing to the UK economy. Although some areas of manufacturing were affected initially by Covid-19, there are sectors, such as health and medical supplies, which experienced significant growth.
- 5.14. It is therefore concerning that given this political and strategic aims from a national to a regional and local level that the HEDNA adopts a pessimistic view on the economy and economic growth, which then transcends through to lower housing growth then would have otherwise occurred. This approach can harm the economy.
- 5.15. It is concerning that the approach towards jobs growth and Apleyhead has not been amended within the updated text in the reasoned justification. Albemarle Homes therefore maintains its concern with the low jobs growth and constant commuting ratio assumptions within the Plan. Albemarle Homes maintains that further employment growth should and can occur, particularly as the site's own promoters suggest higher jobs growth. **The higher jobs growth at the strategic employment site with a constant commuting ratio suggests a housing need of 646 dwellings per annum.**
- 5.16. Furthermore, the Council can deliver at such levels of growth having recently delivered 693 (2019/20) and 775 (2020/21) new homes in the last couple of years. Such an approach would reflect PPG which indicates that consideration can be given to delivery rates. Where previous delivery exceeds the minimum need it should be considered whether the level of delivery is indicative of greater need.
- 5.17. **There is clear evidence of delivery at a higher rate than the proposed requirement of 591 dwellings, and is indicative of a higher need within Bassetlaw and the capacity within the sector.** Furthermore, the historic delivery rates witnessed do not reflect the changes in economic growth potential for the District as discussed above. Previous delivery rates should therefore be considered when assessing future housing requirements, in accordance with Government guidance.

### **Housing Supply**

- 5.18. The adjustments to the housing supply position do not address Albemarle Homes' concerns. Albemarle Homes maintains its objections to anticipated delivery rates and whether the housing requirement is achievable in the Plan period. Albemarle Homes has concerns with regards to the buffer, application of a lapse rate and the deliverability of some of the identified supply. The housing trajectory tables within the appendix to the Plan contain ambitious delivery rates on complex sites. It is unclear from the range and choice of sites how the Council will achieve the delivery of much needed affordable housing.
- 5.19. Furthermore, Albemarle Homes maintains its concern with the reliance of sites contained within 'made' Neighbourhood Plans, which have not been subject to the same rigour on deliverability as those within a Local Plan. Albemarle Homes is aware of the unavailability and significant constraints of such sites having approached landowners to enquire about developing these sites only for the landowner to indicate that the sites will not be coming forward at this time. Albemarle Homes has the evidence to demonstrate this position. In particular, Albemarle Homes has evidence that the Land to the East of Spital Road (BDC03) for 55 dwellings is not available and therefore should not be allocated. These sites should be reassessed and other appropriate sites considered, such as Albemarle Homes' site at Blyth Road.
- 5.20. The range and choice of new housing within Blyth is also not suitably delivering the range of housing required to address housing needs. A number of recent sites coming forward are proposing very large homes and Self and Custom Build housing, or they are small sites. These sites are not delivering the much needed affordable housing. Albemarle Homes' site at Blyth Road will be policy compliant and deliver affordable housing.
- 5.21. Albemarle Homes would like to emphasise that the Local Plan's strategic policies should ensure the availability of a sufficient supply of deliverable and developable land to deliver the District's housing requirement. This sufficiency of housing supply should meet the housing requirement, ensure the maintenance of a 5 Year Housing Land Supply and achieve Housing Delivery Test performance measurements.
- 5.22. The updated position within the Plan shows that as at 1 April 2021, the Council's overall housing land supply is estimated as 12,938 dwellings between 2020 – 2038 comprising of:
- 775 completed dwellings between April 2020 - March 2021;

- 6,347 dwellings from existing commitments on small & large sites with outstanding planning permission;
- 459 dwellings on 'made' Neighbourhood Plan allocations without planning permission;
- 3,332 dwellings on proposed allocations in the Local Plan;
- 725 dwellings on proposed allocations in Worksop Central DPD; and
- 1,300 dwellings from windfall allowance.

5.23. Albemarle Homes is **still concerned** that it is unclear from the Council's evidence if a non-implementation lapse rate has been applied to existing commitments and / or allocations, which should be included to accord with national guidance. It is also apparent that there are discrepancies between the Council's figures for new allocations and the Worksop Central DPD. Furthermore, the evidence for the windfall allowance does not fully reflect national policy and guidance and should show that such a quantum will continue for the lifetime of the Plan. **It is understood that the windfall allowance is only going to apply to smaller sites and therefore windfalls are likely to reduce in the future, however a further year of 100 dwellings has been added rather than identify further sites.**

5.24. Albemarle Homes would like to re-emphasise that the Council's overall housing land supply should include a mix of short and long-term sites. It is generally recognised that housing delivery is optimised where a wide mix of sites is provided, therefore strategic sites should be complimented by smaller non-strategic sites. The widest possible range of sites by both size and market location are required so that small, medium and large housebuilding companies have access to suitable land to offer the widest possible range of products. A diversified portfolio of housing sites offers the widest possible range of products to households to access different types of dwellings, including affordable housing, to meet their housing needs. Such an approach provides choice for consumers, allows places to grow in sustainable ways, creates opportunities to diversify the construction sector, responds to changing circumstances, treats the housing requirement as a minimum rather than a maximum and provides choice / competition in the land market. **Therefore, it is important that Albemarle Homes' site at Blyth Road for circa 52 new homes is considered within that context of a smaller housebuilder, on a smaller non-strategic site that can importantly deliver affordable housing.**

5.25. It is evident that the updated housing trajectory within the appendices includes significant housing numbers on large strategic sites. It is critical that an accurate assessment of availability,

suitability, achievability and therefore deliverability and viability is undertaken. The Council's assumptions on lead in times and delivery rates should be correct and supported by promoters responsible for the delivery of housing on each individual site.

5.26. It is also important that the Council's five year housing land supply is clear at the point of adoption. Albemarle Homes is concerned that the current statement **still suggests** an insufficient buffer in the supply of new housing.

5.27. **Albemarle Homes maintains its original conclusion that there is a need for further allocations to support the requirement within Policy ST1, and this need is even greater when considering the supply against their view of housing need within Bassetlaw.**

#### **Distribution**

5.28. Albemarle Homes is concerned that the proportion of housing in Harworth & Bircotes continues to decrease. The evidence base and strategic approach suggests that as a regeneration priority area Harworth & Bircotes would accommodate 20% of new homes in the District. However, the Publication Plan Addendum shows only 16% of new housing is being located in the settlement. **There is no justification or evidence for this adjusted approach.**

5.29. Albemarle Homes considers that there are suitable sites on the edge of Harworth & Bircotes, which can sustainably accommodate further housing within the settlement, such as their site at Blyth Road, and that reasonable alternatives have not been explored.

5.30. Furthermore, it is concerning that the Council has not appropriately considered the boundary of settlements in relation to the form and function when assessing potential development sites. Albemarle Homes site on Blyth Road, Blyth is in effect on the edge of Harworth & Bircotes being opposite the new Symmetry Park (EM002) and adjacent to the large new employment site (EM007). The Council considered this site to be a remote rural location, which is inaccurate and incorrect.

5.31. It is also arguable that Harworth & Bircotes and Blyth have conjoined and coalesced and have a distinct functional planning relationship, which is also not addressed within the Local Plan. This is further explored later on in these representations.

## **Summary**

- 5.32. The Local Plan will therefore need to substantially increase housing delivery and the choice and number of sites and potential outlets. To achieve the step change in housing delivery, the Council needs to plan for a range and choice in sites. This range and choice will ensure the right conditions for a competitive market and create the outlets needed to achieve the housing requirement.
- 5.33. Albemarle Homes would encourage the Council to review the existing commitments to ensure this is still deliverable, whether there is a housebuilder on board and whether there are any constraints preventing development from coming forward. Albemarle Homes would also ask the Council to look at the proposed delivery of site allocations to determine whether the delivery rates are appropriate and the sites are deliverable in light of the policy obligations proposed in the Local Plan.
- 5.34. Albemarle Homes considers that the Plan period should be extended, the housing requirement be increased and that the appropriate areas and sites to accommodate growth would be:
- Allocate for housing Blyth Road, Blyth/Haworth
- 5.35. A brief summary is provided for this site later on in these representations, which includes an illustrative masterplan. The site is supported by significant technical information which demonstrate that the site is available, suitable and achievable and therefore deliverable in accordance with the Framework and PPG.

## **Proposed Change**

- 5.36. To overcome the objection and address soundness matters, the Council should:
- Increase the housing requirement to reflect the economic growth aspirations for the District and region.
  - Update the evidence base to reflect the current economic growth situation.
  - Extend the Plan period to be at least 15 years from the date of adoption, and potentially for 30 years to reflect the Garden Village proposals.

- Include a higher buffer.
- Review and provide evidence for the windfall allowance.
- Review delivery rates and trajectory on allocations and commitments.
- Identify further sites to increase flexibility in the Plan.
- Allocate for housing Albemarle Homes' site at Blyth Road, Blyth/Harworth

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

- 6.1. Albemarle Homes **objects** that the proposed level of employment is insufficient.

### Test of Soundness

- 6.2. Albemarle Homes considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 6.3. As highlighted earlier in response to Policy ST1 Albemarle Homes is concerned that the housing and employment strategy are not in balance. It is notable that the level of new employment allocations is now 128ha compared to the “appropriate target” of 184ha (para 6.1.12). Albemarle Homes does not consider this to be “slightly lower” and nor does it provide flexibility in delivery. It is therefore evident that the economic growth aspirations are not being met and therefore further employment allocations need to be made, and therefore to meet the jobs growth targets further housing allocations also need to be identified.

### Proposed Change

- 6.4. To overcome the objection and address soundness matters, the Council should:
- Meet the economic growth aspirations for the District and region.
  - Identify further employment and housing sites.

## Policy ST15: Provision of Land for Housing

- 6.5. Albemarle Homes **objects** that their site at Blyth Road, Blyth/Harworth is not allocated for housing in the Local Plan Addendum.

### Test of Soundness

- 6.6. Albemarle Homes considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 6.7. As highlighted earlier in response to Policy ST1 Albemarle Homes considers that further land for housing is needed to be identified in the Local Plan. The only changes to Policy ST15 and an additional year of housing is to bring forward some further housing on existing sites. Therefore, the Council is suggesting only four sites are needed to accommodate the housing needs of the District. Albemarle Homes does not consider this will deliver the much needed housing for the District or the balanced housing supply.
- 6.8. Albemarle Homes considers that their site at Blyth Road, Blyth which is on the edge of Harworth & Bircotes should be allocated for housing in the Plan period to deliver the economic growth the area aspires for. Further information on the site is provided at the end of these representations.

### Proposed Change

- 6.9. To overcome the objection and address soundness matters, the Council should:
- Allocate Albemarle Homes' site at Blyth Road, Blyth/Harworth for housing.



## 7. Omission Site: Blyth Road, Blyth/Harworth (LAA494)

- 7.1. Albemarle Homes **objects** that the site at Blyth Road (LAA494) is not allocated.

### Test of Soundness

- 7.2. Albemarle Homes considers that the Local Plan is **unsound**.

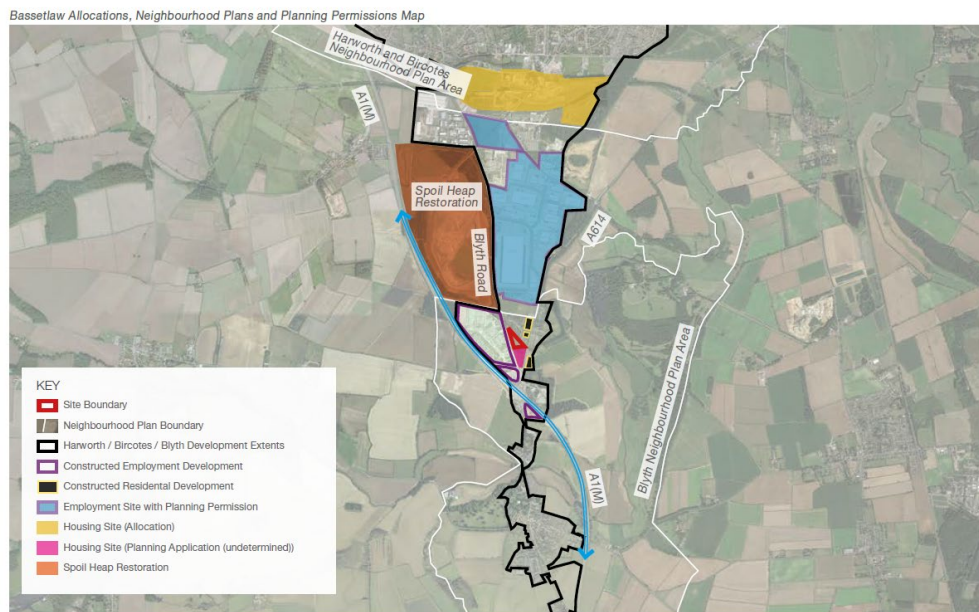
Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

### Justification

- 7.3. Albemarle Homes has highlighted **concerns** with the Spatial Strategy, housing requirement and distribution of new housing. Albemarle Homes is also concerned with the level of housing in Harworth & Bircotes.
- 7.4. In response to Policy ST1 Albemarle Homes has set out that the number, distribution and delivery of new housing. The Local Plan will therefore need to substantially increase housing delivery and the choice and number of sites and potential outlets. To achieve the step change in housing delivery, the Council needs to plan for a range and choice in sites. This range and choice will ensure the right conditions for a competitive market and create the outlets needed to achieve the housing requirement.
- 7.5. It is evident from an assessment of the relationship between Harworth & Bircotes and Blyth that the settlements have effectively merged. Harworth & Bircotes has extended southwards along Blyth Road with significant employment development. Harworth & Bircotes settlement boundary now conjoins with Blyth and has extended into the Blyth Neighbourhood Plan area. Harworth & Bircotes has now effectively extended to the A1(M). The assessment of the role

and function of these settlements within the Plan is therefore incorrect and should recognise more the functional relationship between the two settlements and their new physical extent.

- 7.6. Furthermore, the assessment of sites should recognise this southward expansion of Harworth & Bircotes. The assessment of Albemarle Homes' site on Blyth Road appears to consider the site is in a remote location. However, this is incorrect being adjacent to two new employment parks and existing housing. Symmetry Park (EM002) is under construction and part occupied, whilst the Harworth South scheme (EM007) is now under construction.
- 7.7. The site is effectively an expansion of Harworth & Bircotes, which is a higher order settlement. Albemarle Homes considers the site should be reassessed to reflect its actual situation, particularly as the proportion of housing in Harworth & Bircotes has decreased within the current Plan and does not now reflect the aims of the spatial strategy.

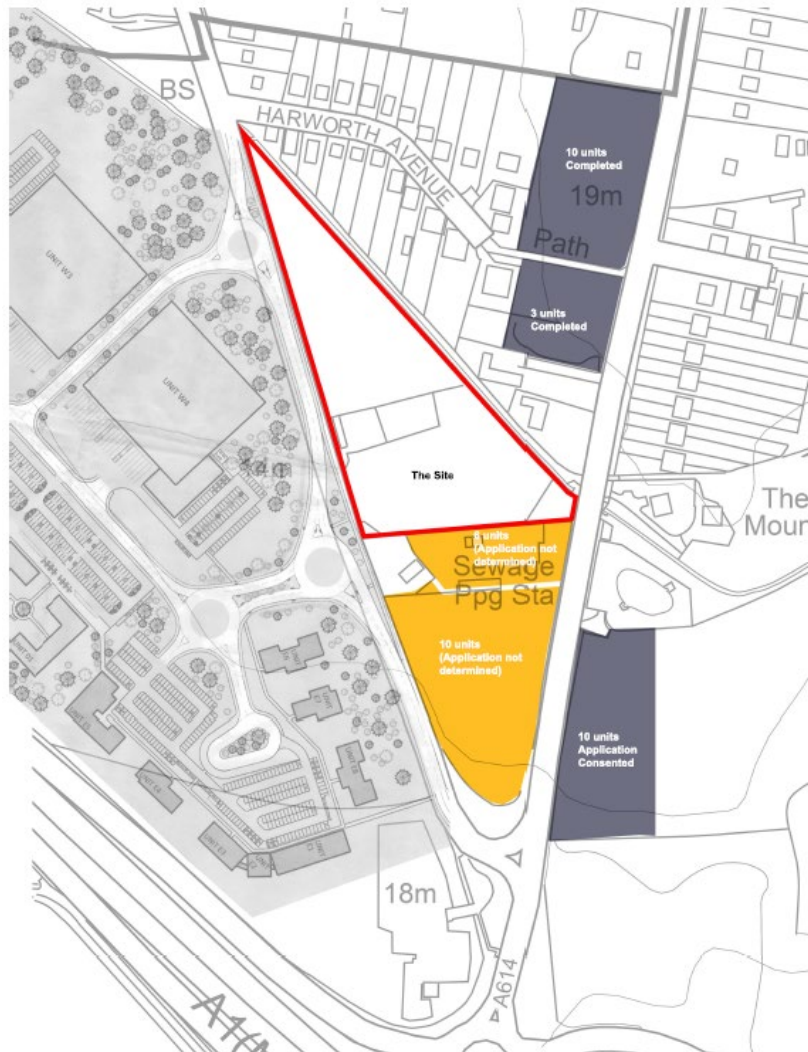


- 7.8. Furthermore, the proposed allocations for settlements should not be considered on artificial boundaries, but on the functional location of a site. The Blyth Road site is not isolated but is within an expanding area close to employment opportunities, services and facilities. It is a very sustainable location for new housing being adjacent to new employment opportunities and being able to co-locate jobs and homes.

- 7.9. Notwithstanding the above, the site also lies within the Blyth Neighbourhood Plan Area, which has recently adopted its Neighbourhood Plan and includes site allocations. However, Albemarle Homes is aware of delivery issues with a number of allocations within the Neighbourhood Plan and considers that these should not simply be rolled forward and accepted within this more senior Local Plan. In particular, Albemarle Homes has evidence that the Land to the East of Spital Road (BDC03) for 55 dwellings is not available and therefore should not be allocated. These sites should be reassessed and other appropriate sites considered, such as Albemarle Homes' site at Blyth Road.
- 7.10. The range and choice of new housing within Blyth is also not suitably delivering the range of housing required to address housing needs. A number of recent sites coming forward are proposing very large homes and Self and Custom Build housing, or they are small sites. For example a site for 10 dwellings at Woodlea, Bawtry Road has been approved and the proposed site plan shows large dwellings ranging from 190m<sup>2</sup> to 325m<sup>2</sup>. These sites are not delivering the much needed affordable housing. Albemarle Homes' site at Blyth Road will be policy compliant and deliver the affordable housing.
- 7.11. Albemarle Homes considers the proposed site is available, suitable and achievable and is therefore in accordance with the Framework a deliverable site able to come forward in the short term. The site has been promoted in earlier iterations of the Local Plan by the landowner, **Albemarle Homes has prepared an indicative layout which is attached to these representations and informed by technical assessments.**
- 7.12. The deliverability and benefits of the Blyth Road site is as follows:

#### **Overview of Proposals**

- 7.13. The site is located on Blyth Road opposite the new Symmetry Park (EM002). To the north lies housing beyond which is the new Harworth South employment scheme (EM007), which is currently under construction, and the town of Harworth & Bircotes. To the east is Bawtry Road and further housing, whilst to the south east is the Moto service station on the A1(M) Motorway. The site is circa 2ha and could accommodate in the region of 52 new homes, which will be a range and mix of housing, including affordable housing.



### **Deliverability**

- 7.14. The site at Blyth Road provides a development opportunity that is available, suitable and achievable and therefore it is considered that the site is deliverable, in accordance with national planning policy and guidance. It is promoted by Albemarle Homes which further demonstrates the site's deliverability within the plan period.

### **Availability**

- 7.15. Albemarle Homes controls the land at Blyth Road. The site is therefore available in accordance with the Framework and the National Planning Practice Guidance (PPG).

### **Suitability**

- 7.16. The site is located in a highly sustainable location and has a mixture of employment and residential development to the north, east, west and south. The site is within easy walking distance to a range of services and facilities.
- 7.17. The site is adjacent to existing and proposed employment and is well served by buses providing opportunities for sustainable travel to work in Doncaster, Bawtry and Retford.
- 7.18. The development will provide additional quality development that will benefit Harworth & Bircotes and Blyth and the wider district with economic, environmental and social benefits. It is therefore considered that the development is suitable.

### **Achievable**

- 7.19. A range of technical work is being undertaken and further survey work is ongoing. From the initial assessments there are no technical issues that would prevent development or are insurmountable. Assessments that have been undertaken include Ground Investigation, Flood Risk Assessment and Utilities Survey. The site is therefore considered to be achievable and therefore deliverable in accordance with national guidance. The technical assessments will be submitted in due course and are available upon request.

### **Effective Use of Land**

- 7.20. Although the site is greenfield, the proposed scheme will utilise and enhance existing infrastructure. Although the site is not previously developed it is currently under-utilised. The site is easily accessible and the site can be accessed from Blyth Road. The scheme is therefore making an efficient and effective use of land and infrastructure.

### **Delivering a Flexible Supply of Housing**

- 7.21. The Framework requires Local Planning Authorities to meet their full objectively assessed housing need. Albemarle Homes considers that the site at Blyth Road is deliverable in the short term and will reinforce the housing supply and address the Borough's housing needs in the early periods of the Local Plan. The site is fully capable of being delivered in the next 5 years.

### **A Positive Response to the Key Objectives of the Framework**

7.22. The Framework sets out that the Governments key housing policy goal of boosting significantly the supply of housing and proactively driving and supporting sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs. The Framework explains that the supply of new homes can sometimes be best achieved through planning for larger scale development, such as extensions to towns, and creating mixed and sustainable communities with good access to jobs, key services and infrastructure. Sites should also make effective use of land and existing infrastructure.

7.23. In relation to the Framework:

- The proposal responds positively towards national guidance.
- The site is appropriate for accommodating housing growth, being effectively an expansion of an existing settlement.
- The proposed site is accessible to existing local community facilities, infrastructure and services, including public transport.
- The site has been assessed and is available, suitable and achievable for development

### **Benefits of Blyth Road, Blyth/Harworth & Bircotes**

7.24. The development of the site would provide significant benefits. The site would provide housing that would meet the needs of the Blyth and Harworth & Bircotes and wider Bassetlaw housing market. Therefore this site provides a unique opportunity in a sustainable location.



## Blyth Road, Blyth.



7.25. In accordance with the Framework this representation has shown that:

- The site is suitable for housing and can deliver circa 52 new homes.
- The proposal will deliver high quality housing.
- The proposal will deliver affordable housing.
- The proposal can provide a good mix of housing commensurate to the demand and need in the area.
- The scheme uses land efficiently and effectively.
- The proposal is in line with planning for housing objectives.
- The site is within a sustainable location situated in close proximity to facilities and services and also to bus stops for local bus routes.
- The scheme will create direct and indirect job opportunities both during and after construction.

7.26. The proposal is an appropriate site to provide for the housing needs of Bassetlaw in the short term. The allocation of the site would confirm its potential to help continue the provision of a balanced housing supply in the District in sustainable locations. The site can deliver a full range and mix of housing and a sustainable community. Development of the site would deliver housing and affordable housing. Bassetlaw needs to have a robust housing trajectory and the

Blyth Road site would assist with this delivery in the short term. The site is situated within a prime location suitable for residential development, adjacent to existing and proposed employment, and as such would facilitate the development of land in a more effective and efficient manner. Development of the site would not harm or undermine the areas wider policy objectives, but seeks to reinforce the need to develop sites within sustainable locations as a priority.

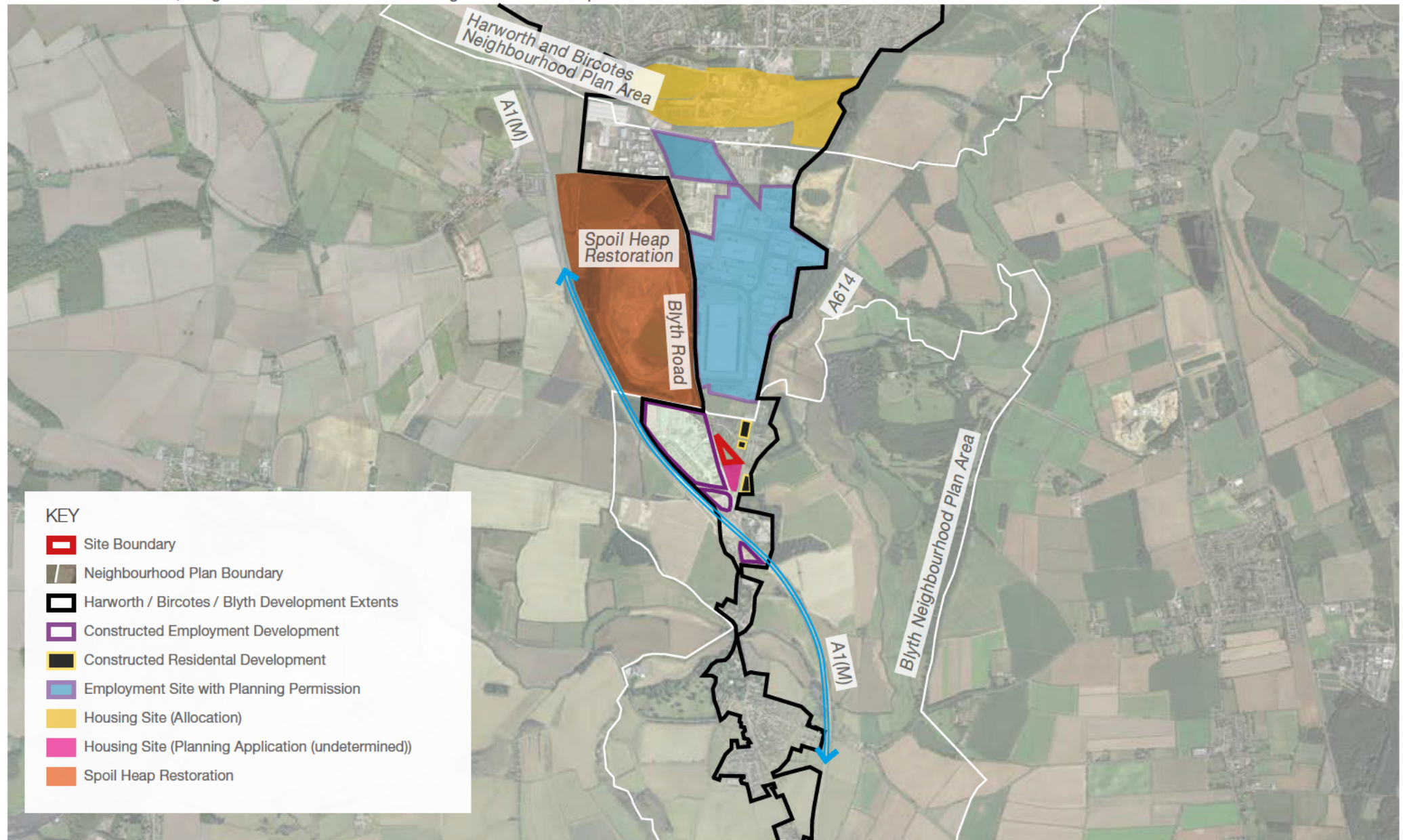
- 7.27. The site is available, suitable and achievable and therefore deliverable in accordance with the Framework.

### **Proposed Change**

- 7.28. To overcome the objection and address soundness matters, the Council should:
- Allocate the site at Blyth Road, Blyth/Harworth & Bircotes for housing.
  - Review the site assessment.

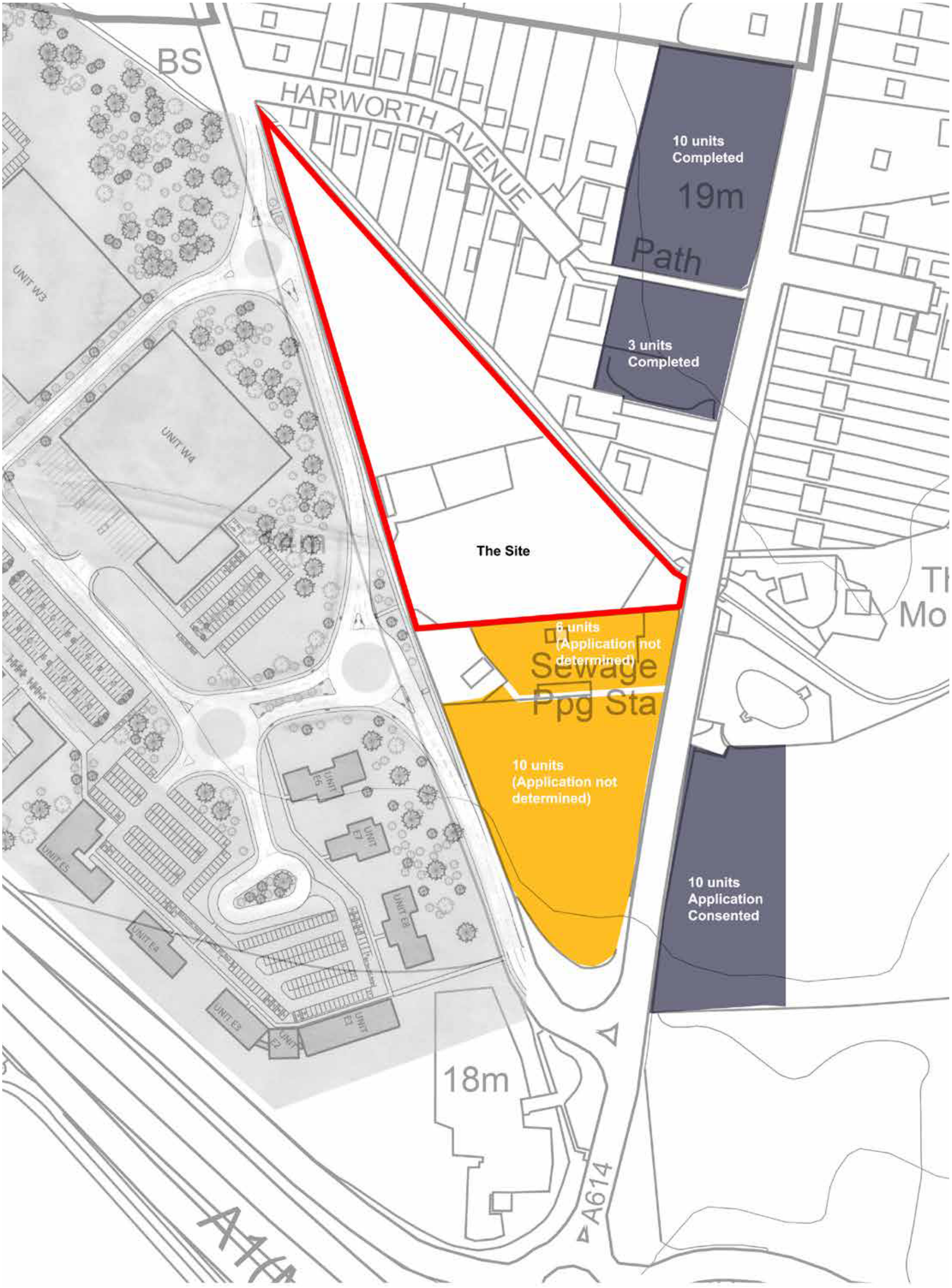


## Appendix I: Site Plans



## Spatial Relationship between Harworth, Bircotes and Blyth





# AD-NRF031





**From:** [REDACTED]  
**Sent:** 17 February 2022 09:39  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw plan Peaks Hill farm

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

Good afternoon,

I would like to re-confirm our objections we previously submitted. Also, we are very concerned that the green buffer will be in place **prior** to the building work starting, to limit disruption and noise given that multiple builders will be building on the land but to also create a safe place for the wildlife during the building works. If you're planting trees they will take years to create the sort of boundary that we would hope to be in place.

Earlier today, I read online of how it took two hours for ambulance to arrive from Newark to support someone having a heart attack. I am very concerned about the impact on our services.

If the plan does go ahead I would like the following points to be considered:

I want to see:

1. A green buffer zone between current homes on Westerdale and any new development. Preferably building behind 'Long Plantation' (Figure 14 in the Draft Plan) or a minimum 15 metres from the existing housing on Westerdale, to maintain a green corridor for privacy and wildlife
2. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new houses and to extend the green corridor
3. Any communal areas, such as youth facilities, playgroups, car parks and sports pitches, to be located away from any existing homes in the centre of the new development behind the treeline
4. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. (linked to climate change)
5. Minimal street lighting across the estate to minimise light pollution
6. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses
7. Green pathways and corridors across all the development to connect existing woodlands, new cycle

routes, walking routes to enable access to public transport

8. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook
9. Cater for an increasingly elderly population with bungalows and smaller dwellings
10. Decent sized gardens for dwellings so people can benefit from outdoor space; do not allow developers to maximise their profits by creating a 'concrete city' environment.



# AD-NRF032



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 17 February 2022 11:02  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw Local Plan 2020-2037 - Publication Version Addendum January 2022  
**Attachments:** CFGWorksopLP4.doc.pdf; CFGWorksopLP3.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

**Bassetlaw Local Plan 2020-2037 - Publication Version Addendum January 2022**

Please find attached our representations in connection with the above consultation, together with a copy of our previous representations submitted for completeness.

We would be most grateful if you could confirm safe receipt.

Many thanks.

Kind regards

[REDACTED]

**iba**planning chartered town planners

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phone: 01623 822006

[REDACTED]

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

CFGWorksopLP/4

17 February 2022

Dear Sirs

**Bassetlaw Local Plan 2020-2037 Publication Version Addendum January 2022**

Further to your recent public consultation on the above, please find below **formal representations** regarding the Publication Version Addendum of the Bassetlaw Local Plan dated January 2022, submitted on behalf of the **Carlton Forest Partnership**.

The Carlton Forest Partnership represents the owners of the Carlton Forest Distribution Centre and surrounding land adjoining the existing Worksop settlement boundary which is identified as forming part of a wider housing and employment allocation under Draft Policies 16: HS1 (Peak Hills Farm, Worksop) and Policy ST7 (EM005) respectively.

The balance of the land comprising the aforementioned housing and employment allocation is under the control of Hallam Land with whom our client is working collaboratively to ensure the early and coordinated delivery of the site through the Local Plan process, and ultimately on the ground. We understand Hallam Land is submitting its own representations as part of the Addendum consultation.

For the avoidance of any doubt, our client (as they did with the previous draft) **fully supports** the inclusion of their land as part of the Peaks Hill Farm housing and employment land allocations.

The 2022 Addendum makes some small changes to the wording of the requirements of the allocation for the Peaks Hill Farm site (Policy 16: Site HS1: Peaks Hill Farm, Worksop).

More particularly, there has been an **increase in the overall housing numbers** to be delivered on site (from 1,000 to 1,080) which reflects the fact that Local Plan period has been extended by one year.

As before, our client is fully committed to ensuring in the delivery of the site within the Plan period and remains a willing, able and active participant in on-going discussions between Hallam Land, the Council and local Highway Authority and will continue to be willing to attend all developer meetings between now and the Examination in Public to offer all support necessary in demonstrating full confidence in the delivery of the site within the Plan period (with the balance of the housing provision beyond).

A new reference to an aspiration to include **provision of a new pedestrian and cycle link** from the allocation site to the existing Carlton Forest Employment Site (EEES10) to the north (Policy 16 Part 2(l)(iii)) has also been added into the policy wording.

Our client has no objection to this as an additional feature which can likely be incorporated into the development to help ensure that the urban extension is well integrated with surrounding development and promotes and enables sustainable means of transport as far as possible in accordance with the overall aspirations of the Local Plan.

However, the newly introduced requirement in Policy 16 Part 2(l)(i) for the new distributor road between the A60 Carlton Road and the B6045 Blyth Road to include a **stepped cycle track on both sides of the carriageway** seems a little unnecessary – it is unclear why stepped cycles tracks are required on *both* sides of the road and why a single cycle track on one side of the road would not suffice. It is submitted that this is an unnecessary additional requirement of the allocation which might have knock-on effects on the provision of other features within the site, most likely the provision of soft landscaping along the distributor road and to the detriment of the Council's aspiration to achieve a 'green corridor' along the road (see paragraph 7.2.16 of the draft Local Plan).

Including stepped cycle tracks on both sides of the road will also create a very wide tarmacked area which might prove intimidating to some pedestrians and inhibit pedestrian crossing. We understand that the local Highway Authority has itself already raised concerns regarding this.

Whilst our client is happy and willing to collaborate closely with the Council and local Highway Authority in this regard, we would ask that the wording of Policy 16 Part 2(l)(i) be amended to *"the alignment and technical specification should be capable of accommodating public transport and a stepped cycle track on at least one either side of the carriageway"* to provide an element of flexibility in this regard. This will help ensure that the Local Plan meets the tests of soundness.

I trust the above is of assistance in reaffirming our client's appetite and willingness to bring this site forward in collaboration with the adjoining landowner/developer within the timescales anticipated by the Draft Plan and confirming our client's **support** for the Local Plan subject to the addition of some flexibility regarding the specification of the new distributor road within Part 2(l)(i) of draft Policy 16.

Should however you wish to discuss anything raised above in more detail in advance of any future design/project meetings, or the Examination in Public itself, please do not hesitate to contact me.

Yours sincerely



MA(Hons)TP MRTPI  
Director



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

CFGWorksopLP/3

21 October 2021

Dear Sirs

**Draft Bassetlaw Plan August 2021**

I refer to the above public consultation and set out below the formal representations on behalf of our client, the **Carlton Forest Partnership**.

Carlton Forest Partnership represents the owners of the Carlton Forest Distribution Centre and surrounding land adjoining the existing Worksop settlement boundary which is identified on the draft Policies Map for Worksop as forming part of a wider housing and employment allocation under Policy 16 (Site HS1: Peaks Hill Farm, Worksop) and Policy ST7 (EM005) respectively.

The balance of the land comprising the aforementioned housing and employment allocation is under the control of Hallam Land – with whom our client is working collaboratively to ensure the early and coordinated delivery of the site through the Local Plan process, and ultimately on the ground.

The Council is aware that all baseline evidence in the form of background surveys and reports required to inform any future masterplan and planning application are already underway so as to be able to demonstrate the early delivery of the scheme – and the landowner's commitment to bringing forward a planning application at the very earliest opportunity.

To this end, it is expected that the first houses will appear on the site well before the 2026 dated envisaged in the consultation document<sup>1</sup>.

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<sup>1</sup> Paragraph 7.2.4

The draft Plan's objectives for and requirements of the mixed use allocation are acknowledged and will be used as appropriate to inform the ultimate masterplan and planning application.

The site is considered an eminently suitable location for a sustainable urban extension to Worksop – and the proposed distributor road will significantly improve the flow and movement of traffic in and around Worksop, including through the town centre, as recognised in the Bassetlaw Transport Study 2021.

For the avoidance of any doubt, our client (as they did with the previous draft) **fully supports** the inclusion of their land as part of the aforementioned Peaks Hill Farm housing and employment land allocations.

The Council can be assured of our client's full commitment, alongside Hallam Land, to delivering this mixed use allocation through the Local Plan process – and, following adoption, promptly on the ground.

To this end, our client will be represented by ourselves, working alongside and in collaboration with Hallam Land, at the forthcoming examination in public to assist the Council in whatever way it requires.

Turning briefly to the **Publication Version Policies Map**, we note that the existing employment site (Carlton Forest, Worksop) appears to have been given the wrong site reference number. The Policies Map identifies this as EES07, whereas the Policy ST10 identifies this as EES10<sup>2</sup>.

I trust the above is of assistance in confirming my client's **wholehearted support** for the proposed allocation and reaffirming their appetite and willingness to bring this site forward, in collaboration with the adjoining landowner/developer within the timescales anticipated by the Draft Plan.

Should however you wish to discuss anything raised above in more detail in advance of any future meetings, please do not hesitate to contact me.



MA(Hons)TP MRTPI  
Director



October 2021

---

<sup>2</sup> Policy ST10 identifies site EES07 as Retford Road West, Worksop

# AD-NRF033



**From:**

**Sent:**

**To:**

**Subject:**

**Attachments:**

17 February 2022 11:38

The Bassetlaw Plan

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

17.02.22 Bassetlaw DC - LP Addendum Feb 22.pdf

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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

Senior Planner

+44 0191 269 0065

Central Square South, Orchard Street, 3rd Floor, Newcastle upon Tyne NE1 3AZ

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Our Ref: MV/ 15B901605

17 February 2022

Bassetlaw District Council  
[thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)  
via email only



Dear Sir / Madam

**Regulations 19 and 20 Town and Country Planning (Local Planning) (England) Regulations 2012: Bassetlaw Local Plan 2020-2037: Publication Version Addendum  
January - February 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.

**Proposed development sites crossed or in close proximity to National Grid assets:**

Following a review of the above Development Plan Document, we have identified that one or more proposed development sites are crossed or in close proximity to National Grid assets.

Details of the sites affecting National Grid assets are provided below.

***Electricity Transmission***

Development Plan Document Site Reference	Asset Description
<b>POLICY ST51: Renewable Energy Generation - High Marnham Power Site</b>	<b>XE ROUTE:</b> 275Kv Overhead Transmission Line. Route: High Marnham – Thurcroft – West Melton <b>4ZV ROUTE:</b> 275Kv Overhead Transmission Line. Route: CHESTERFIELD - HIGH MARNHAM 1



**ZDF ROUTE TWR (002 - 057):** 400Kv Overhead Transmission Line.  
Route: COTTAM - STAYTHORPE 1  
**ZDA ROUTE TWR (254 - 311):** 400Kv Overhead Transmission Line.  
Route: COTTAM - GRENDON  
**ZDA ROUTE TWR (248B - 248F):** 400Kv Overhead Transmission  
Line. Route: DISC HIGH MARNHAM ROUTE  
**ZDA ROUTE TWR (247-248A-251A-252B-252A):** 400Kv Overhead  
Transmission Line. Route: HIGH MARNHAM - WEST BURTON  
**ZDA ROUTE TWR (252C - 253A):** 400Kv Overhead Transmission  
Line. Route: HIGH MARNHAM 400/275KV SGT2  
**Electrical Substation:** HIGH MARNHAM 400KV  
**Electrical Substation:** HIGH MARNHAM 275KV  
**275Kv Underground Cable route:** HIGH MARNHAM 660V

A plan showing details of the site locations and details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only.

Please see attached information outlining further guidance on development close to National Grid assets.

#### **Further Advice**

National Grid is happy to provide advice and guidance to the Council concerning their networks. 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 check that our details as shown below are included on your consultation database:

[Redacted]

[nationalgrid.uk@avisonyoung.com](mailto:nationalgrid.uk@avisonyoung.com)

Avison Young  
Central Square South  
Orchard Street  
Newcastle upon Tyne  
NE1 3AZ

[Redacted]

[box.landandacquisitions@nationalgrid.com](mailto:box.landandacquisitions@nationalgrid.com)

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,



**Director**

**0191 269 0094**



**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.

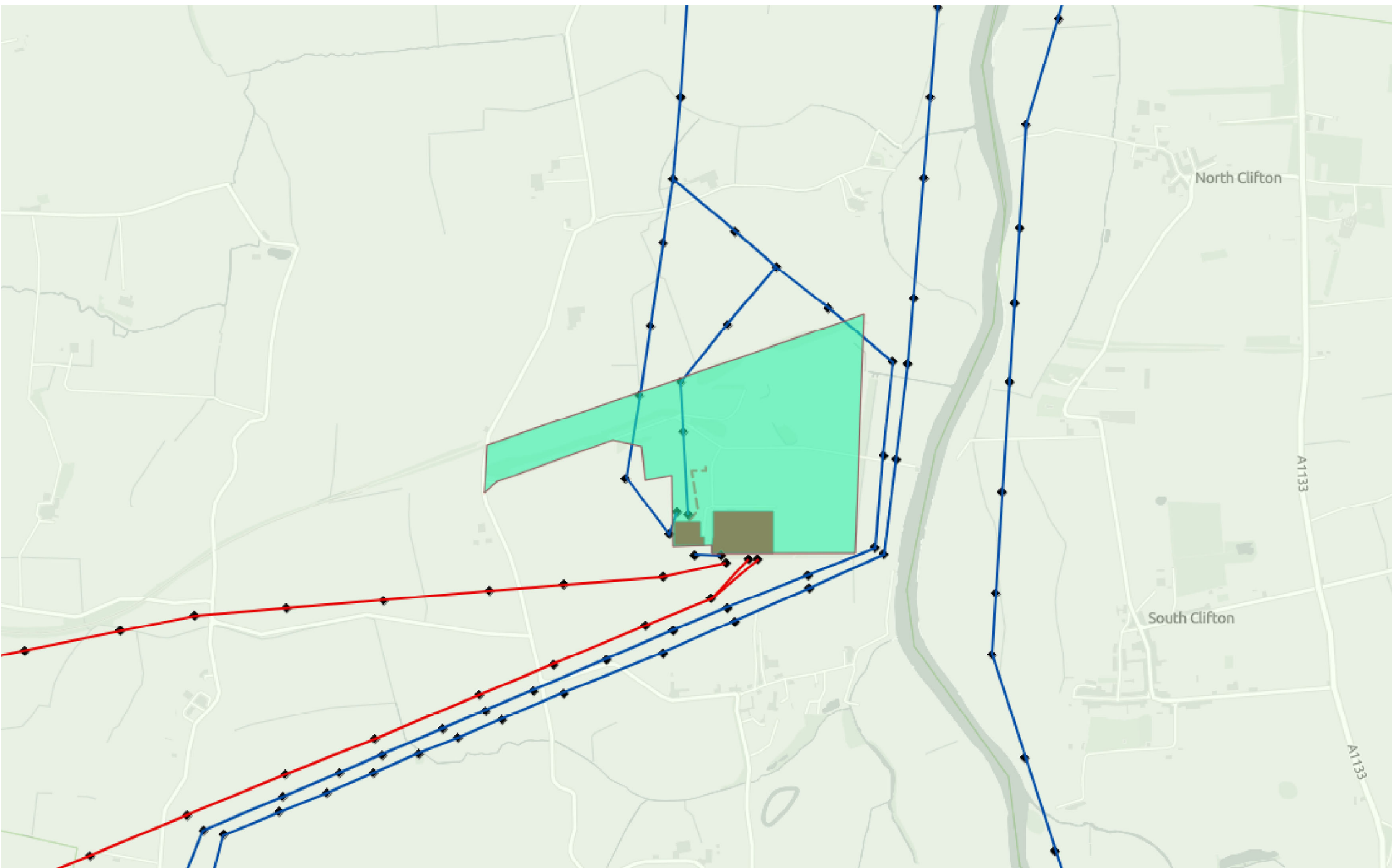
National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building 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)



# AD-NRF034



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 February 2022 12:04  
**To:** [REDACTED]  
**Cc:** The Bassetlaw Plan; Andy Duncan; Helen Sleight  
**Subject:** Rotherham MBC Response to Bassetlaw Local Plan 2020-2037: Publication Version Addendum, January 2022  
**Attachments:** RMBC Final Comments LP Addendum Jan 2022.docx

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Dear [REDACTED],

Thank you for the opportunity to comment on the Bassetlaw Local Plan 2020-2037: Publication Version Addendum, January 2022.

Please find our response attached.

Kind Regards,

[REDACTED]

Planner  
Planning Policy Team  
Planning and Regeneration Service  
Rotherham Metropolitan Borough Council

**Tel: 01709 807848**

**Extension: 17848**

**Email:** [REDACTED]

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## Regeneration and Environment Service

Planning Policy

Riverside House, Main Street

Rotherham, S60 1AE

Tel: (

Our Ref

Direct Line

Extension

Please contact

(01709) 823888

17 February 2022

Sent via email: [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 Addendum, January 2022**

Thank you for the opportunity to comment on the above consultation.

Rotherham Council has considered the consultation documents provided and our representations are set out below.

#### Level of growth

The allocation of housing land greater than evidenced need may lead to the need to allocate additional employment land, and vice versa. It is questioned whether the level of growth via proposed land allocations is sustainable. Further clarification of what a supply-led or completions trend approach will mean in practice would be helpful.

A supply-led approach cannot take into account future economic changes within the jobs and skills or housing markets and may become economically unsustainable for Bassetlaw, and for the wider region, and lead to significantly increased in-commuting. We are unclear how the level of need for employment and housing land has been calculated. We are aware that B8 warehousing requires significantly greater land take and lower job densities. It would be helpful to demonstrate that both employment land and housing land supply figures have been based on robust evidence.

#### Ordsall South

The Plan proposes 1,250 dwellings and a new Local Centre for this site, with emphasis on provision for older people. It is noted that paragraph 7.14.18 recognises the need to encourage public transport use at the early stages, which is welcomed. The

additional requirement for bus services to Retford to be high frequency, and the provision of a combined active travel corridor and SANG (Paragraph 7.14.12) is also welcomed.

As Bassetlaw does not benefit from any Green Belt allocation, care should be taken to ensure that Ordsall South and Bassetlaw Garden Village do not risk excessive sprawl and coalescence, which could potentially lead to the two becoming closer together over time. It is noted however that the area surrounding this site has been allocated as a Green Gap which will provide protection to the wider open countryside, and this is supported.

### Bassetlaw Garden Village

The Council previously commented on this proposal. Safe connectivity between this site and the proposed strategic employment land at Apleyhead junction will also be important for encouraging sustainable transport patterns, for biodiversity and to provide a good standard of living for future residents.

If the proposed new railway station and/or good bus services are not in place during initial occupation of dwellings, there is a risk that unsustainable travel patterns will be established by new residents before these amenities can be provided. The addition of the provision of sustainable travel modes from the outset at Paragraphs 5.3.33-5.3.35 is welcomed.

The new policy ST40a follows on from earlier Habitats Regulations Assessment Screening Assessment and Appropriate Assessment, and the Recreational Impact Assessments now conducted on the Clumber Park SSSI and the Birklands and Bilhaugh SAC/Sherwood Forest National Nature Reserve (NNR). The Council previously raised concerns about the potential impact of allocated sites on these sites and Sherwood Forest ppSPA. The requirement for project-level Habitat Regulations Assessment and Suitable Alternative Natural Greenspace is welcomed.

### 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. A Local Plan Statement of Common Ground is currently being prepared between Bassetlaw District Council and Rotherham MBC.

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, which may pose a risk to the economic aims of Sheffield City Region and the wider D2N2 region.



The Council understands that the planned logistics study has now taken place and shows that there is a need for more land to be made available for logistics. The changes to Paragraphs 4.4 and 5.1.15 to clarify the purpose of the Apleyhead Strategic Allocation are welcomed.

However, the Council is still 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.

To address these concerns a meeting has now taken place regarding the A57 corridor and joint work is ongoing between Bassetlaw District Council, Nottinghamshire County Council, Rotherham Metropolitan Borough Council and National Highways working towards an A57 Improvement Plan and the preparation of an A57 Corridor Statement of Common Ground. This work is welcomed.

Please accept these representations as the response from Rotherham 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, January 2022

Yours sincerely

A black rectangular box redacting the signature of the Planner.

**Planner**

Planning, Regeneration & Transportation Service

# AD-NRF035



**From:** [REDACTED]  
**Sent:** 17 February 2022 13:56  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** re: Representation to the Bassetlaw Local Plan Publication Addendum - P&DG on behalf of Welbeck Estates Company Limited  
**Attachments:** 22.036 P&DG on behalf of Welbeck Estates Company Limited - Bassetlaw Local Plan Publication Addendum Version Reps 17-02-2022.pdf

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Good Afternoon

On behalf of Welbeck Estates Company Limited, please see Planning & Design Group's representations to the Bassetlaw Local Plan Publication Version Addendum. This is with specific regards to policies ST40 and ST40A.

Please may we be kept up to date as the plan progresses.

Kind regards,

[REDACTED]  
**Associate Town Planner**  
[REDACTED]

**Midlands Office** - Planning and Design Group (UK) Ltd, Pure Offices, Lake View Drive, Sherwood Park, Nottingham NG15 0DT  
01623 726256 [midlands@panddg.co.uk](mailto:midlands@panddg.co.uk)

**London Office** - Planning and Design Group (UK) Ltd, 5 St John's Lane, London EC1M 4BH  
020 7549 2858 [london@panddg.co.uk](mailto:london@panddg.co.uk)

**Oxford Office** - Planning and Design Group (UK) Ltd, Pure Offices, Parkway Court, John Smith Drive, Oxford OX4 2JY  
01865 985354 [oxford@panddg.co.uk](mailto:oxford@panddg.co.uk)

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01865 985354   oxford@panddg.co.uk

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Our ref: 22.036 17-02-2022

17th February 2022 *by email only*

[thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

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

Dear Sir/Madam

**Re: Bassetlaw Draft Local Plan Publication Version Consultation (Addendum) 2022: Planning and Design Group (UK) Limited Representations Submitted on behalf of the Welbeck Estates Company Limited**

Thank you for the further opportunity for Planning and Design Group (UK) Limited (P&DG) to be consulted on the Draft Bassetlaw Local Plan. On behalf of the Welbeck Estates Company Limited, this letter provides the detail of our representations, and we request that P&DG be kept informed with regards to the forthcoming Examination in Public.

By way of further introduction, Welbeck Estates Company Limited continues to have a significant interest in the emerging Local Plan, not least because of its role as a principal landowner within Bassetlaw, but also due to the importance of existing facilities across the Estate towards the objectives of the plan and the great potential their future has in fulfilling the broadest range of objectives within the Plan.

The potential of the plan addendum to be relevant to and affect the Estate's land and property interests is significant, and we have consulted the Estate's appointed ecologists Baker Consultants who have widespread experience in the emergence and requirements of the Environment Act to inform this representation.

**Planning and Design Group**

Midlands Office: Pure Offices Lake View Drive Sherwood Park Nottingham NG15 0DT tel 01623 726256

London Office: 5 St John's Lane London EC1M 4BH tel 020 7549 2858

Oxford Office: Pure Offices Parkway Court John Smith Drive Oxford OX4 2JY tel 01865 985354

Planning and Design Group is the trading name of Planning and Design Group (UK) Limited, Unit 6, Heritage Business Centre, Derby Road, Belper, Derbyshire, DE56 1SW  
Registered in England No 8329904 VAT No 155486191

These comments consider the ‘Soundness’ of the Plan by stating whether the Plan’s policies are:

- Positively prepared
- Justified
- Effective
- Consistent with national policy

#### **General Comments on Policy ST40/ST40A**

We note that the Addendum has introduced an additional Policy ST40 and ST40A as a result of the emerging Environment Bill. At the present time, P&DG raise significant concerns on behalf of the Estate as to the application of this policy, not least concerning residential development but also development in the buffer zone of the Clumber Park Site of Special Scientific Interest (SSSI) to mitigate against additional recreational pressures upon the park.

The Estate is currently part way through a number of significant investments in opening up additional leisure and recreational opportunities in locally, that are designed to enhance the offer for tourism and amenity use within the Dukeries, making more of its untapped potential. Chiefly our concerns relate to the requirement for contributions to offset recreational impacts. There have been detailed discussions about the provision of recreational facilities and opportunities within the Welbeck Estate that are in the pipeline. This will inevitably involve the redistribution of potential trips being made to use facilities within the Welbeck Estate as a suitable alternative to Clumber Park. In these circumstances we would strongly oppose the contribution towards a recreational fund, for developments that are specifically intended by their own investment to (in part) mitigate against some of the potential trips and associated public use of Clumber Park.

The current approach to this policy and how it applies appears to be far too simplistic and does not distinguish between development within the buffer zone that may already be contributing willingly towards creating new recreational opportunities or strategic scale development where it may already include substantial requirements for open space and recreational provision. A blanket approach is not appropriate as proposed and we suggest a revision to the policy to cater for such exceptions.

The proposal in Policy ST40 to require a shadow level Habitat Regulations Assessment (HRA) is understood to consider the impacts upon the ppSPA. This approach is consistent with Local Plans taken forward and adopted where impacts upon protected habitats are identified. It must however be proportionate and not prematurely sought. As the proposed consultation acknowledges however, the requirement for 10% biodiversity net gain is not expected to become a legal requirement until 2023. While efforts can be made to further enhance biodiversity as a means to mitigate identified constraints and impacts upon local ecology, it cannot be a sound proposal to require 10% upon adoption of the plan should this predate the legal requirement of the Environment Act 2021. Current

case law is accepting requirements for biodiversity improvements of a reduced scale where such mitigation is not necessary.

In the section described as 'National Designations c)' on page 89 of the Addendum consultation, we disagree with the proposed wording of "a proposal that may either directly or indirectly adversely impact a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or ancient woodland and their buffer zones will be refused other than in wholly exceptional circumstances. All proposals should seek to protect and enhance these features wherever possible."

This statement is not sufficiently proactive in supporting where proposals have made conscientious efforts to mitigate the any direct or indirect impacts and these should be explained further after 'wholly exceptional circumstances'. Paragraph 180 b) of the National Planning Policy Framework (NPPF) explains the exception more clearly where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest. The policy should be reworded in conformity with the NPPF to ensure soundness.

In proposed Policy ST40A, it is explained at the end of paragraph 3 that the Council will negotiate site specific mitigation from all residential development of 50 or more dwellings in line with the site specific HRA expected from the site from each proposal. This does not provide any cover for the instances where a HRA concludes that such mitigation would not be required, or if mitigation has already been made possible in the vicinity. To be considered sound, the policy wording should only require site specific mitigation to be in a position to negotiate if required.

Paragraph 1 of Policy ST40A explains that where identified through a project level Habitat Regulations Assessment, in compliance with the Habitat Regulations and Habitats Directive, to mitigate any recreational disturbance impacts, residential development will need to implement on site mitigation to avoid and/or reduce recreational disturbance impact through sensitive layout and design measures, and, green/blue infrastructure proportionate to the scale of the development. Again insufficient provision of any exceptional circumstances have been provided.

Paragraph 2 of Policy ST40A explains that new residential development within the Clumber Park SSSI Zone of Influence and/or the Birklands and Bilhaugh SAC/Sherwood Forest NNR Zone of Influence will be subject to proportionate financial contributions to deliver off site mitigation measures at the relevant protected site and/or appropriate Suitable Alternative Natural Greenspace and/or other infrastructure projects on the relevant development site as identified by the relevant strategic RAMS.

Again it is our view that this should only be proportionately sought if the development proposal is a) identified in any Habitat Regulations Assessment (HRA) to require such measures, b) if no sufficient alternative provision has already been provided and c) if considered to be viable to do so. The policy is not currently worded in this manner and is not considered to be sound.

In summary, P&DG seek the District Council's full consideration of the above comments made on behalf of the Welbeck Estates Company Limited to ensure soundness of the Plan, and ultimately so it is positively prepared. There are a range of specific concerns that require amendment prior to the submission of the Local Plan to the Inspectorate.

Should you require any further information regarding the representations, please do not hesitate to get in contact with us.

Yours Faithfully

A black rectangular box redacting the signature of the Associate Town Planner.  
**Associate Town Planner**



# AD-NRF036



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 February 2022 15:11  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** County Council Response to consultation on Bassetlaw Local Plan Addendum (tracked changes to Publication Draft Plan)  
**Attachments:** NCC response to Addendum consultation.docx

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

Dear [REDACTED] and team,

Please find attached the response of the County Council to your consultation on the proposed changes to your Reg 19 Publication Plan .

The County Council will also be responding to the revised Retford Transport Assessment shortly and also to the expected Workop Transport Assessment in due course.

Kind regards,

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

Phone: 0115 993 9388  
[REDACTED]



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The following message has been applied automatically, to promote news and information from Nottinghamshire County Council about events and services:

**Representations of Nottinghamshire County Council**

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1. Nottinghamshire County Council welcomes the opportunity to comment on the proposed changes to the Publication Version of the Bassetlaw Local Plan 2020-2037.

2. It is noted that the Plan period is extended to 2038 and this has a knock on effect for the development levels now being included in the Plan.

2. In terms of **public transport provision and promotion**, the changes reflect the County Council's aspirations for public transport provision, including reference to the National Bus Strategy, Bus Service Improvement Plans, and bus service and infrastructure provision as part of new development to serve housing and employment sites. Reference is also made to securing planning contributions/obligations for these sites. The document also refers to the Bassetlaw Public Transport Study 2022 for which we have provided separate input and comments.

3. The addendum to the Bassetlaw Local Plan raises just one matter in respect to **minerals and waste** planning policy:

a) The changes to the Employment Land provision in 'Policy ST7', includes deletion of the 'Former Marnham Power Station' site and the inclusion of 'Bevercotes Colliery' site. This site at Bevercotes is within an Mineral Safeguarding Area (MSA) for Brick Clay. Whilst reference to the MSA/MCA has been made in previous comments on the Bassetlaw Local Plan and the Local Plan itself does include references to the wider Planning Policy framework including the Minerals and Waste Local Plans and the policies therein, as this is a new allocation it is appropriate to drawing attention to the MSA/MCA related to the the Bevercotes Colliery allocation.

b) As the Mineral Planning Authority, it is the responsibility of Nottinghamshire County Council to form policies and determine applications relating to mineral development. One of the key responsibilities of both the County Council but also the District and Borough Councils is to safeguard mineral resource (PPG, Paragraph 005, 2014). As minerals are a finite resource that can only be worked where they are found, the Adopted Minerals Local Plan contains a policy, SP7, which seeks to safeguard mineral resource from unnecessary sterilisation from non-mineral development and so establishes Mineral Safeguarding and Consultation Areas (MSA/MCA). As a two-tier authority, the Minerals Local Plan forms part of the overall Development Framework for Ashfield District Council.

The proposed replacement site under Policy ST7 (Employment Land) at Bevercotes is within the MSA/MCA for brick clay. As per National Planning Policy, the Adopted Minerals Local Plan March 2021 contains a policy (SP7) concerning the safeguarding and consultation areas. Policy SP7 requires developments within the minerals safeguarding area to demonstrate it will not needlessly sterilise minerals and where this cannot be demonstrated, and there is a clear need for non-mineral development, prior extraction will be sought where practical. In some cases, large scale prior extraction might not be practical, however consideration should also be given to the potential use of minerals extracted as a result of on-site ground works rather than simply treating them as a waste material.

4. From a **Growth, Infrastructure and Development** perspective, it is noted that:

a) much of the amended Plan wording provides additional flexibility in delivery and add content related to low carbon development. It is noted that all references to High Marnham Green Energy Hub have been removed and an employment site at Bevercotes Colliery of 80ha has been introduced. The reference to alignment with the D2N2 Economic Recovery Strategy is welcome. The Zero Carbon by 2050 benchmark remains not very ambitious sounding compared to County Councils 2030 ambitions, but the D2N2 Strategy aims higher (the fastest turnaround in the Country) so this is covered .

b) The amendments in relation to the proposed logistics centre at Apleyhead are noted and these are supported in principle. It is noted that Newark and Sherwood DC are working up a Logistics training hub proposal, given its location on the A1 and so these proposals fit well together. At present, a Logistics Study related to the Core and Outer Nottingham HMAs is progressing and will complete by May 2022. The Apleyhead proposal has been referenced within the data gathering for this Study.

5. From a general **transport and infrastructure** perspective:

a) The amendments related to supporting text about the Bassetlaw Garden village are noted . The amendments to policy ST3 relating to the requirement for a Masterplan Framework covering the entire allocation are strongly supported. This of course should be prepared and adopted as a SPD by the Council and thus be afforded the maximum weight possible as a material planning consideration in determining detailed applications.

b) The amendments to ST4 which make clear that the allocation covers the entire development area and detail the level of development expected to be delivered by the end of this Plan period are also strongly supported

c) We note and support amendments to policy ST54 Transport Infrastructure which update matters relating to the A57 Improvement Plan to secure a credible mechanism to delivery required strategic transport improvements.

d) We note the amendments to Policy 27 Site HS13 Ordsall South. The County Council is currently responding to the revised Retford Transport Assessment and this may have impacts on the appropriate wording of this policy. We will continue to discuss this matter with the District Council and wish to reserve the right to make further representations in due course . .

e) The County Council is expecting to review the Worksop Transport Assessment shortly . We will discuss emerging issues with the District Council and wish to reserve the right to make further representations in due course regarding transport mitigation in Worksop.

6. The 'Provision of Infrastructure' revisions seem appropriate.

Para 12.3.16 recognises that conditions (S278) is the preferred approach to highways improvements, other than for public transport and traffic calming measures, as well as strategic projects where there are cumulative impacts, which are required to be funded through S106. This accords with the advice of the NCC DCS and is helpful given that CIL can no longer be relied upon for such schemes.

Para 12.3.13 also makes a helpful reference to seeking retrospective contributions where projects have been forward funded.

It is noted that Bassetlaw IDP 2022 Para 8.5 refers to a need for £89m of funding of which £42m is anticipated to come through 'developer contributions' (presumably planning obligations), with a further £18m anticipated through CIL.. We gather that the £42m figure is the sum of the expected contributions cited in the 'Infrastructure Schedule', which lists the key pieces of infrastructure needed for each allocation, including both education and transport (with reference to the Transport Study 2022) with the highway schemes down to be delivered through 'S106/S278'. We note though that in many cases the 'expected contribution' for the site is short of the estimated cost of the project and hence there is still a funding gap of £47m (though this could be reduced if the County Council can successfully utilise planning conditions to achieve improvements). This is a serious gap which would otherwise justify applying CIL to the Bassetlaw LP sites.

# AD-NRF037



**From:** [REDACTED]  
**Sent:** 17 February 2022 16:15  
**To:** The Bassetlaw Plan  
**Cc:** [REDACTED]  
**Subject:** Bassetlaw Local Plan 2020-2037: Publication Version Addendum  
**Attachments:** Bassetlaw DC LP Addendum Response 17.02.2022.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 Planning Policy,

Please see attached.

Kind regards

[REDACTED]  
**Planning Policy & Environment Manager**

Planning Policy and Environment Team  
Economy & Development  
Doncaster Council

**Phone** 01302 735 316  
**Address** Floor Four, Civic Office, Waterdale, Doncaster DN1 3BU  
**Email** [REDACTED]  
[REDACTED] [www.doncaster.gov.uk](http://www.doncaster.gov.uk)

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<http://www.doncaster.gov.uk/services/the-council-democracy/planning-service-privacy-notice>



# Doncaster Council

Planning Policy  
Bassetlaw District Council  
Via e-mail to:  
[thebassetlawplan@bassetlaw.gov.uk](mailto:thebassetlawplan@bassetlaw.gov.uk)

**Contact:** [REDACTED]  
**Tel:** 01302 735 316  
**E-Mail:** [REDACTED]  
**Web:** [www.doncaster.gov.uk](http://www.doncaster.gov.uk)  
**Our Ref:** BDC Reg19&20  
**Date:** 17 February 2022

Dear Planning Policy,

**RE: Regulations 19 and 20 Town and Country Planning (Local Planning) (England) Regulations 2012: Bassetlaw Local Plan 2020-2037: Publication Version Addendum, January 2022**

Thank you for your e-mail dated 6 January 2022 notifying us that Bassetlaw District Council are seeking final representations on the Bassetlaw Local Plan 2020-2037: Publication Version Addendum prior to submission later this year.

Doncaster Council has now had the opportunity to review the Addendum and has only the following comment to make relating to a 'new' paragraph of the Plan within section 11.1 Transport Infrastructure on page 98 of the Addendum version.

The wording of the first two sentences of the explanatory text at paragraph 11.1.5 is not as clear as it could be and has potential therefore to lead to confusion unless modified. As drafted, we feel it is contradictory for the reason set out below.

The Bassetlaw Transport Study 2022 evidence base identifies the study area as being within the Bassetlaw District Boundary so only takes into account the highway network within. The paragraph however goes on to state '*This includes*'... so appears to suggest that the impact on Doncaster's highway network has been taken into account in that evidence, whereas this is not the case. Doncaster Council therefore suggest the explanatory text needs to be modified in line with the following wording.

11.1.5 The evidence<sup>1</sup> does not identify any necessary improvements to transport infrastructure outside the District as a consequence of growth associated with the Local Plan. **Where This includes** the impact of consented growth in Harworth & Bircotes **is expected to contribute to transport issues** upon the adjoining Doncaster Council area, ~~whereby~~ necessary transport mitigation has been agreed **as part of relevant planning permissions, and will be delivered through, consented development schemes**. The Council will continue to work positively with neighbouring authorities to ensure that cross boundary transport issues continue to be discussed and managed appropriately.



We hope our comments are clear, but please do not hesitate to contact us should they require any further clarification in order for the modification to be reflected through the remainder of the Local Plan process.

Yours sincerely

  
**Planning Policy & Environment Manager**

CC. 

# AD-NRF038



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 February 2022 16:35  
**To:** The Bassetlaw Plan  
**Subject:** Bassetlaw Plan - further objection  
**Attachments:** reg-19-form-a-b-12pt-jan-2022 2.docx; ATT00001.txt

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

Please find attached my concerns and further continued objections to the Bassetlaw Plan. Thanks, [REDACTED]  
[REDACTED]



## Bassetlaw Local Plan 2020-2037

### Publication Version Addendum Representation Form January - February 2022

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

**Please use this form** to provide representations on the Bassetlaw Local Plan. Bassetlaw District Council must receive representations by **5pm on 17<sup>th</sup> February 2022**. Only those representations received by that time have the statutory right to be considered by the inspector at the subsequent examination.

Responses can be submitted via

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

Please note:

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

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

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

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

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All representations are required to be made public and will be published on the Council's website following this consultation. Your representations and name/name of your organisation will be published, but other personal information will remain confidential. Your data and comments will be shared with other relevant agencies involved in the preparation of the local plan, including the Planning Inspectorate. Anonymous responses will not be considered. Your personal data will be held and processed in accordance with the Council's Privacy Notice which can be viewed at:

[Council's Privacy Notice Webpage](#)

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

For more information on how Bassetlaw District Council's Planning Policy department processes personal information about you, please see our main privacy notice at [Bassetlaw District Council's Planning Policy Webpage](#)

Please tick/ delete as appropriate:

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

Yes

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

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

Yes

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

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

Yes

Printed Name:

[REDACTED]

Signature:

[REDACTED]

Date:

17 Feb 2022

**This form has two parts:**

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

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

## Part A- Personal Details

### 1. Personal Details

Name:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

### 2. Agent Details (if applicable)

Agent:

Organisation (if applicable):

Address:

Postcode:

Tel:

Fax:

Email:

## Part B - Your representation

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

Name or Organisation:

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

Policy:

Paragraph:

Policies Map:

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

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

#### 4.(1) Legally Compliant

No

#### 4.(2) Sound

No

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

No

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

I would like to continue to highlight that I remain completely opposed and object to the continued planned proposal for the development of Peaks Hill Farm, Worksop.

Within the amended and recirculated version, there are number of points that remain of significant concern:

- The woodland area is being proposed to be reduced in overall size. This will have a further detrimental impact on local wildlife and their habitats. This proposed development will see a significant impact to nature; with a further reduction to this size it will drive all of what is left in terms of wildlife out of the area.
- Hedgerow maintenance is lost.
- The provision of education has also been removed and reworded now to 'off-site' locations. This will remain a significant concern as many families who will be locating here will have children. Where will these children be educated? Local schools are already full beyond subscription.

There are other more suitable sites for this size of development within the Bassetlaw area that does not require the removal of greenfield sites, natural wildlife habitat and a disruption to an already congested road infrastructure.

These objections are also to be viewed in consideration of the other multiple objections that I have already previously raised.

**Continue on a separate sheet if necessary**



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

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

**Continue on a separate sheet if necessary**

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

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

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

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

Yes ☐

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

No ☐

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

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

# AD-NRF039



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 17 February 2022 16:44  
**To:** The Bassetlaw Plan  
**Subject:** RE: Bassetlaw Local Plan 2020-2037: Publication Version Addendum (Network Space Developments Ltd)  
**Attachments:** P0-TP-SPA-RP-P4490-0001-B.pdf  
**Importance:** High

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

Hi,

Spawforths have been instructed by Network Space Developments Ltd to submit representations to the Bassetlaw Local Plan 2020-2037: Publication Version Addendum, for their extension land at Manton Wood Distribution Park.

I trust that the representations are duly made and I would be grateful if you could confirm their receipt.

If there are any queries, please do not hesitate to contact me.

Kind regards

[REDACTED]  
Associate Director: Chartered Town Planner  
Phone: 01924 873873 [REDACTED]

Scanned By Trend Micro Hosted Email Security (Thu Feb 17 16:44:10 2022)

**Development Plan Representation**

# **Bassetlaw Local Plan 2020- 2037: Publication Addendum**

On behalf of Network Space Developments Ltd

February 2022



## **I. Introduction**

- I.1. Spawforths have been instructed by Network Space Developments Ltd (Network Space) to submit representations to the Bassetlaw Local Plan 2020-2037: Publication Addendum, for their extension site at Manton Wood Distribution Park.
- I.2. Network Space welcomes the opportunity to contribute to the emerging Local Plan for Bassetlaw and is keen to further the role of the District within Nottinghamshire and the Sheffield City Region.
- I.3. Network Space has land interests in the area, which can positively contribute towards the economic growth agenda.
- I.4. Network Space would like to make comments on the following topics and sections in the Publication Draft Plan:
  - Policy ST1: Spatial Strategy
  - Policy ST7: Provision of Land for Employment Development
- I.5. In each case, observations are set out with reference to the provisions of the Framework and where necessary, amendments are suggested to ensure that the Local Plan is found sound.
- I.6. Network Space welcomes the opportunity for further engagement and the opportunity to appear at the Examination in Public.
- I.7. We trust that you will confirm that these representations are duly made and will give due consideration to these comments.
- I.8. Please do not hesitate to contact us to discuss any issues raised in this Representation further.

## 2. National Planning Policy Context and Tests of Soundness

- 2.1. The Government's core objectives as established through the 2021 National Planning Policy Framework (the Framework) are sustainable development and growth. Paragraph 11 of the Framework stresses the need for Local Plans to meet the objectively assessed needs of an area. The 2021 Framework sets out to boost significantly the supply of homes and that a sufficient amount and variety of land can come forward where it is needed. In terms of building a strong and competitive economy the Framework states that planning should help create the conditions in which businesses can invest, expand and adapt. The key focus throughout the 2021 Framework is to create the conditions for sustainable economic growth and deliver a wide choice of high quality homes and well-designed places.
- 2.2. In relation to Local Plan formulation, paragraphs 15 to 37 of the Framework state that Local Plans are the key to delivering sustainable development which reflect the vision and aspirations of the local community. The Framework indicates that Local Plans must be consistent with the Framework and should set out the opportunities for development and provide clear policies on what will and will not be permitted and where. Paragraph 22 is clear that Strategic Policies should look ahead over a minimum 15 year period, and where larger scale development such as new settlements or significant extensions to existing villages and towns form part of the areas strategy, then policies should look ahead over a period of at least 30 years.
- 2.3. In relation to the examination of Local Plans, paragraph 35 of the Framework sets out the tests of soundness and establishes that:
- 2.4. The Local Plan and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound. Plans are 'sound' if they are:

**Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development



**Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

**Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

**Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework and other statements of national planning policy, where relevant

- 2.5. This document therefore considers the content of the Publication Local Plan consultation document on behalf of Network Space in light of this planning policy context.



### 3. Policy ST1: Spatial Strategy

- 3.1. Network Space **objects** that the proposed level of employment is insufficient.

#### Test of Soundness

- 3.2. Network Space considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

#### Justification

- 3.3. Network Space is concerned that the level of employment land being provided does not reflect the evidence base and ambitions and aspirations for the District and region.
- 3.4. Network Space note that Policy ST1 bullet point f states that 169ha of employment land will be allocated and that Apleyhead is not included within that as it is meeting a separate regional/sub-regional employment need.
- 3.5. However, the Housing and Economic Development Needs Assessment 2020 suggests the target should be 184.3ha to meet the needs of Bassetlaw. Furthermore, Policy ST7 is only identifying 128ha of employment land, which paragraph 6.1.12 suggests is only “slightly lower” at 128.5ha and provides flexibility in delivery moving forward.
- 3.6. Network Space would like to emphasise that a lower employment land supply in general employment land of 55.8ha does not provide flexibility in meeting a target. The general employment land identified in the Plan is broadly two-thirds of the need identified. This is not sufficient and will harm the local economy.
- 3.7. There is significant potential for the levels of economic growth, to be exceeded and achieve above trend growth as a result of interventions proposed in the Build Back Better, UK

Decarbonisation Strategy, Northern Powerhouse Strategy, Northern Powerhouse Rail, including investment in the Sheffield to Hull and Leeds to Hull line, economic strategies, Goole Town Deal and the recent Freeport decision.

- 3.8. The spending review (November 2020) provided further commitment to the 'levelling up' agenda. This included £100 billion of capital expenditure to kickstart growth and support jobs. A key aspect is to strength the UK's place in the world and to maximise the UK's influence as a force for good and maintain the UK's position as a global leader in international development. The Government is investing in a recovery for all regions of the UK to build a stronger future as the country emerges from the Covid pandemic. The mantra being that investment drives economic recovery and support jobs and businesses across the UK.
- 3.9. Against this context of further investment in infrastructure and significant employment opportunities within Bassetlaw there is the evidence that employment growth should be increased within the Plan.
- 3.10. The HEDNA 2020 considers the housing and economic development needs. However, the HEDNA prepared in 2020 reflects an out dated position on Covid-19 and the economic recovery considering for example it will take four years for jobs and unemployment to recover to pre-pandemic levels.
- 3.11. The Government is committed to a rebalancing agenda whereby it is seeking to "level up" economic growth and overcome regional disparities in order to allow the North of England to realise its potential. The Industrial Strategy – Building a Britain Fit for the Future, 2017, which aims to create an economy that boost productivity and earning power throughout the UK. The Industrial Strategy establishes Grand Challenges to put the UK at the forefront of industry. The Grand Challenges, as updated January 2021, expands upon the Grand Challenges, and develops ambitious missions to tackle the challenges. The first 4 of the Grand Challenges are focused on Global trends which are set to transform the future. These includes Artificial Intelligence and data; ageing society; **clean growth**; future of mobility. The UK Government aims to lead the world in development, **manufacture and use of low carbon technology**.
- 3.12. Bassetlaw lies in a strategically important area of the country in-between the Northern Powerhouse and the East Midlands. It will therefore benefit from growth in Yorkshire and the Midlands and needs to reflect these overarching growth strategies.

- 3.13. The Northern Powerhouse forms part of the Government's Industrial Strategy and has an objective to achieve a sustained increase in productivity across the whole of the North of England. It seeks to drive the transformation of the northern economy equating to 4% increase in productivity, an increase in GVA of almost £100 billion and the creation of up to 850,000 new jobs by 2050, rebalancing the gap in performance relative to southern England. The Northern Powerhouse Strategy seeks to achieve this aim through improvements in connectivity; addressing the disparity in skills; ensuring that the north is an excellent place to start and grow a business; and promoting trade and investment across the north. The economic review of the Northern Powerhouse identified four prime capabilities where the north is highly competitive, including **advanced manufacturing, digital, energy** and health innovation. It also identified a number of enabling capabilities including higher education, **logistics** and financial and professional services, which is a notable alignment with the economic strategies for Bassetlaw.
- 3.14. Furthermore, Bassetlaw is on the edge of the Sheffield City Region which aims **to build** on innovation capacity and capabilities, securing the future of the next generation by nurturing the economy whilst protecting people and the environment, investing in urban centres, building transport infrastructure, investing in zero carbon, making homes and land available for families and businesses to locate and grow and making good jobs that create opportunities.
- 3.15. The SEP vision aims by 2040 to create 33,000 extra people in higher level jobs and an extra £7.6bn growth in Gross Value Added in the economy. The vision also sets out to grow wages and for people to live longer with healthier lifestyles and for a net zero carbon city region.
- 3.16. Bassetlaw District is covered by the D2N2 LEP, which includes Derby, Derbyshire, Nottingham and Nottinghamshire. The Strategic Economic Plan aims to increase the overall value of the economy to £70bn with £9bn being added as a result, prosperity will rise and employment rates will be high and stable. The overall aim being to reduce the gap in economic activity levels between places in D2N2.
- 3.17. Despite its preparation relatively recently in 2020, the HEDNA does not reflect the scale of ambition. There has been a significant change in circumstances since its preparation, and whilst the HEDNA nods to the potential to some of these changes it is clear that the implications of which are not fully reflected in the overall recommendations and consequently within the Plan.

- 3.18. The Local Plan evidence does not reflect fully on the impacts of Covid-19. It has become clear that the Covid-19 pandemic has not affected all sectors and markets in the same way. Several industry reports show that market activity returned post the first lockdown and that the outlook for the industrial and logistics sector is positive.
- 3.19. The impact of Covid-19 and Brexit has not been restricted to logistics. The UK Industrial Strategy has stressed the importance of manufacturing to the UK economy. Although some areas of manufacturing were affected initially by Covid-19, there are sectors, such as health and medical supplies, which experienced significant growth.
- 3.20. The UK Research and Development Roadmap 2020, updated 2021 is clear that Research and Development is critical to economic and social recovery from the impacts of the Covid-19 Pandemic. Beyond Covid the Roadmap notes that the greatest challenge is to decarbonise economies and build resilience to the impact of climate change, habitat loss and biodiversity. This approach is reflected in the Government's plans to Build Back Better and prioritise Levelling Up.
- 3.21. It is therefore concerning that given this political and strategic aims from a national to a regional and local level that the HEDNA adopts a pessimistic view on the economy and economic growth, which then transcends through to lower growth then would have otherwise occurred. This approach can harm the economy.
- 3.22. As stated earlier, paragraph 5.4 states that unemployment will have increased through Covid-19. This statement was already out of date at the time of publication of the report with the claimant count in September 2020 being 3.9%, which is lower than the East Midlands and GB average.
- 3.23. Furthermore, vacancy rates are low in the area at circa 2.98% and there is only 0.34 years supply of employment land. This all points towards the need for further employment land.
- 3.24. The Local Plan will therefore need to substantially increase employment delivery and the choice and number of sites. This range and choice will ensure the right conditions for a competitive market and create the number of sites needed to achieve the employment requirement.
- 3.25. Network Space therefore considers that their extension land at Manton Wood Distribution Park be allocated in the Local Plan.

- 3.26. A brief summary is provided for this site later on in these representations, which includes an illustrative masterplan. The site is supported by significant technical information which demonstrate that the site is available, suitable and achievable and therefore deliverable in accordance with the Framework and PPG.

### **Proposed Change**

- 3.27. To overcome the objection and address soundness matters, the Council should:
- Increase the employment allocations to reflect the economic need and the economic growth aspirations for the District and region.
  - Identify further sites to increase flexibility in the Plan.
  - Allocate Network Space' extension land at Manton Wood Distribution Park.

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

- 4.1. Network Space is concerned that insufficient employment land is identified and suggests that their extension land at Manton Wood Distribution Park be allocated.

### Test of Soundness

- 4.2. Network Space considers that the Local Plan is **unsound**.

Which test of soundness are comments about?			
X	Positively Prepared	X	Effective
X	Justified	X	Consistency with National Policy

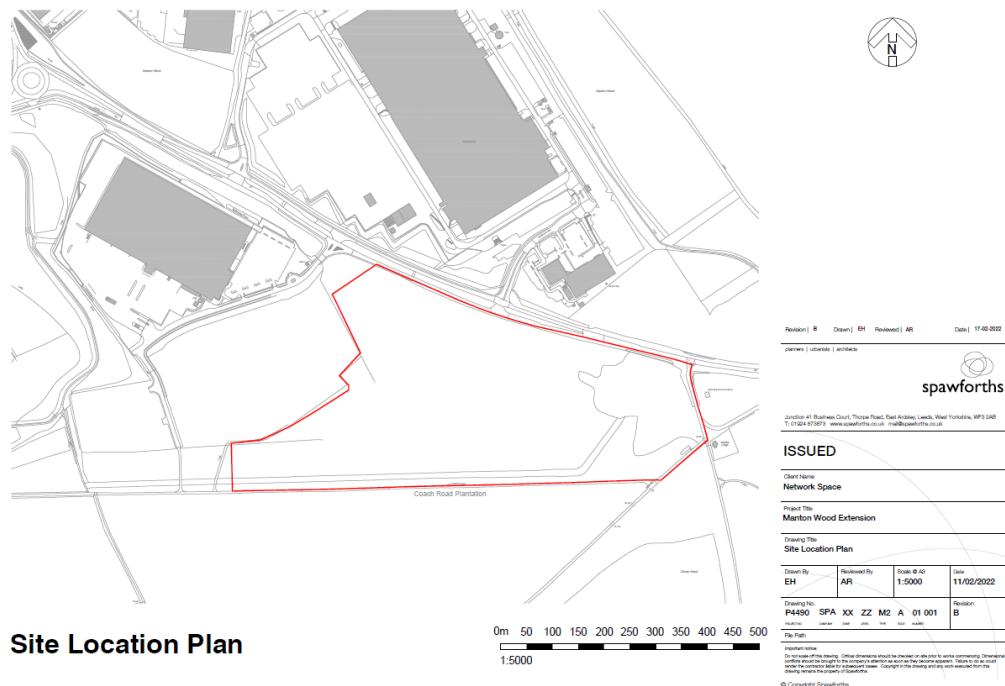
### Justification

- 4.3. As highlighted earlier in response to Policy ST1 Network Space is concerned that **insufficient employment land is identified in the Local Plan**. Network Space is concerned that the level of new employment allocations is **reduced now to 128ha** compared to the “appropriate target” of 184ha to meet the needs of Bassetlaw (para 6.1.12). It is therefore evident that the economic growth aspirations are not being met and therefore further employment allocations need to be identified.
- 4.4. Network Space suggests that their extension land at Manton Wood Distribution Park be allocated to address this significant shortfall in employment land.
- 4.5. The deliverability and benefits of the Manton Wood Distribution Park extension site is as follows:

### Overview of Proposals

- 4.6. The site is located on the A57 and is an eastward extension of the existing Manton Wood Distribution Park, occupied by DHL. To the north is Wilko and to the north east is the

proposed Apleyhead regionally significant employment site. The site is circa 24.5ha and is currently a managed commercial woodland. The proposed scheme would retain woodland around the edge of the site and along the A57 and Old Coach Road, and replant the area of trees felled. The site could accommodate in the region of 600,000 sq. ft. of employment.



## Deliverability

- 4.7. The extension land at Manton Wood Distribution Park provides a development opportunity that is available, suitable and achievable and therefore it is considered that the site is deliverable, in accordance with national planning policy and guidance. It is promoted by Network Space which further demonstrates the site's deliverability within the plan period.

## Availability

- 4.8. Network Space owns and controls the extension land at Manton Wood Distribution Park. The site is therefore available in accordance with the Framework and the National Planning Practice Guidance (PPG).

### **Suitability**

- 4.9. The site is located in a highly sustainable location for general employment and logistics. The site would extend the existing Manton Wood Distribution Park now occupied by DHL. The site is opposite Wilko and close to Manton Wood Enterprise Zone and the proposed Apleyhead regionally significant employment park. The site is on the A57 close to the A1 junction (Apleyhead Interchange).
- 4.10. The site is therefore in a suitable location in accordance with the Framework, which states that local plans should recognise and address the specific locational requirements of different sectors.

### **Achievable**

- 4.11. A range of technical work is being undertaken and further survey work is ongoing. From the initial assessments there are no technical issues that would prevent development or are insurmountable. The site is therefore considered to be achievable and therefore deliverable in accordance with national guidance. The technical assessments will be submitted in due course and are available upon request.

### **Effective Use of Land**

- 4.12. Although the site is greenfield, the proposed scheme will utilise and enhance existing infrastructure. Although the site is not previously developed it is currently under-utilised and is a managed commercial woodland. The site is easily accessible and the site can be accessed from the A57. The scheme is therefore making an efficient and effective use of land and infrastructure.

### **Delivering a Flexible Supply of Employment Land**

- 4.13. The Framework requires Local Planning Authorities to create the conditions in which businesses can invest, expand and adapt and should support economic growth aspirations. Network Space considers that the site at Manton Wood is deliverable in the short term and will reinforce the economic growth aspirations of the District. The site is fully capable of being delivered in the short term.



### **A Positive Response to the Key Objectives of the Framework**

- 4.14. The Framework sets out that the Governments key economic growth policy os to build a strong, competitive economy. To achieve this Local Plans should set out a clear economic vision and strategy which proactively encourages sustainable economic growth; identify sites for local and inward investment; and be flexible enough to accommodate needs not identified for in the Plan and to enable a rapid response to changes in economic circumstances.
- 4.15. In relation to the Framework:
- The proposal responds positively towards national guidance.
  - The site is appropriate for accommodating employment growth, being effectively an expansion of an existing employment park.
  - The proposed site is in a suitable location for general employment and storage and distribution.
  - The site has been assessed and is available, suitable and achievable for development

### **Benefits of the extension land at Manton Wood Distribution Park**

- 4.16. The development of the site would provide significant benefits. The site would provide employment that would meet the needs of Bassetlaw. Therefore this site provides a unique opportunity in a sustainable location.
- 4.17. The Plans below show two options for circa 600,000 sq. ft of new employment with two options available to access the site. Option One shows two employment units, whilst Option Two shows a single unit. The proposed scheme would retain woodland around the edge of the site and along the A57 and Old Coach Road. As this is a managed commercial woodland any trees felled, as required by the Forestry Commission, would be replanted on another site.



Option One

Client Name: Network Space  
Project No: P4490  
Title: Manton Wood  
Distribution Park  
Drawn By: GH  
Checked By: AR  
Scale: Not to Scale @ A2  
Discipline: LP  
Date: 16/02/2022  
Dwg No: P4490-SPA-E-1000-002  
Revision: 0

spawforths



Option Two

Client Name: Network Space  
Project No: P4490  
Title: Manton Wood  
Distribution Park  
Drawn By: GH  
Checked By: AR  
Scale: Not to Scale @ A2  
Discipline: LP  
Date: 16/02/2022  
Dwg No: P4490-SPA-E-1000-003  
Revision: 0

spawforths

4.18. In accordance with the Framework this representation has shown that:

- The site is suitable for employment and can deliver circa 600,000 sq. ft. of employment space.
- The proposal will deliver high quality employment and job opportunities.
- The scheme uses land efficiently and effectively.
- The proposal is in line with planning for employment objectives.
- The site is within a suitable and sustainable location for general employment and storage and distribution.
- The scheme will create direct and indirect job opportunities both during and after construction.

4.19. The proposal is an appropriate site to provide for the employment needs of Bassetlaw in the short term. The allocation of the site would confirm its potential to help continue the provision of a balanced employment supply in the District in sustainable locations. The site can deliver circa 600,000 sq. ft. of general employment / storage and distribution. Development of the site would deliver much needed new job opportunities. Bassetlaw needs to have a robust employment supply and the extension to Manton Wood Distribution Park would assist with this delivery in the short term. The site is situated within a prime location suitable for employment development, adjacent to existing and proposed employment, and as such would facilitate the development of land in a more effective and efficient manner. Development of the site would not harm or undermine the areas wider policy objectives, but seeks to reinforce the need to develop sites within sustainable locations as a priority.

4.20. The site is available, suitable and achievable and therefore deliverable in accordance with the Framework.

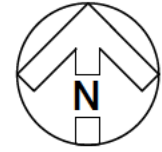
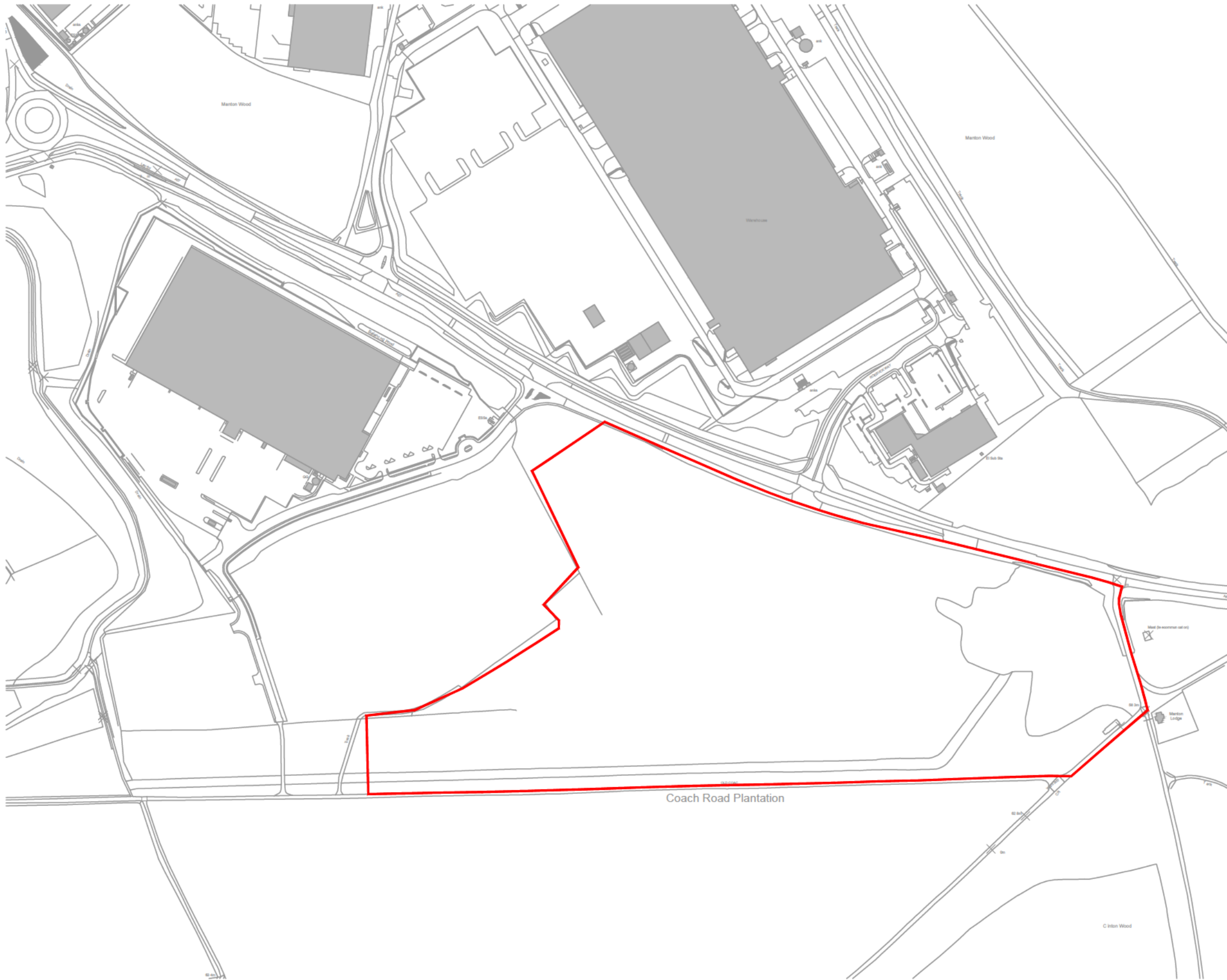
## **Proposed Change**

4.21. To overcome the objection and address soundness matters, the Council should:

- Meet the economic growth aspirations for the District and region.
- Identify further employment sites.
- Allocate the extension land at Manton Wood Distribution Park.

## Appendix I: Site Plans





Revision | **B** Drawn | **EH** Reviewed | **AR** Date | 17-02-2022

planners | urbanists | architects



Junction 41 Business Court, Thorpe Road, East Ardsley, Leeds, West Yorkshire, WF3 2AB  
T: 01924 873873 www.spawforths.co.uk mail@spawforths.co.uk

## ISSUED

Client Name  
**Network Space**

Project Title  
**Manton Wood Extension**

Drawing Title  
**Site Location Plan**

Drawn By <b>EH</b>	Reviewed By <b>AR</b>	Scale @ A3 <b>1:5000</b>	Date <b>11/02/2022</b>
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Drawing No. <b>P4490</b>	<b>SPA XX ZZ M2 A 01 001</b>	Revision <b>B</b>
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File Path

Important notice:  
Do not scale off this drawing. Critical dimensions should be checked on site prior to works commencing. Dimensional conflicts should be brought to the company's attention as soon as they become apparent. Failure to do so could render the contractor liable for subsequent losses. Copyright in this drawing and any work executed from this drawing remains the property of Spawforths.

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# Site Location Plan

0m 50 100 150 200 250 300 350 400 450 500  
1:5000





# Option One

Client Name: Network Space  
Project No: P4490  
Title: Manton Wood  
Distribution Park  
Drawn By: EH  
Checked By: AR

Scale: Not to Scale @ A2  
Discipline: LP  
Date: 16/02/2022  
Drg No: P4490-SPA-IL-1000-002  
Revision: D





# Option Two

Client Name:	Network Space	Scale:	Not to Scale @ A2
Project No:	P4490	Discipline:	LP
Title:	Manton Wood	Date:	16/02/2022
Distribution Park		Drg No:	P4490-SPA-IL-1000-003
Drawn By:	EH	Revision:	C
Checked By:	AR		



# AD-NRF040





**From:** [REDACTED]  
**Sent:** 17 February 2022 16:56  
**To:** The Bassetlaw Plan  
**Subject:** Draft Bassetlaw Plan January 2022 Addendum  
**Attachments:** BDC Draft Local Plan January 2022 Addendum 17.02.22.docx

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

**Re: Draft Bassetlaw Plan January 2022 Addendum**

Please see our attached comments

Regards, [REDACTED]

[REDACTED]  
Senior Conservation Officer (North)  
Nottinghamshire Wildlife Trust  
Tel: 0115 9588242

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



<https://www.nottinghamshirewildlife.org/30DaysWild>

Nottinghamshire Wildlife Trust is the county's largest environmental charity - run by local people for the benefit of local wildlife. We manage nature reserves across the county, champion nature and inspire adults and children about the natural world. Together we are working to create a Living Landscape for Nottinghamshire.

**Are you a member of Nottinghamshire Wildlife Trust?**

**[Join us now online](#) or call us on 0115 958 8242**

To find out how we use and protect your personal data, please see our Privacy Policy on our website at [www.nottinghamshirewildlife.org](http://www.nottinghamshirewildlife.org)

Registered office: The Old Ragged School, Brook St, Nottingham NG1 1EA  
Registered in England & Wales: no. 748865. Charity no.224168R

The Old Ragged School  
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NG1 1EA

# Nottinghamshire Wildlife Trust



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E-mail: [info@nottswt.co.uk](mailto:info@nottswt.co.uk)

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

---

**Bassetlaw District Council**

**Queen's Buildings**

**Potter Street**

**Worksop**

**S802AH**

## **FAO [REDACTED] - Draft Bassetlaw Local Plan January 2022 Addendum**

### **POLICY ST51: Renewable Energy Generation**

A green energy hub at High Marnham indicates innovative thinking of which we are supportive. An Ecological Impact Assessment (EiCA) will be required however, to assess the ecological impacts of the proposal.

We note that in this current draft no specific mention is made to the Fledborough to Harby Local Wildlife Site and Old Trent Local Wildlife Site. Local Wildlife Sites are afforded protection due to their **substantive nature conservation value**. Their selection takes into consideration the most important, distinctive and threatened species and habitats within a national, regional and local context, making them some of our most valuable urban and rural wildlife areas. We are of the opinion that it is not sufficient to just protect the LWS. We advocate significant buffering to enhance its wildlife value. An appropriately sized buffer zone should be evidenced through the EiCA. Buffer zones vary depending on their focus on the landscape, habitat and/or species conservation, each of which demands a different approach for their creation.

Planning application 19/00818/FUL was accompanied by a Preliminary Ecological Assessment (BSG ecology 2019). **Section 4.5 states** *'the wider survey area (former power station site) has potential to meet the criteria for open mosaic habitat on previously developed land (OMH)'*. This is a Habitat of Principal Importance under the Natural Environment and Rural Communities Act 2006. Section 41 of The Act requires the Secretary of State to publish and maintain lists of species and types of habitats which are regarded by Natural England to be of "principal importance" for the purposes of conserving biodiversity in England. **Section 4.6 states** *'The site itself shows limited spatial variability, mainly supporting ephemeral short perennial vegetation / sparsely vegetated bare ground and hard standing. It is not assessed to form a particularly important area of habitat given the abundance of this type of habitat within the context of the former power station site; however, it does form part of the wider OMH habitat component'*. It is recognised therefore, that development of this site will result in a **net loss** in the extent of this habitat. Any development of the site would need to consider and evaluate the OMH habitat.

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NG1 1EA

# Nottinghamshire Wildlife Trust



Tel: 0115 958 8242

E-mail: [info@nottswt.co.uk](mailto:info@nottswt.co.uk)

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

The associated landscaping schemes of the proposed development should use native species, preferably of local provenance, and create/restore habitats found within the Trent corridor, especially habitats that are a priority in the Local Biodiversity Action Plan.

## EM008a Former Bevercotes Colliery

**We do not support the allocation of the former Bevercotes Colliery site as an employment site** due to its designation as a Local Wildlife Site (LWS). There are three Local Wildlife Sites within and adjacent to the proposed allocation: Bevercotes Colliery Site (LWS 5/2165); Bevercotes Colliery Site and Lawn Covert (LWS 5/304); Fox Covert West Drayton (LWS 5/3411). Local Wildlife Sites are afforded protection due to their **substantive nature conservation value**. Their selection takes into consideration the most important, distinctive and threatened species and habitats within a national, regional and local context, making them some of our most valuable urban and rural wildlife areas. Local authorities in England and Wales have a key role to play in the conservation of biodiversity and this is now recognised and formalised within Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, where: *“Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”*. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under The Act. The habitat within the former Bevercotes Colliery site is included on the list as **Open mosaic habitats on previously developed land**.

Do not hesitate to contact me if you wish to discuss any of the above.

Yours sincerely,

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

A small black rectangular box redacting the name of the Senior Conservation Officer.

Senior Conservation Officer (North)

Nottinghamshire Wildlife Trust

Tel: 0115 958 8242

<https://www.nottinghamshirewildlife.org>

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# Nottinghamshire Wildlife Trust



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

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## ***President***

*Sir Andrew Buchanan Bt.*

*Registered Charity No. 224168R*

*A company limited by guarantee.*

*Registered in England No. 748865.*

# AD-NRF041



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 17 February 2022 16:58  
**To:** The Bassetlaw Plan  
**Subject:** Objection

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

Dear sirs

I am writing to submit my objection, as a Bassetlaw (Workshop) resident, to the Bassetlaw Plan. I am specifically concerned about the development on Peaks Hill Farm.

My reasoning is as follows:

1. The Peaks Hill farmland houses wildlife on the edge of Workshop, the wooded areas house owls, deer, birds of prey, fowl birds, rabbits and squirrels, most of which can be seen if you take only one walk through. The plans did look to keep (some of) the wooded areas, however it is ridiculous to think this wildlife can remain when closely surrounded by houses and road on either side.
2. The number of houses keeps sneaking up and up in order to fulfil a target number for the whole of Bassetlaw, thought up by somebody who has probably never personally visited the affected area (another 80 recently)
3. The Carlton Forest industrial estate has plans to increase size too, wiping out more of the surrounding area and creating further traffic and heavy-load damage to the road leading to Blyth, which is already in a terrible state and not maintained effectively, like many of the roads in the area (pot holes galore)
4. The word infrastructure has been removed from the plans, we cannot see a doctor as they are too busy and the practices are overflowing, local children struggle to get a place in their local schools, secondary schools particularly, the residents are already suffering!
5. There is no longer a concept plan for Peaks Hill- anything will do to reach those target numbers?
6. The hedgerows being retained has been deleted

I strongly object to all of the points and issues raised above, what an ill-conceived nightmare for our local community!

Yours,  
[REDACTED]



# AD-NRF042



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 18 February 2022 09:42  
**To:** [REDACTED]  
**Subject:** FW: Peak hill farm objection

Please could you add ?

[REDACTED]

Planning Policy Manager  
Bassetlaw District Council

Queens Buildings  
Potter Street  
Worksop S80 2AH

Tel: 01909 533495

---

**From:** Planning <[planning@bassetlaw.gov.uk](mailto:planning@bassetlaw.gov.uk)>  
**Sent:** 18 February 2022 09:39  
**To:** [REDACTED]  
**Subject:** FW: Peak hill farm objection

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**From:** Customer Services <[customer.services@bassetlaw.gov.uk](mailto:customer.services@bassetlaw.gov.uk)>  
**Sent:** 18 February 2022 08:02  
**To:** Planning <[planning@bassetlaw.gov.uk](mailto:planning@bassetlaw.gov.uk)>  
**Subject:** FW: Peak hill farm objection

Hi,  
Customer Services have received the attached e-mail. We would be grateful if you would reply directly to the Customer, copying [customer.services@bassetlaw.gov.uk](mailto:customer.services@bassetlaw.gov.uk) into your reply.

Thanks

[REDACTED]  
Customer Services  
[Customer.services@bassetlaw.gov.uk](mailto:Customer.services@bassetlaw.gov.uk)

---

**From:** [REDACTED]  
**Sent:** 17 February 2022 16:56  
**To:** Customer Services <[customer.services@bassetlaw.gov.uk](mailto:customer.services@bassetlaw.gov.uk)>  
**Subject:** Peak hill farm objection

I've been trying to register my objection to the proposed plan for me and my household. I don't believe the local area will benefit as amenities are stretched at present and over 1000 houses will not help this even if some provisions are made. Who will buy the houses? The local town like many others all over the country are suffering and this is where the development should be aimed not at building more expensive houses that people are struggling to afford.

These views are echoed by my whole household and I would like these added to the objections.



Sent from my iPad

Customer Services

Planning

