

**Bassetlaw Local Plan
2020-2038**

Publication Version

**January 2022 Consultation - Summary
of Representations Schedule**

General Comments

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF007.1 Name: West Stockwith Parish Council | Refers to: January 2022 Regulation 19 Addendum consultation | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Authorised by West Stockwith Parish Council to state that they have no major comments to make on this consultation. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF008.1 Name: Derbyshire County Council | Refers to: January 2022 Regulation 19 Addendum consultation | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Reviewed the Addendum in the context of the comments that Derbyshire County Council submitted on the Bassetlaw Local Plan 2020-2037: Publication Version on 21 October 2021 and confirm that Derbyshire County Council has no further comments to make on the Addendum. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF006.1 Name: Retford Civic Society | Refers to: Comments and concerns raised in the August 2021 Consultation | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Read carefully the addendum to the Local Plan published in January 2022. Regrets to see that none of the concerns raised in its October 2021 submission in response to the last iteration of the Plan (the Publication Version August 2021) have been addressed. | Suggested changes: Refer to August 2021 comments. | Officer comments: Noted. |
| Representation Reference: AD-REF004.1 | Refers to: January 2022 Regulation 19 Addendum consultation | Legal compliance and soundness: Plan is legally compliant and complies with the | Comments: Support for the policies and proposals put forward in the Plan: consider them (in the context of policies and proposals that affect our infrastructure) to be positively prepared, | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Name: Network Rail | | Duty to Cooperate. Plan is sound. | justified, effective and consistent with national policy. | | |
| Representation Reference: AD-NRF018.1 Name: Sport England | Refers to: January 2022 Regulation 19 Addendum consultation | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Would not wish to raise any issues with the proposed deletions and additions. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF020.1 Name: The Coal Authority | Refers to: January 2022 Regulation 19 Addendum consultation | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas. Within Bassetlaw District there are some recorded coal mining features present at surface and shallow depth including; mine entries, fissures and reported surface hazards. These may pose a potential risk to surface stability and public safety. Consideration will need to be given to the risks posed by these features if new development proposals come | Suggested changes: None. | Officer comments: Noted. |

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| | | | forward in areas where the recorded features are present. Any formal planning application submitted for development in these area would need to be supported by a Coal Mining Risk Assessment. This current consultation relates to a number of changes proposed to the Local Plan, as set out in the Publication Version Addendum. The Coal Authority have no specific comments to make on the changes proposed. | | |
| Representation Reference: 2048518.2 Name: BDC and NCC Councillor | Refers to: September 2021 Regulation 19 consultation | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: This demonstrates that the level of co-operation is not correct as the public have been given false information. It is also reported that a 1,300 person petition has been reported as a single objection by BDC, if this is correct then this is being disingenuous at best | Suggested changes: The truth regarding the housing number requirement from Government needs stating publicly. The number of objections including the numbers of people on a petition needs to be clearly identified. | Officer comments: The Consultation Statement shows that all Local Plan consultations have been undertaken in accordance with, and have exceeded the requirements of the Local Planning regulations and the Council's Statement of Community Involvement. The Local Plan clearly states that the housing requirement exceeds the standard method. This has also been clearly stated during each consultation for the Local Plan. The Consultation Statement recognises the number of people that have signed each |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | petition relating to the Local Plan. |
| Representation Reference: 2049975.1 Name: Resident | Refers to: Local Plan consultation process – Online Regulation 19 Form | Legal compliance and soundness: Plan is not sound. Legal compliance and compliance with the Duty to Cooperate not specified. | Comments: This method of submitting representations regarding Local Planning is very technologically unfriendly for myself and other local residents who are not as modern; nor have the time; nor equipment; nor the "tech education" to be able to learn to respond in the method you demand. It is almost as if you have attempted to gag many of the public with this device, who may concerned about the future of our local community / infrastructure but could be dissuaded by the difficulty in responding. | Suggested changes: Sustainability is sustainable. New houses without planned jobs associated with them is not sustainable. If there are no new jobs planned, no more houses being build will mean no additional people will travel out of Bassetlaw for jobs. Cutting woodlands down in areas of natural beauty and ecological interest is not right, just to build by passes for people who will have to travel out of town for work. Correct, accountable, Canch sluice gate management will be simpler, cheaper and more effective in preventing future | Officer comments: The Consultation Statement shows that all Local Plan consultations have been undertaken in accordance with, and have exceeded the requirements of the Local Planning regulations and the Council's Statement of Community Involvement. Whilst comments could be submitted via the website, the Council has also been accepting comments via letter and email. Officers have also been available via the Local Plan phone line to provide assistance. This was made clear on all publicity. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | Workshop Town Centre flooding than upstream land causing ecological upheaval at great cost and still a risk that Canch flood gates could be mismanaged and flood our town. | |
| Representation Reference: 2050064.1 Name: Resident | Refers to: Local Plan consultation process | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: This plan is an updated version due to a handful of objections yet a petition submitted was signed by over 1400 people. This is more than a handful! Consultation events were not publicised well enough and were held at times when people were at work and children would need collecting from school. Able to attend online but only found out via a facebook group and not from the council. Events were deliberately set up to be poorly attended by the information not being posted out to residents who live nearby. No alternative seems to have been made for those who don't have access to technology which would be 50% of my street who are elderly and their homes are close to the area where houses will be built. | Suggested changes: Residents need to be informed correctly ideally via post. Meetings need to be held at times when people are not at work and not during the time children finish school. People's objections need to be taken into account and this plan now revised includes more houses and less green spaces. | Officer comments: The Consultation Statement shows that all Local Plan consultations have been undertaken in accordance with, and have exceeded the requirements of the Local Planning regulations and the Council's Statement of Community Involvement. Whilst comments could be submitted via the website, comments could be made via letter and email. Officers have also been available via the Local Plan phone line to provide assistance. This was made clear on all publicity. During the pandemic consultations were undertaken |

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| | | | | | in accordance with the relevant legislation detailed in the Planning Practice guidance on Plan Making during the Covid 19 Pandemic (Paragraph: 076 Reference ID: 61-076-201200513). The Council's Statement of Community Involvement was also updated in June 2021, to reflect National Guidance on undertaking Local Plan consultations during the Covid 19 pandemic. The Consultation Statement recognises the number of people that have signed each petition relating to the Local Plan. All comments made at each stage have been analysed and where appropriate changes have been made to the Local Plan. |
| Representation Reference: AD-NRF027.5 Name: Residents | Refers to: September 2021 Regulation 19 consultation | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to | Comments: A petition containing over 1000 signatures has been seen as 1 objection. Really?! | Suggested changes: Bassetlaw council should be investing in the town & the residents who already live here, & NOT new housing that clearly | Officer comments: The Consultation Statement recognises the number of people that have signed each petition relating to the Local Plan. All comments made at each stage have been analysed |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Cooperate not specified. | | wont have the infrastructure to support it. | and where appropriate changes have been made to the Local Plan. |
| Representation Reference: AD-NRF027.6 Name: Residents | Refers to: General Comments | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Is there any reason that requests for meetings with conservative councillors & MP have been ignored? | Suggested changes: Bassetlaw council should be investing in the town & the residents who already live here, & NOT new housing that clearly wont have the infrastructure to support it. | Officer comments: This is not a Local Plan matter. |
| Representation Reference: AD-REF013.1 Name: Mc Loughlin Planning on behalf of William Davis | Refers to: Comments on January 2022 Regulation 19 Addendum Consultation | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with the Duty to cooperate not indicated. | Comments: The Addendum is unhelpful in terms of omitting policies which remain wholly unaltered. The Council has produced a "track change" version of amended policies, it would have been beneficial for the Plan to be reproduced in totality. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-REF024.1 Name: Historic England | Refers to: January 2022 Local Plan Addendum Consultation | Legal compliance and soundness: Plan is legally compliant, complies with the Duty to | Comments: No issues to raise. | Suggested changes: None. | Officer comments: Noted. |

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| | | Cooperate and is sound. | | | |

A Spatial Strategy for Bassetlaw

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: 2020864.1 Name: Resident | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Supporting text Paragraph 5.1.12 | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: The plan is working on a "trend scenario" rather than facts and a demand led for proposed housing details are veiled in secrecy, evidence is assumptive, consultation is not as stated, working on trends not facts is not a sound basis to destroy greenland. | Suggested changes: There is no evidence to prove that the proposed amount of housing is actually required. They are stating job "assumptions", "could be scenarios" and "anticipated growth" but there is no physical evidence to support this massive housing proposal should be much more transparency. Prove why it's a good idea to destroy green farmed land. | Officer comments: The approach taken to the provision of employment land in the Local Plan and Housing and Economic Development Needs Assessment 2020 is considered to be consistent with national Planning Practice Guidance. The Consultation Statement shows that all Local Plan consultations have been undertaken in accordance with, and have exceeded the requirements of the Local Planning regulations and the Council's Statement of Community Involvement. |
| Representation Reference: 2020864.2 Name: Resident | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Supporting text Paragraph 5.1.25 | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: The plan has been extended to 2038 and they have added extra housing quoting more houses will be required!!!! This is just an excuse to build on green land reaping taxes when the housing market is saturated and not required. | Suggested changes: Just an excuse to add more houses adding to the councils monetary uptake but the houses are not required but green land is moving forward more farming and green land will be required, rather see wind or solar farms on the land which can be restored to farming land when required, this | Officer comments: The National Planning Policy Framework 2021 requires Local Plans to plan ahead for at least 15 years from the date of adoption, to ensure compliance with national policy the plan period has been extended by a year to 2038. It is considered that |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | can't happen if houses have been built and green has been destroyed. | the HEDNA 2020 and the 2022 Addendum are consistent with national planning guidance and provide a robust, up to date basis to inform the approach taken by Policy ST1 which promotes development on brownfield and greenfield land. The Local Plan also supports the appropriate use of land for renewable energy generation. |
| Representation Reference: 2020864.3 Name: Resident | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Supporting text Paragraph 5.1.38 | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: Using covid as a year of loss and moving the expansion to 2038 and raising houses required is not required or economically viable. People are struggling financially as are businesses so increasing housing will just lead to loss of green land which we require for climate change and we will be left with decaying buildings and loss of farmland and a sustainable life ahead. | Suggested changes: The land needs to kept green in these times of climate change and used more sustainably with wind or solar farm so the land can be returned to farming rather than been destroyed from houses which are not sustainable. | Officer comments: The National Planning Policy Framework 2021 requires Local Plans to plan ahead for at least 15 years from the date of adoption, to ensure compliance with national policy the plan period has been extended by a year to 2038. It is considered that the HEDNA 2020 and the 2022 Addendum are consistent with national planning guidance and provide a robust, up to date basis to inform the approach |

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| | | | | | taken by Policy ST1 which promotes development on brownfield and greenfield land. The Local Plan also supports the appropriate use of land for renewable energy generation. |
| Representation Reference: 2041379.1 Name: Hayton Parish Council | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Supporting text Paragraph 5.1.29 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Would like to thank the officers from BDC for facilitating a meeting on 26/01/22 to explore the changes that have been proposed in the Addendum. Should a further 10 gypsy and traveller pitches be allowed, there is a concern that this will not be monitored or controlled effectively. Hayton Parish has approximately 167 dwellings, an increase of 10 additional pitches is totally disproportionate to the number of current dwellings. | Suggested changes: All sites should be formalised prior to being added to the B.L.P. | Officer comments: The proposal at Hayton is to intensify the existing permanent Gypsy and traveller site. It is considered the Sustainability Appraisal, Land Availability Assessment and Site Selection Methodology are consistent with national policy and provide a robust basis by which to determine the most sustainable sites to be allocated to meet the identified need for the gypsy and traveller community in the Plan. Site allocations are used to identify the future land use in a particular location. There is no requirement for any development sites to be |

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| | | | | | formalised prior to being allocated in the Local Plan. |
| Representation Reference: AD-REF001.1 Name: FCC Environment Limited | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Settlement Boundary - LAA535 Carlton Forest Quarry, Worksop | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: FCC's site lies to the north of Worksop and adjacent to existing employment sites. Worksop is identified as the most sustainable location to support significant growth and provides the best opportunity to deliver the objectives of regional and local industrial strategies. It is well related to the existing settlement of Worksop and is suitably located to deliver sustainable economic development in correct location, in line with the Council's own spatial strategy. | Suggested changes: The current draft Local Plan is not sound because it is not justified. Planning policy should provide support for economic development which brings forward significant, good quality inward investment. As drafted the emerging Local Plan fails to maximise this by not allocating the site. | Officer comments: It is considered that the HEDNA 2020 and the 2022 Addendum are consistent with national planning guidance and provide a robust, up to date basis to inform the approach taken by Policy ST1. It is considered the Sustainability Appraisal, Land Availability Assessment and Site Selection Methodology are consistent with national policy and provide a robust basis by which to determine the most sustainable sites to be allocated to meet the identified need for employment in the Plan. |
| Representation Reference: AD-REF001.2 Name: FCC Environment Limited | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Point 5 section (f) | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. | Comments: Policy ST1(f) states approximately 169ha of land at General Employment Sites will be allotted to meet the needs for employment during the plan period. This figure does not correlate with Policy ST7 or its supporting text which states there is 128.5ha of | Suggested changes: The current draft Local Plan is not sound because it is not justified. Planning policy should provide support for economic development which brings forward significant, good quality | Officer comments: It is considered that the May 2022 Second Addendum Policies ST1 and ST7 addresses the matters identified. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Plan is unsound. | developable employment land on the General Employment Sites. It is suggested that the amount of employment land on the General Employment Sites is made consistent. | inward investment. The emerging Local Plan fails to maximise this by not allocating the site. | |
| Representation Reference: AD-NRF006.3 Name: Retford Civic Society | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Assumptions made about housing and employment growth | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: In our earlier submission questioned the assumption that economic development in Bassetlaw will be restricted unless there is a massive increase in house building. Nothing in the published amendments persuades us to change our view. It is unlikely that employment growth will be at the top of the range considered by GLHearn as worth testing. On the basis of the evidence presented, we think it is more likely to be closer to Hearn's forecast of 3800 additional jobs. | Suggested changes: The scale of housing growth proposed in the Plan should be reduced to a proportionate level. If employment does grow at the higher rate anticipated in the Plan there will be plenty of time to consider the need for more house building when the Plan is reviewed. | Officer comments: The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic growth. It is considered that the HEDNA provides a realistic approach to the delivery of employment allocations in the Local Plan, informed by market evidence and current activity. It is considered this evidence is consistent with national policy and provides a robust, up to date basis to inform the approach taken by Policy ST1. |
| Representation Reference: AD-NRF009.1 Name: Severn Trent | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Plan period change to 2038 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to | Comments: Note that the majority of the changes within the Addendum appear to relate to changes to the timescales extending the plan period to 2038. The changes to the policy wording do not appear to | Suggested changes: None. | Officer comments: Noted |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Cooperate not specified. | significantly alter the proposals of the policies so have nothing further to add to our previous responses. | | |
| Representation Reference: AD-NRF003.4 Name: Barton Willmore | Refers to: Policy ST1: Bassetlaw's Spatial Strategy - Paragraphs 5.1.12 to 5.1.17 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Paragraphs 5.1.12 to 5.1.17 have been updated to reflect the economic led growth strategy of the district. This states that a net increase of circa 6,000 jobs is forecast based upon existing site commitments. The Plan sets out that this requires a corresponding increasing in housing provision to support the step-in growth. The general spatial strategy is supported by Howard (Retford) Limited. | Suggested changes: None. | Officer comments: Noted |
| Representation Reference: AD-NRF003.5 Name: Barton Willmore | Refers to: Policy ST1: Bassetlaw's Spatial Strategy - Paragraphs 5.1.20 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Paragraph 5.1.20 seeks to amend the overall housing requirement now that the plan period has been extended by 1 year. This change is supported. | Suggested changes: None. | Officer comments: Noted |
| Representation Reference: AD-NRF003.6 Name: Barton Willmore | Refers to: Policy ST1: Bassetlaw's Spatial Strategy - Paragraphs 5.1.25 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not | Comments: The Table at paragraph 5.1.25 seeks to update the Local Plan in relation to commitments as of December 2021 (updated from April 2020). Whilst there is no objection to this approach, it is not clear as to which evidence-based document the | Suggested changes: There is no objection to this approach, it is not clear as to which evidence-based document the completions update has been derived from – usually data is | Officer comments: The data is based upon completions in 2020-2021 and commitments as 1 December 2021. It is considered that the May 2022 Second Addendum |

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| | | specified. | completions update has been derived from – usually data is used based on an end of March reporting year. | used based on an end of March reporting year. | addresses this matter by updating data to the end of March reporting year. |
| Representation Reference: AD-NRF003.7 Name: Barton Willmore | Refers to: Policy ST1: Bassetlaw's Spatial Strategy - Paragraphs 5.1.38 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Paragraph 5.1.38 seeks to update Ordsall South to 890 dwellings from 800 dwellings to be provided in the plan period. The Site has the ability to deliver this slight change in delivery forecast and the change is supported. | Suggested changes: None. | Officer comments: Noted |
| Representation Reference: AD-NRF003.8 Name: Barton Willmore | Refers to: Policy ST1: Bassetlaw's Spatial Strategy - Paragraphs 5.1.41 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Paragraph 5.1.41 provided minor amendments to the housing distribution model. Refer to comments made in relation to the October 2021 consultation. | Suggested changes: Refer to August 2021 comments. | Officer comments: Noted |
| Representation Reference: AD-NRF003.9 Name: Barton Willmore | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Section 4 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The remaining parts of Section 4 comprise a largely mathematical update based on the 'tweaks' to the housing figures. Do not wish to comment further at this stage. | Suggested changes: None. | Officer comments: Noted |

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| Representation Reference: AD-REF003.1 Name: GPS Planning & Design Limited | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – supporting text Paragraphs 5.1.24 and 5.1.25 | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with Duty to Cooperate not indicated. | Comments: Housing Supply: Para 5.1.24 explains 'the expected housing delivery rates are expressed as a trajectory for the plan period. Appendix 3 contains the detailed housing trajectory.' Para 5.1.25 explains that housing land is provided in accordance with the settlement hierarchy as identified in Policy ST1. Do not have any concerns with Policy ST1 and the increased number of dwellings set out in figure 7. | Suggested changes: Question why Policy ST2 and the housing trajectory appendix has not been amended at this stage; the plan should be found unsound. | Officer comments: The January 2022 Addendum updated the housing trajectory to a 1 December base date. This was included as Appendix 3 and made available during the consultation. The May 2022 Second Addendum amends the housing trajectory and Policy ST2. It is considered this addresses the matter. |
| Representation Reference: AD-REF003.2 Name: GPS Planning & Design Limited | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – supporting text Paragraph 5.1.34 and Appendix 3 | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with Duty to Cooperate not indicated. | Comments: Para 5.1.34 has been amended and also suggests that the Housing Trajectory at Appendix 3 has been revised. Have not been able to find an amended version of Appendix 3, which leads on to concerns with regard to Policy ST2. | Suggested changes: Question why Policy ST2 and the housing trajectory appendix has not been amended at this stage; the plan should be found unsound. | Officer comments: The January 2022 Addendum updated the housing trajectory to a 1 December base date. This was included as Appendix 3 and made available during the consultation. The May 2022 Second Addendum amends the housing trajectory and Policy ST2. It is considered this addresses the matter. |
| Representation Reference: 2047721.1 | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – supporting | Legal compliance and soundness: Plan is legally compliant and complies with the | Comments: The extension of the plan period to 2038 and consequent increase in overall housing requirement to 10,638, 2769 to Worksop and 1080 at Peaks Hill Farm within the plan | Suggested changes: None. | Officer comments: Noted |

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| Name: Inovo consulting on behalf of Hallam Land Management | text Paragraph 5.1.34 | Duty to Cooperate. Plan is sound. | period is supported and reflects the passage of time since the plan was originally conceived. | | |
| Representation Reference: AD-REF006.3 Name: NJL Consulting on behalf of Caddick Developments Ltd | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – supporting text Paragraphs 5.1.9 to 5.1.17 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Welcome the revised supporting text at 5.1.9 to 5.1.17 as it reflects the clear advice in the local plan evidence base and pro-actively sets a positive framework for employment needs, and from there supports the significant benefits of the allocation. The plan should remain flexible and responsive to change and should not overly restrict the preferred employment uses on the site. It is not unrealistic that a major inward investor or occupier may require a mixed employment use (including B2 or research uses for example) yet still require a large unit of upwards of 1m sqft. In that instance, Apleyhead would be the prime location for such a use, yet the supporting text does not allow for such an eventuality. Hence, other employment use requirements which can be reasonably accommodated within the site without compromising other local plan objectives and policies. | Suggested changes: None. | Officer comments: Apleyhead is allocated to meet a regional/sub-regional need for logistics only. It is therefore appropriate that Policy ST1 clarifies the preferred use on site. |

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| Representation Reference: AD-REF007.1 Name: Townplanning.co.uk | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – supporting text Key Diagram | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: The removal of the Marnham Renewable Energy and Low Carbon Technology Hub from the Key Diagram is supported | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: 2048518.1 Name: BDC and NCC Councillor | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: It has been considered unsound by Nottinghamshire County Council and the Strategy fails to integrate all aspects of Bassetlaw's developments. There is an estimated funding gap of £89 Million as a result. There is a lack of credible mechanisms for improving the A57 corridor and the interconnecting impact of the different elements of the plan. The lack of CIL funding raises the questions relating to roads, junction improvements. Developers have successfully challenged these in the past to avoid contributions (the A620 Babworth Rd/Ordsall Rd roundabout). The government formula calculates the requirement to be 4,896 homes. | Suggested changes: The truth regarding the housing number requirement from Government needs stating publicly. The number of objections including the numbers of people on a petition needs to be clearly identified. | Officer comments: The Local Plan does not state that the housing numbers are a Government requirement. National policy states that the standard method is a minimum starting point for assessing housing need. National planning policy states that the housing requirement can exceed that. It is considered that the approach taken by Policy ST1 is consistent with national policy. The Infrastructure Delivery Plan is a living document updated as the Plan progresses to provide the most up to date position, based on evidence |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | base work and infrastructure partners informed views. It is considered the IDP Update, April 2022 provides a robust, up to date and proportionate position to inform the deliverability of the site allocations in the Local Plan. It should be noted that the IDP accompanying the May 2022 Second Addendum provides an up to date position with regard to the funding gap, anticipated developer contributions and CIL contributions from Local Plan growth. The Bassetlaw Transport Study 2022, accepted by the Local Highways Authority identifies the appropriate mechanisms that can be used to secure funding from development for strategic transport infrastructure; including developer contributions and CIL. The Council facilitate the A57 |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | Improvement Plan Project Group in partnership with NCC, National Highways and relevant authorities. The work programme and timetable has been agreed with NCC and partners. The Bassetlaw Transport Study 2022, accepted by the Local Highways Authority, has identified the traffic impact of relevant Local Plan site allocations and proportionate contributions towards mitigation including to address impacts upon the A57. The A57 Improvement Plan is a longer-term plan that will look at wider improvements to the link between the M1 and A1 in consultation with other relevant partners. The Consultation Statement recognises the number of people that have signed each petition relating to the Local Plan. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: 2049273.1 Name: Bassetlaw Conservative Group | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is legally compliant. Plan is unsound and does not comply with the Duty to Cooperate. | Comments: Far too many properties, no thought on local infrastructure, such as schools and GP places. The extra vehicles will have a massive negative impact on our local roads and travel. Notts County Council have said the plan is 'unsound'. | Suggested changes: None. | Officer comments: It is considered the Local Plan, and the accompanying Infrastructure Delivery Plan, informed by infrastructure partners views, appropriately provides for infrastructure required to support Local Plan. This includes for education, health and transport. |
| Representation Reference: 2049273.2 Name: Bassetlaw Conservative Group | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is legally compliant. Plan is unsound and does not comply with the Duty to Cooperate. | Comments: Far too many properties, no thought on local infrastructure, such as schools and GP places. The extra vehicles will have a massive negative impact on our local roads and travel. Notts County Council have said the plan is 'unsound'. | Suggested changes: None. | Officer comments: It is considered the Local Plan, and the accompanying Infrastructure Delivery Plan, informed by infrastructure partners views, appropriately provides for infrastructure required to support Local Plan. This includes for education, health and transport. |
| Representation Reference: 2049337.2 Name: BDC Councillor | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is not legally compliant, does, is unsound and does not comply | Comments: BDC have repeatedly told the public that over 10,000 homes HAVE to be built as a result of a directive from the UK Government. This is UNTRUE as the government formula calculates the requirement to be 4,896 homes. It is also | Suggested changes: None. | Officer comments: The Local Plan does not state that the housing numbers are a Government requirement. National policy states that the standard method is a minimum |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | with the Duty to Cooperate. | reported that a 1,300 person petition has been reported as a single objection by BDC, if this is correct then this is being disingenuous at best. | | starting point for assessing housing need. National planning policy states that the housing requirement can exceed that. It is considered that the approach taken by Policy ST1 is consistent with national policy. The Consultation Statement recognises the number of people that have signed each petition relating to the Local Plan. |
| Representation Reference: 2049904.3 Name: Sheffield City Council | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Paragraphs 5.1.12 and | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not indicated. | Comments Previously voiced concerns as to the 'completions trend scenario' (rather than a demand led scenario) that is used to determine the need for economic land, in paragraph 5.1.12. It could lead to a relatively high period of take-up being extrapolated to give an overly high estimate of future demand. Can this level of take-up be consistently achieved in the future? This comment also applies to paragraph 6.1.11. | Suggested changes: It could lead to a relatively high period of take-up being extrapolated to give an overly high estimate of future demand. Can this level of take-up be consistently achieved in the future? | Officer comments: The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic growth. The 2022 HEDNA Addendum maintains the completions trend scenario approach and informs the updated position to the spatial strategy taken in the May 2022 Second Addendum. It is considered that the HEDNA provides a realistic approach to the delivery of employment |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | allocations in the Local Plan, informed by market evidence and current activity. |
| Representation Reference: 2049904.4 Name: Sheffield City Council | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Paragraph 5.3.11 | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not indicated. | Comments: Paragraph 5.3.11 also refers to new evidence in the form of the Clumber Park SSSI Recreational Impact Assessment – repeat concerns as set out in response to paragraph 2.8. | Suggested changes: Request that we are given more time to assess this evidence and its possible implications for Sheffield. Note that we are seeking further comments from our Parks and Ecology officers. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for the recreational impact assessment and the recommended mitigation. Consequently, the May 2022 Second Addendum amended Policy ST40 (and deleted Policy ST40A introduced to address this specific matter in the January 2022 Addendum) relating to Clumber Park SSSI and the recreational impact assessment, in accordance with Natural England's advice. However the recreational impact assessment has been agreed through discussions with |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | partners including Sheffield City Council and forms part of the Local Plan evidence base. |
| Representation Reference: 2049975.2 Name: Resident | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Economic Growth | Legal compliance and soundness: Plan is not sound. Legal compliance and compliance with the Duty to Cooperate not specified. | Comments: When there are more houses suspect these house owners will also have to travel out of Bassetlaw for jobs too. No wonder you need more roads then!! How many people do you predict will travel OUT of Bassetlaw if all these houses go ahead? Don't build the houses and there will be no more traffic. | Suggested changes: Sustainability is sustainable. New houses without planned jobs associated with them is not sustainable. If there are no new jobs planned, no more houses being build will mean no additional people will travel out of Bassetlaw for jobs. Cutting woodlands down in areas of natural beauty and ecological interest is not right. | Officer comments: The Local Plan promotes a strategy of greater self-containment, with the number of jobs promoted being balanced by the number of dwellings. This will reduce out-commuting and long-term unsustainable travel patterns. |
| Representation Reference: AD-NRF021.1 Name: Gladman Developments Ltd | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – plan period | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Support the proposed extension to the plan period up to 2038 to ensure that the Local Plan will plan for a period of 15 years upon the date of adoption as required by the Framework. | Suggested changes: None. | Officer comments: Noted |
| Representation Reference: AD-NRF042.1 | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Legal compliance, soundness and | Comments: Don't believe the local area will benefit as amenities are stretched at present and over 1000 house will not help this even if | Suggested changes: These views are echoed by my whole household and would like these adding to the objections. | Officer comments: It is considered the Local Plan, and the accompanying Infrastructure Delivery Plan, |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Name: Residents | – Housing provision in Worksop | complies with the Duty to Cooperate not specified. | 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. | | informed by infrastructure partners views, appropriately provides for infrastructure required to support Local Plan. This includes for education, health and transport. The Local Plan provides for affordable housing; 25% of homes on greenfield sites, and 15% on brownfield sites will be for affordable housing. 25% of any affordable housing must be for First Homes (for first time buyers). All new homes will be built to the higher accessibility standard to help people as their needs change. |
| Representation Reference: AD-NRF024.1 Name: Fisher German LLP on behalf of The Hospital of the Holy and | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The increase in the Plan period is supported and considered sensible to ensure the Local Plan is planning for an appropriate timeframe in accordance with national policy. The subsequent increase in the housing requirement, and its distribution through the Spatial Hierarchy is also supported. It is considered an | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Undivided Trinity | | | appropriate and deliverable strategy to increase the level of housing directed to Retford. Failure to deliver sufficient housing in Retford could drive up house prices and rental prices. | | |
| Representation Reference: AD-NRF025.2 Name: Resident | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The Council have repeatedly said that over 10,000 houses have to be built as a directive from the UK Government. This is not true as the Government formula calculates the requirement to be 4,896 which is considerably lower. This alone brings into question the legality of the plan. | Suggested changes: Continue to object to the proposed planning of houses/properties in Ordsall South. Saddened that I have to write again due to a further increase to homes in the proposal. Do not agree that there is any requirement and don't agree to the building beyond the current boundary of Retford. | Officer comments: The Local Plan does not state that the housing numbers are a Government requirement. National policy states that the standard method is a minimum starting point for assessing housing need. National planning policy states that the housing requirement can exceed that. It is considered that the approach taken by Policy ST1 is legal and consistent with national policy. |
| Representation Reference: AD-NRF029.1 Name: Resident | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Figure 8 Columns 3,5 and 6 | Legal compliance and soundness: Plan is unsound and is not legally compliant. Plan complies with the Duty to cooperate. | Comments: The Everton Neighbourhood Plan was not positively prepared. It should be replaced with allocations in the Local Plan as the LPA has clearly struggled to manage public expectations. Not allowing Everton to grow to 2038 fetters sustainability. Everton is a Rural Service Centre on the A631 relates to | Suggested changes: The Housing Delivery Strategy within Policy ST1 must be withdrawn because Everton and probably other settlements, have been vexatiously excluded. Based on experience with 2 x failed applications since the | Officer comments: The Everton Neighbourhood Plan was made following examination and a public referendum, which provided the local electorate with the choice as to whether it should be adopted or not. Its |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>higher tier settlements. Fettered by a total lack of housing allocations in the emerging Local. Instead of a convenience store and post office, have a small Farm Shop selling milk/bread alongside coffee/sandwiches. Aspire to deliver a doctor's surgery and already have approval for an adoptable road well into the Stonegate Farm site. The made Everton Neighbourhood Plan states it wants smaller units but the schemes are not being approved.</p> | <p>Everton Neighbourhood Plan was made, the windfall policy will not help. Policy ST1 must be withdrawn and sites allocated by the LPA and not through the Neighbourhood Plan 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. The Garden Village is not necessary. Every LPA in England has political difficulties when allocating sites but few turn to new settlements in green field sites as the solution. Employment sites must be allocated by the LPA in rural locales. Have submitted employment sites, in the SHLAA, but nothing has been done with them. Logistics is not the only game in town.</p> | <p>policies form part of the development plan for Bassetlaw and therefore carry significant weight. The Local Plan distributes housing growth according to the settlement hierarchy based upon ability to deliver sustainable development and growth, appropriate to the size of settlements, and availability of services and facilities. The Spatial Strategy Background Paper sets out the qualifying criteria for a 'large and small rural settlement'. Everton has been identified as a 'small rural settlement' due to its level of services and facilities. As such it has a 5% growth requirement. This is considered sufficient to meet the needs of this small settlement. No additional site allocations are needed in the Local Plan. The May 2022 Second Addendum</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | withdraws the Garden Village from the Local Plan. Policy ST11 deals with rural employment. |
| Representation Reference: AD-NRF029.2 Name: Resident | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Figure 8 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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. This is because no allocations were included in the Everton Neighbourhood Plan as they did not satisfy the Basic Conditions. As a result the Rural Service Centre of Everton is unfairly <i>excluded</i> from Figure 8 column 3 – ergo – excluded from the Emerging Local Plan to 2038. | Suggested changes: <ul style="list-style-type: none"> • The Council should not oversee Neighbourhood Planning in the district. • Figure 8 must have yellow highlighted column 3 removed and instead be replaced by allocations via a new statutory process. Because Everton has been unfairly, deliberately, excluded from the new Local Plan process on the basis of a windfall policy in the neighbourhood plan. • 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. | Officer comments: The District Council has a statutory duty to support neighbourhood planning, in accordance with paragraph 3 of Schedule 4B of the Town and Country Planning Act 1990 (as amended). The Council fulfils this duty in accordance with the requirements of the Neighbourhood Planning (General) Regulations 2012 (as amended), which concern the stages of neighbourhood plan development and the actions required of those involved. Moreover, the Council is committed to delivering on its responsibilities to community-led planning in a proactive manner, with a view to empowering |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | <ul style="list-style-type: none"> • Workstop allocations are high in the current emerging Local Plan because post 2038, everything will go to Apleyhead, risking Workstop's regeneration. | communities, and facilitating the development of positively-prepared neighbourhood plans. The Everton Neighbourhood Plan was made following examination and a public referendum which provided the local electorate with the choice as to whether it should be adopted or not. Its policies form part of the development plan for Bassetlaw and therefore carry significant weight. The Local Plan distributes housing growth according to the settlement hierarchy based upon ability to deliver sustainable development and growth, appropriate to the size of settlements, and availability of services and facilities. The Spatial Strategy Background Paper sets out the qualifying criteria for a 'large and small rural settlement'. Everton has been identified as a 'small |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | rural settlement' due to its level of services and facilities. As such it has a 5% growth requirement. This is considered sufficient to meet the needs of this small settlement. No additional site allocations are needed in the Local Plan. The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. The employment strategy promotes a diverse mix of sites across the District capable of accommodating local and strategic business needs, delivering a range of jobs including higher skilled. |
| Representation Reference: AD-NRF030.1 Name: Spawforths on behalf of Albemarle Homes | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is not legally compliant compliance or sound. Compliance with the Duty to | Comments: 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 difficult to comment in depth where there is little supporting information. | Suggested changes: Acknowledges the extension of the Plan by one year, however, considers this to be insufficient. 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, | Officer comments: It is considered that the approach taken by Policy ST1 is robust, informed by up to date evidence and consistent with national policy. The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Cooperate is not specified. | | which is a minimum of 30 years from the date of adoption. | |
| Representation Reference: AD-NRF030.3 Name: Spawforths on behalf of Albemarle Homes | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Housing Growth | Legal compliance and soundness: Plan is not legally compliant compliance or sound. Compliance with the Duty to Cooperate is not specified. | Comments: The provision for housing is insufficient based on the economic aspirations of the District and jobs growth. The site may meet a wider need, however the jobs generated will be met locally within Bassetlaw. Maintain 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. 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. Maintain objection to Policy ST1 in response to the Publication Plan in October 2021. 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 conceivable that further housing and employment allocations should be made in the Plan as there is an evidential imbalance. | Suggested changes: <ul style="list-style-type: none"> • 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 of 10%. • 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 site at Blyth Road, Blyth/Harworth | Officer comments: The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic growth. Since the start of the plan period in 2020 employment land has been developed. The 2022 HEDNA Addendum maintains that approach and informs the updated position to the spatial strategy taken in the May 2022 Second Addendum. The 2022 January Addendum extended the Local Plan period to 2038 in order to plan for 15 years from adoption, this is considered appropriate and in line with national policy. The 2022 May Second Addendum withdraws the Garden Village from the Local Plan. There is a 17% buffer in the housing land supply. The |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | Housing Supply, Trajectory and Windfall Allowance Background Paper May 2022 clarifies the windfall approach. Delivery is based on up to date evidence in the LAA and Five Year Housing Land Supply Position Statement, 2021. The Trajectory shows sufficient delivery in Harworth & Bircotes to meet the need. There is therefore no requirement to allocate additional sites. The 128ha figure is the residual employment land available, it does not reduce the overall amount of employment land available in the plan period. The May 2022 amends Policy ST1 and Policy ST7; it is considered this addresses this matter. |
| Representation Reference: AD-NRF030.4 Name: | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is not legally compliant | Comments: Concerned that the Plan has not been positively prepared having regard to the economic growth aspirations. There are clear circumstances in Bassetlaw which | Suggested changes: • Increase the housing requirement to reflect the economic growth aspirations for the District and Region. | Officer comments: The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Spawforths on behalf of Albemarle Homes | – Economic Growth | compliance or sound. Compliance with the Duty to Cooperate is not specified. | 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. HEDNA adopts a pessimistic view on the economy and economic growth, which then transcends through to lower housing. 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. The Council can deliver at such levels of growth having recently delivered 693 and 775 (2020/21) new homes in the last couple of years. Previous delivery rates should therefore be considered when assessing future housing requirements. | <ul style="list-style-type: none"> • 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 of 10%. • 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 | growth. The 2022 HEDNA Addendum maintains that approach and informs the updated position to the spatial strategy taken in the May 2022 Second Addendum. It is considered that the evidence is robust and provides an informed view of economic growth in the district over the plan period. The other matters are responded to as AD-NRF030.3 above. |
| Representation Reference: AD-NRF030.5 Name: Spawforths on behalf of | Refers to: Policy ST1: Bassetlaw’s Spatial Strategy – Housing Supply | Legal compliance and soundness: Plan is not legally compliant compliance or sound. | Comments: Concerned with anticipated delivery rates, the buffer, and 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. Concerned with the reliance of sites | Suggested changes: <ul style="list-style-type: none"> • Increase the housing requirement to reflect the economic growth aspirations. • Update the evidence base to reflect the current economic growth situation. | Officer comments: The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic growth. The 2022 HEDNA Addendum maintains that approach and informs the |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Albemarle Homes | | Compliance with the Duty to Cooperate is not specified. | contained within 'made' Neighbourhood Plans, which have not been subject to the same rigour on deliverability as those within a Local Plan. Aware of the unavailability and significant constraints of such sites: the Land to the east of Spital Road, Blyth (BDC03) for 55 dwellings should not be allocated. These sites should be reassessed and other appropriate sites considered, such as site at Blyth Road. Evidence for the windfall allowance does not show that such a quantum will continue for the lifetime of the Plan. The overall housing land supply should include a mix of small, medium and large sites to offer the widest possible range of products. It is critical that an accurate assessment of availability, suitability, achievability and therefore deliverability and viability is undertaken. The assumptions on lead in times and delivery rates should be correct. Notes concerns with the current viability assessment and it does not appear to fully reflect the Local Plan policy requirements for Policy ST29 and First Homes; Policy ST30 and the implications of serviced plots and Policy ST31 and specialist housing proportions. The current statement suggests the use of a 5% buffer, whereas | <ul style="list-style-type: none"> • 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. | updated position to the spatial strategy taken in the May 2022 Second Addendum. Site delivery is based upon historic delivery rates in the district and information on build-out rates provided by developers and site promoters. There is a 17% buffer in the supply as a contingency against non-delivery. There is no longer a requirement in the NPPF to apply a lapse rates discount. Delivery in the small and large settlements has been high including some sites which were allocated in made neighbourhood plans. The Land Availability Assessment considers the Blyth Road site is unsuitable due to separation from Blyth and poor access to services and facilities. The LAA and the Five Year Housing Land Supply Position Statement, 2021 states that there are 981 commitments on sites of |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | best practice is normally to utilise a 10% buffer. There is a need for further allocations to support the requirement within Policy ST1. | | less than 9 dwellings, with all being less than 1 hectare in size. Together with small site allocations in neighbourhood plans, the Local Plan and the Worksop Central DPD, ensure that sites less than 1 hectare contribute more than 10% towards meeting the housing requirement. It is considered that the assumptions within the Whole Plan Viability Assessment May 2022 are appropriate and consistent with national guidance and fully consider relevant policy requirements. The housing delivery test results for 2020 (January 2021) indicate that Bassetlaw delivery was 196% against the target of the last 3 years, so a 5% buffer is appropriate. The other matters are responded to as AD-NRF030.3 above. |

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| Representation Reference: AD-NRF030.6 Name: Spawforths on behalf of Albemarle Homes | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Distribution | Legal compliance and soundness: Plan is not legally compliant compliance or sound. Compliance with the Duty to Cooperate is not specified. | Comments: Concerned that the proportion of housing in Harworth & Bircotes has decreased in the Publication Local Plan from earlier iterations. There are suitable sites on the edge of Harworth & Bircotes, such as their site at Blyth Road. The Council considered this site to be a remote rural location, which is incorrect. | Suggested changes: <ul style="list-style-type: none"> • 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. | Officer comments: The Trajectory shows sufficient delivery in Harworth & Bircotes to meet the need. There is therefore no requirement to allocate additional sites. The Land Availability Assessment considers the Blyth Road site is unsuitable due to separation from main settlement of Blyth and poor access to services and facilities. Other matters are addressed in response to AD-NRF030.3 above. |
| Representation Reference: AD-NRF034.1 Name: | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Legal compliance, Soundness and Compliance with | Comments: 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 | Suggested changes: It would be helpful to demonstrate that both employment land and housing | Officer comments: The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Rotherham Borough Council | – Level of growth | the Duty to Cooperate not specified. | 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. Unclear how the level of need for employment and housing land has been calculated. Aware that B8 warehousing requires significantly greater land take and lower job densities. | land supply figures have been based on robust evidence. | growth. The 2022 HEDNA Addendum maintains that completions trend approach and informs the updated position to the spatial strategy taken in the May 2022 Second Addendum. It is considered that the evidence is robust and provides a clear methodology in relation to how the level of employment and housing need has been calculated. |
| Representation Reference: AD-NRF034.6 Name: Rotherham Borough Council | Refers to: Policy ST1: Bassetlaw's Spatial Strategy - supporting text Paragraphs 4.4 and 5.1.15 and Policy ST9: Site SEM001: Apleyhead Junction, Workshop | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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. Understand 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 | Suggested changes: None | Officer comments: The Bassetlaw Transport Study 2022, accepted by the Local Highways Authority has identified the traffic impact of relevant Local Plan site allocations and proportionate contribution towards mitigation including to address impacts upon the A57. However, the Study has not identified any impacts on the road network outside the district as a consequence |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>purpose of the Apleyhead Strategic Allocation are welcomed. 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 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.</p> | | <p>of the Local Plan growth. The A57 Improvement Plan is a longer-term plan that will look at wider improvements to the link between the M1 and A1 in consultation with other relevant partners. The work programme and timetable has been agreed with NCC and partners.</p> |

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| Representation Reference: AD-NRF036.1 Name: Nottinghamshire County Council | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF039.1 Name: Spawforths on behalf of Network Space | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is not legally compliant compliance or sound. Compliance with the Duty to Cooperate is not specified. | Comments: Concerned that the level of employment land being provided does not reflect the evidence base and ambitions and aspirations for the District and region. 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. 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. Would like to emphasise that a lower employment land supply in general employment land of | Suggested changes: <ul style="list-style-type: none"> • 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. | Officer comments: The 128ha figure is the residual employment land available, it does not reduce the overall amount of employment land available in the plan period. The May 2022 amends Policy ST1 and Policy ST7; it is considered this addresses this matter. No new sites are needed. The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic growth. The 2022 HEDNA Addendum maintains that completions trend approach and informs the updated position to the spatial strategy taken in the May |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>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. There is evidence that employment growth should be increased within the Plan. 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. Bassetlaw lies in a strategically important area of the country in-between the Northern Powerhouse and the East Midlands. It will benefit from growth in Yorkshire and the Midlands and needs to reflect these overarching growth strategies. The Northern Powerhouse objective is to achieve a sustained increase in productivity across the whole of the North of England. The SEP 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. It also sets out to grow wages and for people to live longer with healthier lifestyles and for a net zero carbon city region. Despite its preparation relatively recently in 2020, the</p> | | <p>2022 Second Addendum. It is considered that the evidence is robust, takes into account the impacts of Covid and provides an up to date assessment of employment need.</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | HEDNA does not reflect the scale of ambition. There has been a significant change in circumstances since 2020, 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. | | |
| Representation Reference: AD-REF010.1 Name: Architectural Technologist Ltd | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Supporting text Paragraph 5.1.20 | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: There will be an over provision of 2,300. If the Garden Village provision of 590 is removed the housing provision is reduced to 12,348 but this is still 1,710 houses over the annual requirement. Policy ST1 promotes growth in locations where there “may be” opportunities for infrastructure improvements. | Suggested changes: There needs to be robust evidence that there is a need for this additional housing at a new Garden Village site. Smaller sites in our existing villages do not have the same issue and should therefore be promoted in favour of a new Garden Village. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-REF011.2 Name: Barton Willmore | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Continue to raise issues with the manner in which the housing supply is distributed within the District, and consider that more growth should be directed to the Large Rural Settlements, particularly Blyth. The percentage of growth directed to the Large Rural Settlements has decreased compared to the previous draft Plan Regulation 19. The difference between the Plan's total minimum requirement (10,638) and the cumulative total of the sites (11,564) | Suggested changes: 1. The difference between the Plan's total requirement (10,638) and the cumulative total of the draft allocations (11,564) should be explained. Clarification is required as to what level of growth will delivered for each of the Rural Settlements (and whether Neighbourhood Plan allocations have been double counted). | Officer comments: The January 2022 Addendum extends the plan period to 2038. The housing land supply position has been updated to the 31 March 2022 base date. The total available supply is 12,551. The requirement is 10,476. Only about 27% (3377) of the supply will come from new allocations. There has not been a double counting |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>should be explained. Concern remains with the Garden Village and Rural Settlements. Continue to have concerns around the distribution of growth and spatial strategy in response to draft Policy ST2 below. Continue to set out concerns around the deliverability of the Garden Village in response to draft Policy ST4, strengthened by the planned delivery of a further 90 dwellings in the plan period compared to the previous draft Plan. The adopted Blyth Neighbourhood Plan is reliant on one site to deliver the majority of its housing requirement, despite our view that it is of questionable deliverability / developability. Object to the arbitrary 20% growth cap for Large Rural Settlements, including Blyth Note that the draft Plan does not include the table setting out growth requirements for eligible settlements, shown on page 39 of the previous draft Plan Regulation 19 Clarification is required as to what level of growth will be delivered for each of the Large Rural Settlements and what the contribution is to the overall housing requirement. Think Neighbourhood Plan allocations have been double counted. Commitments should be checked and the relationship between them and the 20%</p> | <p>2. The anticipated supply set out in Policy ST1 and the supporting evidence (particularly around viability) should be reviewed in light of the evidence of deliverability for Bassettlaw Garden Village.</p> <p>3. The growth targets for specific settlements should be updated to contain mechanism for guarding against non-delivery.</p> <p>4. In light of the matters raised in relation to Policy ST1, and issues around supply, trajectory and deliverability, further growth should be directed to the sustainable settlement of Blyth.</p> | <p>of NP allocations – it is suggested that commitments on small sites in the supply (9 or less dwellings) have not been considered in the representation. The Large Rural Settlements will contribute significantly towards meeting the need from existing permissions; as such there is no requirement to allocate additional sites in the rural area. The Whole Plan Viability Assessment considers the allocations deliverable. There is a 17% buffer in the supply in case of non-delivery. This provides sufficient flexibility. At 31 March 2022 there were 49 dwellings with extant planning permission in Blyth. Between the 1 April 2020 and the 31 March 2022 there were 17 completions. There are 55 dwellings allocated in the neighbourhood plan without planning permission. This</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | Growth Requirement clarified. The spatial strategy needs to ensure that housing and employment needs are aligned. Housing should be located nearby to ensure jobs and workers are closely located and accessible by public transport – there are regular buses running between Blyth and the A1 roundabout to the north. | | makes a total provision of 121 dwellings for Blyth. This satisfies the growth requirement. The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-REF012.1 Name: Marrons Planning on behalf of Vistry Group | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Supporting text Paragraphs 5.1.24 - 5.1.28 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: The spatial strategy is not appropriate, since although Retford is a highly sustainable settlement, it will still only accommodate 29.8% of the dwellings to be provided at the Main Towns. Despite being the second largest town, the 'Large' and 'Small' Rural Settlements, 'Other Villages and 'Countryside' (which are much less sustainable) will still provide more dwellings than Retford (3,392 total). | Suggested changes: The Council should allocate further sites in accordance with the settlement hierarchy, to cater for the additional housing requirement arising from the extended plan period. Retford could, and should, be providing more towards meeting the housing needs of the District than other less sustainable locations to broaden the range of housing sites at the Town. Land at Tiln Lane is available and is a suitable location for housing development to address such needs. | Officer comments: It is considered Retford will contribute an appropriate amount of the housing growth (20%) to meet the district need in accordance with its role in the settlement hierarchy. The additional housing requirement arising from the extended plan period has been accommodated at strategic sites extending across more than one plan period and through the housing land supply (there is a 17% buffer in the supply as a contingency against non-delivery). No additional sites are considered necessary. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-REF012.2 Name: Marrons Planning on behalf of Vistry Group | Refers to: Policy ST1: Bassetlaw's Spatial Strategy - Supporting text Paragraphs 5.1.41 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: The Plan was not effective since the table at para 5.1.41 of the Plan did not apply a lapse rate for existing commitments. The Publication Version did not apply a lapse rate and it is noted that the updated 2022 LAA no longer applies one. Given the continued reliance of the Local Plan on large strategic housing sites, a lapse rate should be used, as sites may not deliver the number of homes initially thought. | Suggested changes: <ul style="list-style-type: none"> • The housing supply should be updated to include lapse rates from allocations, sites with outline permission, smaller sites, and neighbourhood plan allocations. • Additional housing sites should be identified, to ensure a diverse portfolio of sites. This will guard against possible delays in delivery at larger sites, on which the Local Plan currently relies. | Officer comments: There is no requirement in the NPPF or PPG to apply a lapsed rates discount. In line with national policy, sites with planning permission should be considered deliverable unless there is clear evidence that schemes will not be implemented within 5 years. The application of a lapsed rates discount may therefore lead to an unnecessarily pessimistic assessment. |
| Representation Reference: AD-REF013.2 Name: Mc Loughlin Planning on behalf of William Davis | Refers to: Policy ST1: Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with the Duty to cooperate not indicated. | Comments: Concerns that the Council are underestimating the speed in which allocated sites will come forward and the starting date for proposed new larger allocations. This means that there is a question as to whether the sites allocated under policy ST15 will deliver the housing required during the Plan period. Continues to be unrealistic on deliverability on three of its larger allocations. There is a high risk that these sites will not come forward during the plan period and are likely to be deliverable in the plan period post- | Suggested changes <ul style="list-style-type: none"> • The Council should bring forward site LAA206 (preferred option) on the edge of Worksop as an allocation • Make amendments to the proposed planning policy map to address the issues associated with emerging Local Plan policies GG4 and ST38. | Officer comments: There is a 17% buffer in the supply as a contingency against non-delivery. The Housing Supply, Trajectory and Windfall Allowance Background Paper May 2022 clarifies the approach to delivery. It is considered the Sustainability Appraisal, Land Availability Assessment and Site Selection Methodology are consistent with national policy and provide a robust |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | 2038. Therefore, development commencing as part of the earlier part of the plan period is considered unrealistic. Considering this in parallel with the time delays often associated with examinations of Local Plan and DPD documents, this issue is likely to exacerbate. It can be concluded that the planned 600 homes in the Worksop DPD will not come through till the end of the plan period in 2038 or beyond. The Garden Village vision statement states that do not expect development to be forthcoming until 2032 and has been planned for delivery of the following 20 years. Paragraph 22 advises that for new villages, or larger extensions to villages and towns, policies should be look ahead within a vision document ahead at least 30 years to consider the likely timescale for delivery. | | basis to determine the most sustainable sites to meet the identified housing requirement. All reasonable alternatives have been appropriately considered through the Sustainability Appraisal which has informed the Site Selection process. The Trajectory shows sufficient delivery in Worksop to meet the need. There is therefore no requirement to allocate additional sites. It is considered that the Green Gap Study appropriately evidences the identification of a green gap GG4. The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-REF016.1 Name: Pegasus Group on behalf | Refers to: Policy ST1: Bassetlaw's Spatial Strategy Figure 7: Housing supply sources | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. | Comments: 'Land to the North of Chestnut Road, Langold' is identified as a commitment within the LAA for 300 dwellings (15/01605/OUT). Despite the reliance upon commitments for the delivery of the housing supply and their identification on | Suggested changes: Identified commitments are set within amended development boundaries. For the avoidance of doubt in the case of our client's site at 'Land to the North of Chestnut Road, Langold' this | Officer comments: The approach to Development Boundaries is set out in the Development Boundaries Background Paper. Commitments will be incorporated in the |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| of Barratt Homes | | Plan is unsound. | the proposals map, there is little reference to individual sites within the Local Plan Addendum, or its previous iteration other than the appendices. There is no supportive framework should the permission on any of these commitments lapse. This is exacerbated by the fact that the commitments remain outside of development boundaries. This is unjustified and would also render any development on identified commitments with a lapsed application to be contrary to several Local Plan policies, such as 'ST2: Residential Growth in Rural Bassetlaw'. The Addendum also identifies that 1,300 dwellings over the plan period will be delivered as windfalls. This equates to 100 per year from 2025/26 onwards. To achieve such levels of delivery requires the plan to provide a degree of flexibility. The tightly drawn development boundaries will limit such opportunities. | would include the red-line boundary of application reference 15/01605/OUT. | boundary once development has commenced. The May 2022 Second Addendum clarifies the approach taken to development boundaries to further address this matter. There is a 17% buffer in the supply in case of non-delivery. This provides sufficient flexibility. There is no requirement in the NPPF or PPG to apply a lapsed rates discount. In line with national policy, sites with planning permission should be considered deliverable unless there is clear evidence that schemes will not be implemented within 5 years. The application of a lapsed rates discount may therefore lead to an unnecessarily pessimistic assessment. |
| Representation Reference: AD-REF016.2 | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Plan Period | Legal compliance and soundness: Plan is legally compliant and complies with the | Comments: The Local Plan Addendum provides numerous references to the extension of the plan period from 2037 to 2038. Support this change and the consequential | Suggested changes: None. | Officer comments: The National Planning Policy Framework 2021 requires Local Plans to plan ahead for at least 15 years from the |

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| Name: Pegasus Group on behalf of Barratt Homes | | Duty to Cooperate. Plan is sound. | amendments to the Local Plan requirements for residential development it must be recognised that 15-years is the minimum period advised by the NPPF for strategic policies. A more positive strategy would be for the strategic policies to look beyond a 15-year time horizon to 2040 or further. This would provide greater certainty and clarity regarding longer term development within Bassetlaw. | | date of adoption, to ensure compliance with national policy the plan period has been extended by a year to 2038. National policy asks that Local Plans are assessed for review every five years. This provides an ongoing opportunity with relation to longer term development. |
| Representation Reference: AD-REF017.1 Name: Pegasus Group | Refers to: Policy ST1: Bassetlaw's Spatial Strategy Figure 7: Housing supply sources | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: At 1st December 2021 this is identified to include 6,347 dwellings from existing commitments. It represents a significant proportion of the overall housing supply, up to 49% and nearly 60% of the Local Plan housing requirement. The Addendum also identifies that 1,300 dwellings over the plan period will be delivered as windfalls. This is not disputed but it is uncertain it will continue over the plan period. To achieve such levels of delivery requires the plan to provide a degree of flexibility. The tightly drawn development boundaries will limit such opportunities and may inhibit such levels of delivery in the future. A further 725 dwellings are proposed in the Worksop Central Development Plan Document. It is still at least two-years away from adoption | Suggested changes: <ul style="list-style-type: none"> • The development boundaries are relaxed and as a minimum include the identified commitments e.g. Langold reference 15/01605/OUT. • Ideally to enable the delivery of windfalls they should be greater in scope. • Reserve sites could be held in abeyance until required either due to a failure to meet the housing requirement or other unforeseen issues. This would assist in ensuring that the Local Plan met its housing requirement as a minimum. • Parcels B and C, as identified on figure 1 of our report, | Officer comments: The approach to Development Boundaries is set out in the Development Boundaries Background Paper. Commitments will be incorporated in the boundary once development has commenced. The May 2022 Second Addendum clarifies the approach taken to development boundaries to further address this matter. It is considered that there is sufficient provision in the housing supply to meet the identified need with a 17% contingency buffer. The Housing Supply, |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | and as such delivery from this source is not yet certain. The Addendum paragraph 5.1.61 identifies the delivery of 590 dwellings from the Bassetlaw Garden Village. Whilst some delivery from this source is not disputed there is significant scope for slippage in the timetable. Prior to development commencing, post Local Plan adoption, a significant amount of work is required to overcome the identified constraints, develop the required masterplan and appropriate infrastructure. There is, therefore, potential that delivery could slip leading to an under-delivery in the plan period for this site. This identifies varying degrees of uncertainty with numerous elements of the identified supply, which combined make up nearly 2/3rds of the overall supply. It is anticipated much will come forward it does raise uncertainties as to whether the identified buffer is sufficient to ensure that the proposed housing requirement is met as a minimum. | would provide an ideal location adjacent an existing commitment for either an allocation or reserve site. | Trajectory and Windfall Allowance Background Paper May 2022 clarifies the windfall approach. Delivery is based on up to date evidence in the LAA and Five Year Housing Land Supply Position Statement, 2021. It is considered the Sustainability Appraisal, Land Availability Assessment and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable sites to be allocated to meet the identified housing need. There is therefore no need to allocate additional sites. The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-REF017.2 | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Plan Period | Legal compliance and soundness: Plan is legally compliant and complies with the | Comments: The Local Plan Addendum provides numerous references to the extension of the plan period from 2037 to 2038. This is supported and providing the Local Plan is | Suggested changes: None. | Officer comments: The National Planning Policy Framework 2021 requires Local Plans to plan ahead for at least 15 years from the |

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| Name: Pegasus Group on behalf of Barratt Homes | | Duty to Cooperate. Plan is sound. | submitted in for examination 2022 should ensure that the strategic policies in the plan meet the minimum 15-year period identified from adoption required by the NPPF (paragraph 22). Support this change and the consequential amendments to the Local Plan requirements for residential development it must be recognised that 15-years is the minimum period advised by the NPPF for strategic policies. A more positive strategy would be for the strategic policies to look beyond a 15-year time horizon to 2040 or further. This would provide greater certainty and clarity regarding longer term development within Bassetlaw. | | date of adoption, to ensure compliance with national policy the plan period has been extended by a year to 2038. National policy asks that Local Plans are assessed for review every five years. This provides an ongoing opportunity with relation to longer term development. |
| Representation Reference: AD-REF017.4 Name: Pegasus Group | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Paragraph 5.1.52 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Paragraph 5.1.52 of the Local Plan Addendum identifies the delivery of 1,525 dwellings from the large settlements. Despite this important role within Bassetlaw the plan does not seek to make any further allocations in these settlements except for Tuxford. In terms of Langold it is noted that the Neighbourhood Plan was made on 6th May 2021. Whilst the Neighbourhood Plan is an important consideration it should not be used as a | Suggested changes: Land parcels B and C, as identified in figure 1, represent an opportunity for a sustainable extension to the existing sustainable settlement of Langold. These provide a clear development opportunity to expand the extant outline consent (parcel A) later in the plan period. The delivery of these parcels could be combined with a new landscaped defensible | Officer comments: The Large Rural Settlements will contribute significantly towards meeting the need from existing permissions; as such there is no requirement to allocate additional sites in the rural area. There is a 17% buffer in the supply in case of non-delivery. This provides sufficient flexibility. It is considered the level of completions, commitments |

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| | | | reason for a moratorium upon future development within the settlement. | boundary. Using the roads to the north and east of the site, future development parcel to the south and an existing mature hedgerow to the west. Whilst not yet determined the access to these parcels could potentially be accessed via the A60. | and neighbourhood plan allocations satisfies the growth requirement. |
| Representation Reference: AD-REF018.1 Name: IBA Planning | Refers to: Policy ST1: Bassetlaw's Spatial Strategy – Supporting text Paragraph 5.1.54 | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with the Duty to Cooperate is not specified. | Comments: Disappointed to note that no changes have been made to the Council's approach toward Small Rural Settlements and remain concerned that the Local Plan is neither 'Justified' or 'Consistent with national policy' as it does not comprise an appropriate, evidenced-based strategy for rural Bassetlaw which will enable the delivery of sustainable development. It therefore fails the test of soundness. Not made any changes to the list of Small Rural Settlements contained within Policy ST1 to re-include those settlements (Welham, Mattersey Thorpe, Habbleshorpe and Woodbeck) which have been unfairly and without justification removed. The Addendum does nothing to address our concerns regarding the soundness of the Council's approach to rural housing growth and it will | Suggested changes: Reinstate the above back into the list of exceptions contained within Policy ST2 (3). 20% overall growth requirement. | Officer comments: The Spatial Strategy Background Paper sets out the methodology to categorising rural settlements in Bassetlaw based on their size and the level of services and facilities they provide. This identifies that in general Bassetlaw has two types of settlements; large and small. The identified growth requirements have been set from a strategic perspective and if communities wish to seek a higher proportion of growth than identified, then this can be explored through a Neighbourhood Plan. It is considered that a 5% growth |

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| | | | unnecessarily stifle the growth of smaller settlements to an extent that may jeopardise the longer-term vitality of these rural communities. | | requirement for each eligible Small Rural Settlement is appropriate (the reference to 20% was an error in Policy ST2). The May 2022 Second Addendum addresses this point. |
| Representation Reference: AD-REF018.2 Name: IBA Planning | Refers to: Policy ST1 Bassetlaw's Spatial Strategy | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with the Duty to Cooperate is not specified. | Comments: There have similarly been no further changes to draft Policy ST2, meaning that many highly desirable forms of housing previously supported in rural communities even if the prescribed growth requirement had already been reached would no longer be supported by the Council. Remain concerned about the lack of a general countryside policy within the draft Local Plan which provides much needed clarity to those forms of development supported in the countryside and how the Council will consider proposals for certain types of development often found in rural locations such as equestrian uses, leisure and sports uses etc. (in the absence of any such policy at national level). The lack of guidance on the conversion of buildings within the countryside for non-economic purposes also remains highly unhelpful given the sparse guidance on this in the NPPF. | Suggested changes: Consider adding in policies similar to Policies DM2 and DM3 of the adopted Local Plan into the new Local Plan to prevent the creation of a policy vacuum and the associated uncertainty and inconsistency in decision making. | Officer comments: Policy ST2 was not part of the January 2022 Addendum. However, the May 2022 Second Addendum amended Policy ST2; it is considered this clarifies the approach to housing in the rural area. The identified growth requirements have been set from a strategic perspective and if communities wish to seek a higher proportion of growth than identified, then this can be explored through a Neighbourhood Plan or following developer-led community consultation. There are a number of policies in the Local Plan that provide guidance relating to |

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| | | | | | development in the countryside including Policy ST2, Policy ST11 (Rural economic growth) and Policy 34 Agricultural and Forestry Workers Dwellings). This is considered an appropriate suite of policies to address the common planning proposals Bassetlaw experiences. |
| Representation Reference: AD-REF020.3 Name: Resident | Refers to: Policy ST1 Bassetlaw's Spatial Strategy | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not specified. | Comments: Remain extremely concerned regarding the processes that BDC are undertaking in relation to the planning and delivery of this Bassetlaw Plan. It is public knowledge that it has been identified as being unsound by the Local Authority. The number of homes in this latest proposal has now increased from the initial quota. This is, and continues to remain, unacceptable. Submitted various concerns regarding the logistics of the proposed Bassetlaw development at Peaks Hill Farm. | Suggested changes: Continue to find the whole process regarding submitting objections laborious and obstructive in nature. All objections raised should stand: residents should not be continually asked regarding their objections to the plan – it does feel that the Council have made this process bureaucratic and obstructive in nature. | Officer comments: In preparing the Local Plan the Council has followed all requirements set out in national legislation. This includes a wide ranging public engagement programme at each stage detailed in the Consultation Statement. Comments made at each stage have been used to inform the next version of the Plan, where appropriate. All representations will be submitted to the Planning Inspector on submission. The Local Authority has not |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | found the plan to be unsound, only the Inspector can do that, following public examination. The National Planning Policy Framework 2021 requires Local Plans to plan ahead for at least 15 years from the date of adoption, to ensure compliance with national policy the plan period has been extended by a year to 2038. As a result the housing requirement needs to be increased slightly to cover the additional plan year. |
| Representation Reference: AD-REF021.1 Name: National Trust | Refers to: Policy ST1 Bassetlaw's Spatial Strategy – Supporting text Paragraphs 5.1.12-5.1.16 | Legal compliance and soundness: Legal compliance, and Compliance with the Duty to Cooperate not specified. Plan is unsound. | Comments: Note the re-framing of the strategy in relation to economic development away from a 'supply led' approach, to refer to a 'completions trend scenario' (paragraph 5.1.12). Nevertheless the strategy remains largely unchanged and many of our previous comments are relevant. Paragraph 5.1.14 refers to 'national planning policy which states that future employment needs can be based on the past take-up of employment land and property and/or future property market | Suggested changes: Suggest that the assessment of housing and employment needs is reviewed to achieve reduced targets that represent reasonable, sustainable growth for the district. Proposed housing and employment allocations should then accordingly be reviewed against the Local Plan evidence base with unnecessary greenfield land allocations being removed from the plan. | Officer comments: The HEDNA, 2020 and the 2022 Addendum use a completions trend scenario in terms of jobs assumptions to reflect the level of committed general employment sites in the district. This has consequential implications for the housing requirement, which national planning guidance asks aligns with |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | requirements. The guidance does not seem to suggest that a single factor (past take-up in this case) should be taken as a proxy for need. Paragraph 5.1.15-5.1.16 refer to the A1 Corridor Logistics Assessment in justifying a proposal for large-scale logistics development at Apleyhead. Even if this evidence of need is considered to be robust, and if the proposal is not considered likely to impact on regeneration of other sites and areas, it does not negate the need for the Local Plan to take account of other factors that may undermine sustainable development, such as transport impacts and excessive greenfield development for employment and housing. | | jobs growth. The Apleyhead site is identified to meet a regional/sub-regional need for logistics only; neighbouring authorities in the property market area consider the approach proposed for Apleyhead as appropriate based on the evidence provided, as evidenced by a statement of common ground. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: 2039728.1 Name: BDC Councillor | Refers to: POLICY ST3: Bassetlaw Garden Village Design and Development Principles | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Welcome at paragraph 5.3.3 the apparent strengthening of references to cycling links to nearby employment sites, towns and into Clumber Park - this is essential if the Garden Village is to be sustainable. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-NRF001.1 Name: Natural England | Refers to: POLICY ST3 and ST4 Bassetlaw Garden Village | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Welcome at paragraph 5.3.3 the inclusion of the last sentence "green/blue infrastructure and gains to biodiversity". Welcome at paragraph 5.3.11 reference to the Recreational Impact Study and the identification of mitigation measures. Pleased to note at 5.3.12 that Sustainable Alternative Natural Greenspace (SANGs) will be included in the first phase of the development of the Garden Village and also an exclusion buffer zone to protect bird species and minimise cat predation. Welcome at 5.3.21 the rewording and confirmation that 40% of the site should comprise of a Green/ Blue Infrastructure network; and at 5.3.25 the additional wording to include the multifunctionality of green and blue infrastructure together with the green wheel and buffer zones | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF001.6 Name: Natural England | Refers to: POLICY ST3: Bassetlaw Garden Village – Point 2 part (d) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Support the revised wording which requires relevant mitigation to be implemented to manage the potential recreational disturbance upon Clumber Park SSSI. Advise that the following should be revised to include reference to the Recreational Impact Assessment for the Clumber Park SSSI. The HRA would not be relevant to areas of the Clumber Park SSSI which are outside of the Sherwood ppSPA. Reference should be made to evidence that specifically refers to the SSSI designation. | Suggested changes: Revise as follows: “in accordance with Policy ST40A; Recreational Impact Assessment for the Clumber Park SSSI the Bassetlaw Habitats Regulations Assessment 2021 and the applicant’s project level shadow HRA including winter bird surveys ...”. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-NRF003.10 Name: Barton Willmore | Refers to: POLICY ST3 and ST4 Garden Village – Deliverability of infrastructure | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Previously commented upon the deliverability of the Bassetlaw Garden Village and what was deemed essential infrastructure on site, including the rail interchange. The Addendum ‘waters down’ the policy mechanisms to secure essential infrastructure. Instead of providing a mechanism to ensure delivery of infrastructure early, the Policy is now split and refers to infrastructure and policy components that ‘should’ be delivered by 2038 and beyond 2038. The latter includes the new rail interchange, which is a core part of the justification for the Site. Without a comprehensive approach to infrastructure up front, the district could be left with a significant development that is car dependant. Maintain our concerns regarding this part of the Local Plan. | Suggested changes: Refer to August 2021 for comments on deliverability. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF017.5 Name: Resident | Refers to: Policies ST3 and ST4 Bassetlaw Garden Village | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: I ask again, what happened to the idea of a Garden Village? | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-NRF018.2 Name: Sport England | Refers to: Policies ST3 and ST4 Bassetlaw Garden Village | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Content with the rewording of policies ST3 and ST4. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF036.6 Name: Nottinghamshire County Council | Refers to: Policy ST3: Bassetlaw Garden Village Design and Development Principles | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: From a transport and infrastructure perspective: The supporting text amends about the Bassetlaw Garden village are noted. The amends to policy ST3 relating to the requirement for a Masterplan Framework covering the entire allocation are strongly supported. This should be adopted as a SPD and thus be afforded the maximum weight possible as a material planning consideration in determining detailed applications. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-REF015.3 | Refers to: POLICY ST3: Bassetlaw | Legal compliance and soundness: Legal compliance, | Comments: 3. Note that the first Phase includes 10 hectares of employment. Paragraph 5.3.16 indicates that the | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Stone Planning Services on behalf of Charterpoint (NG22) | Garden Village Design Framework and Policy ST4: Bassetlaw Garden Village | soundness and compliance for the Duty to Cooperate - not specified. | site would be more suitable for Class E g and B class employment. Unlikely that Distribution and Logistics will be considered as good neighbours in the Garden Village. Operators need 24/7 unfettered access and no potential to create a nuisance to residential properties. It will not want a 24/7 operation. | | Garden Village from the Local Plan. |
| Representation Reference: AD-REF021.2 Name: National Trust | Refers to: POLICY ST3 - Garden Village design and development principles – Supporting text Paragraph 5.3.12 | Legal compliance and soundness: Legal compliance, and Compliance with the Duty to Cooperate - not specified. Plan is unsound. | Comments: Paragraph 5.3.12 states that ‘a 400m green infrastructure buffer will be implemented by Policy ST4’. Policy ST3 Part 2d(i) goes on to state that the development scheme will ‘take into account relevant mitigation to manage potential recreational disturbance upon the nearby Clumber Park SSSI...’ including: i. ensuring that housing development is situated outside the 400m exclusion zone of the Clumber Park SSSI and the Sherwood Forest ppSPA boundaries; These statements are unclear and potentially misleading. Uncertain whether the intention is to require the developer to create an additional 400m green infrastructure buffer within the site, or whether, as Clumber Park SSSI is more than 700m from the site at its closest point, these policy statements are passive? Welcome the inclusion of Part 2d(ii) to avoid creating habitats suitable for breeding by ground nesting birds associated with Clumber Park SSSI / Sherwood | Suggested changes: Bearing in mind the existing distance between the site and Clumber Park SSSI, the stated distance of 400m should either be increased or replaced with a stated landscape buffer within the Garden Village site in order to be a meaningful mitigation measure. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | Forest ppSPA, which has been clarified relative to the previous wording in Policy ST4. | | |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-REF004.3 Name: Network Rail | Refers to: POLICY ST4 - Bassetlaw Garden Village | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: Pleased to note the revised wording of policy ST4 maintains the requirement to close certain crossings within a prescribed period. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-NRF034.3 Name: Rotherham Borough Council | Refers to: Policies ST3: Bassetlaw Garden Village Design and Development Principles and ST4: Bassetlaw Garden Village – Supporting text Paragraphs 5.3.33 to 5.3.35 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Safe connectivity between this site and the strategic employment land at Apleyhead junction will 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 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. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-NRF036.7 Name: Nottinghamshir | Refers to: POLICY ST4: Bassetlaw Garden Village | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to | Comments: Strongly support the amendments to ST4 that 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. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: e County Council | | Cooperate - not specified. | | | |
| Representation Reference: AD-REF010.2 Name: Architectural Technologist Ltd | Refers to: POLICY ST4: Bassetlaw Garden Village – Point 2 | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: ST4 provides phased development and suggests by 2038 that 590 houses are provided but at 2.h) it states necessary school transport services to nearby education facilities PRIOR to onsite facilities being delivered. At 2.i) it mentions safe and suitable vehicular access and at 2.m) it promotes a high frequency bus service to Retford and Worksop and the new railway station is way in the future. The possibility exists that 590+ houses will be built in the open countryside in a non-sustainable location with a high frequency bus service provision. If this garden village is not successful then the likelihood is that it will be an unsustainable development and ruined good grade arable farmland. The need is not proven and, until it is, this proposal should not move forward. Before this can be classed as sound and legally compliant, clear evidence of need and an evaluation of the effect on the rest of the district should be provided otherwise the plan and future consequences will be based on an assumption. | Suggested changes: Reallocate funds to provide a high frequency bus service around existing villages that do have schools, doctors' surgeries and a good level of community facilities. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-REF011.4 | Refers to: POLICY ST4: Bassetlaw Garden Village | Legal compliance and soundness: Plan is legally compliant and complies with the | Comments: Previously raised significant concerns in the deliverability of this allocation. Welcome the ambition to deliver growth at scale beyond the Plan period. The Bassetlaw Garden Village Vision | Suggested changes: Address the significant concerns in relation to the IDP and Viability Assessment regarding | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Barton Willmore | | Duty to Cooperate. Plan is unsound. | Statement does not address these concerns. It is inappropriate to draw direct comparisons between the Garden Village and other large schemes in the District (i.e. Harworth Colliery site) which appear to be different in scale and site-specific circumstances. Harworth Colliery is within single ownership in an established urban area that benefits from existing residents, services, facilities and public transport. The Garden Village is relatively isolated from Worksop and Retford and has significant infrastructure requirements, including transport and utilities. The LAA states that Harworth Colliery had a lead in time of approximately 8 years. Assuming adoption of the Plan in 2023, this suggests a similar lead-in time for the Garden Village. Given it is four times the size of the Colliery site, more evidence is needed to support this site delivering housing in the Plan period, given the lack of supporting evidence around viability. Do not think can rely upon this allocation even for 590 dwellings, which we note is now 90 dwellings more than the previous Plan. Continue to raise concerns around the ability to deliver sustainable housing in line with Garden Community Principles. The LAA acknowledges the importance of this: The suitability of the site for development would depend on the sites ability to | the infrastructure requirements and deliverability of the proposed Garden Village. Further detail required to demonstrate that it can contribute 590 dwellings within the Plan period in line with the Garden Community Principles set out in Policy ST3. | |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | deliver the range of services and facilities necessary to create a sustainable settlement. | | |
| Representation Reference: AD-REF011.4 Name: Barton Willmore | Refers to: POLICY ST4: Bassetlaw Garden Village | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: The level of services and/or public transport early is essential; there is no detail regarding how this will viably be delivered. The IDP identifies no funding is secured but suggests total \$106 contributions requirement of more than £8.5m to deliver 590 dwellings by 2038. In reality, this figure will be much higher. Note infrastructure delivery is 11-15 years into the plan period. The Bassetlaw New Station Feasibility Technical Note 2 does not demonstrate that there is sufficient capacity on the line to allow the new station to be delivered, particularly as the existing 'slack' may not be available when the new station is delivered. The estimated £8-11m cost is significant and is unlikely to be delivered early given there will not be any new dwellings before at least 2031/32. A draft SoCG with Network Rail has not been agreed. The proposals are dependent on a good bus service in the early years. | Suggested changes: Address the significant concerns in relation to the IDP and Viability Assessment regarding the infrastructure requirements and deliverability of the proposed Garden Village. Further detail required to demonstrate that it can contribute 590 dwellings within the Plan period in line with the Garden Community Principles set out in Policy ST3. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |
| Representation Reference: AD-REF011.4 | Refers to: POLICY ST4: Bassetlaw Garden Village | Legal compliance and soundness: Plan is legally compliant and complies with the | Comments: The Viability Assessment sets out key assumptions for the Garden Village. It does not explain how these figures were arrived at, which are substantially short, particularly transport and | Suggested changes: Address the significant concerns in relation to the IDP and Viability Assessment regarding | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Barton Willmore | | Duty to Cooperate. Plan is unsound. | highways, which has decreased since October 2019 version. The IDP and the Viability Assessment are not consistent. The Education figure has been removed but is included for other sites. The Viability Assessment notes at paragraph 1.23 The study is a strategic assessment of whole plan viability and as such is not intended to represent a detailed viability assessment of every individual site. The study applies the general assumptions in terms of affordable housing, planning policy costs impacts and identified site mitigation factors based on generic allowances. It is anticipated that more detailed mitigation cost and viability information may be required at planning application stage to determine the appropriate level of affordable housing and planning obligation contributions where viability issues are raised. The purpose of the study is to determine whether the development strategy proposed by the Plan is deliverable given the policy cost impacts of the Plan with sufficient additional viability margin for CIL. PPG advises that not every site needs to be assessed for viability, it does advise that “in some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies. Continued to take a general approach to development, rather than look at the specific and significant | the infrastructure requirements and deliverability of the proposed Garden Village. Further detail required to demonstrate that it can contribute 590 dwellings within the Plan period in line with the Garden Community Principles set out in Policy ST3. | |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>costs and cash flow issues for a new settlement. The estimation is short of the real costs of delivering a development of this scale in this location. The Aecom January 2018 publication 'Garden towns and villages cost model' suggests that a new garden village in 5,000 residential units on a 350 hectare greenfield site in the South East of England would have construction costs of £53,568 per unit. The very high cost of strategic infrastructure and the impacts on cash flow needs to be considered in detail to demonstrate that this site will be delivered in the timescales set out. Appreciate the difficulty in planning for development of this scale that is largely beyond the Plan period, there needs to be evidence that the site will deliver sustainable growth in this Plan period and beyond. PPG states Where plans are looking to plan for longer term growth through new settlements, or significant extensions to existing villages and towns, it is recognised that there may not be certainty and/or the funding secured for necessary strategic infrastructure at the time the plan is produced. In these circumstances strategic policy-making authorities will be expected to demonstrate that there is a reasonable prospect that the proposals can be developed within the timescales envisaged.”² The evidence base does not demonstrate there is a reasonable prospect</p> | | |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | that the proposals will be developed. The 590 dwellings should be deleted from the supply and the site should be considered an ambition for growth beyond the Plan period, with further detail to be set out through a DPD or similar. | | |

Delivering Economic Prosperity

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: 2020875.3 Name: Resident | Refers to: POLICY ST7: Provision of Land for Employment Development – supporting text Paragraphs 7.2.3, 7.2.4 and 7.2.6 | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: "Concept plan" has been deleted so a developer will come in and just build what profits them not what is best suited to the area which would be to leave it as green land which in times of climate change is what we need not over 1080 houses and increased employment land of 5ha. Need the land to stay as farm land or at worst solar or wind farm. Increasing housing by over 80 is not sustainable or required. The extension of carlton forest "expected" to increase jobs This is not proof or guaranteed and should not be going ahead. | Suggested changes: No building or carlton forest expansion should be increased when there is no proven reason or evidence to support the development. This is pure greed by a council wanting income at the loss of green fam land and the demise of the area. This is not what the area wants or needs. | Officer comments: The concept plan has not been deleted; it was produced in 2020 and remains a vital part of the evidence base. There has been no change to the employment land provision at Carlton Forest. The employment site has planning permission for employment use so is considered to be deliverable in the plan period. |
| Representation Reference: 2039728.2 Name: BDC Councillor | Refers to: POLICY ST7: Provision of Land for Employment Development – Point 4 EM008a | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Ensure that appropriate wildlife impact assessments are done before construction on this site | Suggested changes: Ensure that appropriate wildlife impact assessments are done before construction on this site. | Officer comments: This site has planning permission. It is a condition of the consent that appropriate ecological assessments are undertaken before construction. |
| Representation Reference: AD-REF001.4 Name: FCC | Refers to: POLICY ST7: Provision of Land for Employment | Legal compliance and soundness: Plan is legally compliant and complies with the | Comments: The site appears to have been treated differently to EES07 to the south which is described in the site selection document as: "an existing employment site and part of it has | Suggested changes: Planning policy should provide support for economic development which brings forward significant, good | Officer comments: EES07 to the south is an established, operational employment site, with the site benefitting from |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Environment Limited | Development – Inclusion of LAA535 Carlton Forest Quarry, Worksop | Duty to Cooperate. Plan is unsound. | recently been granted planning permission.” The site has benefited from outline planning permission for commercial uses for several years with a Reserved Matters application submitted in December 2021. The lack of justification for the site’s rejection, lack of the recommendation to share associated infrastructure and that it appears to have been treated differently to an adjoining site means Policy ST7 is unsound. The site should be taken forward as an allocation. The entire 8-hectare site should be allocated for employment as it is suitably located in line with the spatial strategy, as a minimum the parcel of land with planning permission should be included within Policy ST10 as an existing employment site. | quality inward investment opportunities to the Worksop, which is the focus for development. As drafted the Plan fails to maximise this by not allocating the site. | planning permission to extend that use. Policy ST10 seeks to protect existing operational employment sites not all sites with planning permission for employment use. It is considered that the Land Availability Assessment, Sustainability Appraisal and Site Selection Methodology provide an appropriate basis to assess sites and their suitability to address the district’s employment need. To clarify the approach taken by policy ST10, a minor modification is prosed to the supporting text of the policy. |
| Representation Reference: AD-NRF006.2 Name: Retford Civic Society | Refers to: POLICY ST7: Provision of Land for Employment Development | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to | Comments: The revised text emphasises the potential that Bassetlaw has to attract large logistics developments. Recognise this potential exists and supports efforts to capitalise on it with the allocation of Apleyhead. The market for | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | Point 5 and all subsequent sections a)-h) | Cooperate - not specified. | logistics developments has expanded greatly in recent years, partly due to the effects of Covid. Bassetlaw might take some share of this market but Doncaster, Sheffield, Rotherham, Mansfield, Nottingham and other area are now working hard to attract identical growth. Apleyhead may not attract the investment needed to service it fully or at all; its development may be slower than anticipated, extending beyond the Plan period; it may produce fewer jobs than expected. Of course, being an extremely competitive market, demand could contract rapidly later in the Plan period. | | |
| Representation Reference: AD-NRF009.4 Name: Severn Trent | Refers to: POLICY ST7: Provision of Land for Employment Development Point 4 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Former Bevercotes Colliery has been added, this site was previously assessed as part of the early local plan process indicating that development of the site would be likely to have a detrimental impact on the sewerage network performance. The original assessment incorporated a number of residential units that do not appear to be allocated this time round. Before a revised assessment is carried out further information on the proposed type of employment and land use needs to be obtained. | Suggested changes: None. | Officer comments: This site has planning permission. It is a condition of the consent that appropriate provisions are in place with the sewerage undertaker before construction. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-REF005.1 Name: Quod on behalf of DHL Real Estate Solutions | Refers to: POLICY ST7: Provision of Land for Employment Development – Policy Point 4 EM008a | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: DHL fully support the approach to Policy ST7 which now includes the extant consent (09/05/00002) at Bevercotes Colliery. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-REF005.4 Name: Quod on behalf of DHL Real Estate Solutions | Refers to: POLICY ST7: Provision of Land for Employment Development – Policy Point 4 EM008a | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: DHL, alongside the landowner Gladman, have been in positive discussions with Officers regarding the delivery of Bevercotes Colliery for employment use. It is considered to have a very reasonable prospect of being delivered, and are pleased to see it included in the evidence base and the emerging Local Plan as EM008a as a General Employment Site given it is extant and expected to be delivered. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-REF006.2 Name: NJL Consulting on behalf of Caddick Developments Ltd | Refers to: POLICY ST7: Provision of Land for Employment Development – Policy Point 5 and Policy ST9: Site SEM001: Apleyhead | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: The site is available, suitable, and deliverable (and appropriate) for major employment led development and has no insurmountable constraints. The site remains controlled by Caddick, as a willing and established developer and operator of major developments across the UK. The council has consistently supported the principle of development on the site through the local plan process and has | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | Junction, Worksop | | correctly followed its evidence base in allocating the site for development. Further technical work has been undertaken which reaffirms the site is deliverable. The pre-application and EIA Scoping Opinion processes have been completed, which, combined with further technical work, means a planning application for employment uses could be submitted in the short term. Caddick require continued confirmation, through a Local Plan allocation, that the Council fully supports this key opportunity. | | |
| Representation Reference: AD-REF006.4 Name: NJL Consulting on behalf of Caddick Developments Ltd | Refers to: POLICY ST7: Provision of Land for Employment Development – supporting text Paragraph 6.1.25 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Support the overall direction of the policy changes but have concerns with the prescriptive nature of paragraph 6.1.25. Rather than referring to a ‘policy compliant scheme’ the text should refer to a ‘commitment to deliver the site in an appropriate manner in the short term’. | Suggested changes: Rather than referring to a ‘policy compliant scheme’ the text should refer to a ‘commitment to deliver the site in an appropriate manner in the short term’. | Officer comments: The May 2022 Second Addendum amends paragraph 6.1.25. This is considered to address this matter. |
| Representation Reference: AD-REF006.5 Name: NJL Consulting on behalf of | Refers to: POLICY ST7: Provision of Land for Employment Development – Policy point 5 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. | Comments: As the council’s clear stated intention is ST7 is the strategic employment policy, ST7 should set out the overall employment land requirement (expressed in hectares) along with a list of identified and allocated sites (as currently drafted). However, ST7 should not | Suggested changes: ST7 should identify Apleyhead as the Strategic Employment Site but then defer all detailed policy requirements to Policy 9 which is the site specific policy. Criteria (a) to (h) | Officer comments: It is important that Policy ST7 is clear about the strategic expectations for a regional/sub-regional logistics site, as these differentiate the |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Caddick Developments Ltd | | Plan is unsound. | include additional detail and site specific requirements for Apleyhead as the sole strategic site. | should be revised to remove superfluous criteria and the remaining criteria moved to Policy 9. These would create a more streamlined set of strategic and site specific policies that are easier and cleaner to implement. | approach taken to Apleyhead from the general and larger unit sites listed in Part 2. It is considered that criteria a-h are necessary to ensure that the strategic ambitions for this site are fulfilled. Policy 9 rightly addresses the site-specific matters to ensure the site is delivered in a sustainable and appropriate manner. |
| Representation Reference: AD-REF007.2 Name: Townplanning.co.uk | Refers to: POLICY ST7: Provision of Land for Employment Development – Policy Point 4 EM008 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: The deletion of site EM008 from Policy ST7 as an employment site is supported as this addresses the matters we set out in our objection to the Publication Plan. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: 2049904.5 Name: Sheffield City Council | Refers to: POLICY ST7: Provision of Land for Employment Development | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and | Comments A change has been proposed to Policy ST7 paragraph 5 e) “not adversely impact upon the economic growth strategies and compromise the deliverability of other employment allocations in this Local Plan and/or within the | Suggested changes: Prefer to see the original wording retained. | Officer comments: The May 2022 Second Addendum amends Policy ST7 3, and 3e (formerly 5 and 5e). It is considered |

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| | | Soundness - not specified. | property market area in relation to large scale logistics". This change is less clear than the original wording that stated: "not adversely impact upon the economic growth strategies of other authorities in the logistics property market area defined by the Bassetlaw A1 Logistics Assessment 2021". | | that these address this matter. |
| Representation Reference: AD-NRF021.2 Name: Gladman Developments Ltd | Refers to: POLICY ST7: Provision of Land for Employment Development – Point 4 EM008a | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Policy ST7 builds on the Council Plan aspirations and capitalises on the District's locational advantage by promoting employment locations with proximity to the A1/A57 strategic road network and local labour, which also provide strategic connectivity to the M1, the East Midlands region and South Yorkshire. Welcome the allocation of the former Bevercotes Colliery, which benefits from extant planning permission for redevelopment to B2 and B8 uses, for 42 hectares of employment land. The redevelopment of the former colliery will remediate a significant brownfield site which aligns with the Strategic Objectives while also enhancing habitats including designated Local Wildlife Sites. | Suggested changes: Planning committee report and the application refer to a net developable area of 43Ha, not the 42Ha in ST7. The allocation supports the economic aspirations of the district through providing employment land which meets the increased employment and logistics demand along the A1 and A57 as identified in the A1 Corridor Logistics Assessment. It may be prudent to provide policy wording to guide proposals for Bevercotes Colliery, similar to the Strategic Employment Site at Apleyhead Junction. | Officer comments: The May 2022 Second Addendum amends Policy ST7 Part 2. This includes reference to the developable area as 43ha rather than 42ha. Bevercotes Colliery has planning permission for employment use. This is considered to provide an appropriate framework to guide the future development of the site. Apleyhead does not benefit from planning permission, therefore it is appropriate for the Local plan to provide a strategic and site specific policy framework to guide its development. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF022.4 Name: Environment Agency | Refers to: POLICY ST7: Provision of Land for Employment Development – Point 4 EM008a | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Bevercotes Colliery has been included as allocation EM008a. The site is situated on Source Protection Zone 3 and a secondary aquifer and given the historic use of the site, the redevelopment of the site will need to ensure appropriate remediation is undertaken to ensure the protection of groundwater and surface water given the site is situated next to the River Meden. The southern eastern boundary as well as a small section of the south western boundary are situated next to the River Meden and are partly located within flood zones 2 and 3. If development is proposed within flood zones 2 and 3 then the Local Planning Authority will need to be satisfied an appropriate sequential test has been undertaken. | Suggested changes: A suitable buffer zone of a minimum of 8m will be required from the River Meden to ensure protection of ecology as well as providing opportunities for biodiversity net gain. Opportunities to provide wider environmental enhancements should be explored e.g. water quality improvements. Developers will need to check with Severn Trent Water to understand how they can connect to the nearest mains connections. Developers will need to ensure that any receiving sewage treatment works has enough capacity to take new foul drainage proposals. | Officer comments: This site has planning permission. It is a condition of the consent that appropriate provisions are in place with the sewerage undertaker before construction; that appropriate measures are undertaken to protect the ecological value of the River Meden; and that development is appropriately designed to align with national flood risk policy. |
| Representation Reference: AD-NRF024.2 Name: Fisher German LLP on behalf of The Hospital of the | Refers to: POLICY ST7: Provision of Land for Employment Development – Point 4 EM006 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The Council are fully justified in utilising historic trends of employment land uptake to inform future delivery given the significant existing supply of employment land available in the district. A Local Plan review provides an opportunity to assess the uptake of employment land and ongoing need, and | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Holy and Undivided Trinity | | | review whether additional employment land should be allocated. There is sufficient employment land available to ensure that any reduction in provision will not result in a shortfall over the next 5-10 years; providing time for the Local Plan to be monitored. The reduction in E(g), B2 and B8 uses on Trinity Farm from 5ha to 2.7ha is supported, reflects market interest and enables employment generating uses to be brought forward for pre-application discussions imminently. | | |
| Representation Reference: AD-NRF030.7 Name: Spawforths on behalf of Albemarle Homes | Refers to: POLICY ST7: Provision of Land for Employment Development | Legal compliance and soundness: Plan is not legally compliant compliance or sound. Compliance with the Duty to Cooperate - not specified. | Comments: The housing and employment strategy are not in balance. The level of new employment allocations is now 128ha compared to the “appropriate target” of 184ha (para 6.1.12). Do not consider this to be “slightly lower” and nor does it provide flexibility in delivery. The economic growth aspirations are not being met and further employment allocations need to be made, and to meet the jobs growth targets further housing allocations need to be identified. | Suggested changes: <ul style="list-style-type: none"> • Meet the economic growth aspirations for the District and region. • Identify further employment and housing sites. | Officer comments: Since the start of the plan period employment land has been completed which contributes to the need in this plan period. The 128ha figure is the residual employment land available, it does not reduce the overall amount of employment land available in the plan period. The May 2022 amends Policy ST7; it is considered this addresses this matter. No additional employment sites are needed. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF032.1 Name: IBA Planning on behalf of Carlton Forest Partnership | Refers to: POLICY ST7: Provision of Land for Employment Development – Policy Point 4 – EM005 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Carlton Forest Distribution Centre and surrounding land adjoining the Worksop settlement boundary is identified on the draft Policies Map as forming part of a wider allocation at Peaks Hill Farm. The balance of land comprising allocation is under the control of Hallam Land – our client is working collaboratively to ensure the early and coordinated delivery of the site. All baseline evidence required to inform a masterplan and planning application are underway to demonstrate early delivery and the commitment to bringing forward a planning application. Expected that the first houses will be on site before 2026. The site is in a 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. Fully support the inclusion of their land at Peaks Hill Farm. | Suggested changes: None | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF036.3 Name: Nottinghamshire County Council | Refers to: POLICY ST7: Provision of Land for Employment Development – Point 4 EM008a | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The changes to Policy ST7 deletes the ‘Former Marnham Power Station’ and includes ‘Bevercotes Colliery’. Bevercotes is within an Mineral Safeguarding Area (MSA) for Brick Clay. As the Mineral Planning Authority, Nottinghamshire County Council a key responsibility is to safeguard mineral resource (PPG, Paragraph 005, 2014). Minerals are a finite resource that can only be worked where they are found, the Minerals Local Plan Policy SP7 seeks to safeguard mineral resource from unnecessary sterilisation from non-mineral development. | Suggested changes: 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, consideration should be given to the potential use of minerals extracted as a result of on-site ground works rather than treating them as a waste material. | Officer comments: This site has planning permission. Matters relating to safeguarding minerals will be addressed through the consent and any future reserved matters applications. |
| Representation Reference: AD-NRF036.5 Name: Nottinghamshire County Council | Refers to: POLICY ST7: Provision of Land for Employment Development – Supporting text Paragraphs 6.1.24 to 6.1.26 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: In principle the amends to the proposed logistics centre at Apleyhead are noted and supported. 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. A Logistics Study related to the Core and Outer Nottingham HMAs will be completed by May 2022. | Suggested changes: None. | Officer comments: Noted. |

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| | | | Apleyhead has been referenced within the data gathering for this Study. | | |
| Representation Reference: AD-NRF039.3 Name: Spawforths on behalf of Network Space | Refers to: POLICY ST7: Provision of Land for Employment Development – Allocation of Manton Wood Distribution Park in the policy | Legal compliance and soundness: Plan is not legally compliant compliance or sound. Compliance with the Duty to Cooperate - not specified. | Comments: Insufficient employment land is identified and suggests that their extension land at Manton Wood Distribution Park be allocated. 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 evident that the economic growth aspirations are not being met and further employment allocations need to be identified. The extension land at Manton Wood Distribution Park be allocated to address this significant shortfall in employment land. | Suggested changes: <ul style="list-style-type: none"> • Meet the economic growth aspirations for the District and region. • Identify further employment sites. • Allocate the extension land at Manton Wood Distribution Park. | Officer comments: Since the start of the plan period employment land has been completed which contributes to the need in this plan period. The 128ha figure is the residual employment land available, it does not reduce the overall amount of employment land available in the plan period. The May 2022 amends Policy ST7; it is considered this addresses this matter. No additional employment sites are needed. |
| Representation Reference: AD-NRF040.2 Name: Nottinghamshire Wildlife Trust | Refers to: POLICY ST7: Provision of Land for Employment Development – Policy Point 4 EM008a | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Do not support the allocation of the former Bevercotes Colliery as an employment site due to the designation of three Local Wildlife Sites within and adjacent to the allocation: Bevercotes Colliery Site; Bevercotes Colliery Site and Lawn Covert; Fox Covert West Drayton. Local Wildlife Sites are afforded protection due to their substantive nature | Suggested changes: None. | Officer comments: This site has planning permission for employment use. It is a condition of the consent that appropriate provisions are in place to mitigate impacts upon biodiversity. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | conservation value making them some of our most valuable urban and rural wildlife areas. The Council's role is formalised in Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006. The habitat within the former Bevercotes Colliery site is included on the Section 41 list of the Act as Open mosaic habitats on previously developed land as a species of principal importance for the conservation of biodiversity in England. | | |
| Representation Reference: AD-NRF008.1 Name: Gentina Development | Refers to: POLICY ST7 – Provision of Land for Employment Development – Point 4 EM009 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Three General Employment sites are considered to be undeliverable in the plan period or do not meet the definition of general employment which seeks to continue to deliver high quality employment floorspace in the District. The Economic Development Need Assessment Part 3: Economic growth: assuming proximity to the A1 a settlement might achieve 100 sqm per dwelling or over 10ha in total for a settlement of 1,000 dwellings. This should be balanced with existing employment in the locality which may have a high level of employment provision that could absorb a proportion of the requirement. Larger settlements may achieve more employment take up in the long term; 10ha is considered suitable for any initial allocation. The 10ha is required to service the | Suggested changes: The employment at the Garden Village should be removed as this is required to meet the needs of the new settlement and should not be part of the employment floorspace in this plan; Snape Lane and Bevercotes should not be classed as a general employment sites, when it is being positioned for a strategic distribution hub. There should be a clear distinction between the general employment sites (that can accommodate a range of general employment uses) and the strategic | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. It also amends Policy ST7 and the supporting text. It is considered that this addresses the matters relating to Snape Lane and Bevercotes Colliery. Since the start of the plan period employment land has been completed which contributes to the need in this plan period. The 128ha figure is the residual employment land available, it does not |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>population increase brought about by that allocation. Delivering the employment floorspace in this plan period would be premature, leaving a gap in the next plan period as it is required to meet the needs of the new settlement. Given the complex nature of delivering a Garden Village, the housing trajectory clarifies that the Plan is not reliant on housing development coming forward until 2031-2032. Refers to the NPPF requirement that strategic policies should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. It does not benefit from planning permission or an infrastructure/phasing plan. Significant infrastructure is required before delivery. A developer's preference would be to build houses first rather than the employment space. The allocation of 10ha in this plan period is premature and undeliverable given the significant works required in the next 15 years and does not comply with the NPPF. Bevercotes Colliery is a new general employment site but it is another strategic storage and distribution hub and is being marketed for those end users. Snape Lane is</p> | <p>distribution sites which have been granted/allocated. Given the identified shortfall of general employment land consider additional employment land, close to existing settlements and the potential for industry clusters where possible.</p> <p>Serlby Road, Harworth (7ha) is available to meet the identified need for general employment generating uses in the E(g), B2, B8 and sui generis use classes and help achieve the wider D2N2 strategy over the plan period. It is adjacent to the settlement boundary of Harworth and Bircotes, and the Blyth Road West employment area. The site is deliverable and an application could be approved and occupied before the Garden Village is brought forward. The site will help meet local employment needs in the plan period, given the</p> | <p>reduce the overall amount of employment land available in the plan period. The Local Plan also supports general employment generating use through Policies ST10, ST11, and ST14, which is considered appropriate to ensure that a range and choice of land is available to meet local general employment needs over the plan period. All of the above is clarified by the May 2022 Second Addendum. No additional sites are required.</p> |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | under construction and will be operational in the plan period. It is strategic warehousing, akin to Apleyhead Junction, which does not feature within the General Employment sites. Snape Lane and Bevercotes Colliery will be focused on large distribution sector, they will not be suitable to a large number of local businesses for general business space, should not be counted towards the General Employment sites which seek to achieve the areas of economic focus of the D2N2. Policy ST7 does not make adequate provision for the delivery of general employment land over the plan period. | shortfall identified. Policy wording suggested. | |
| Representation Reference: AD-REF008.2 Name: Gentina Development | Refers to: POLICY ST7: Provision of Land for Employment Development – Policy Point 4 – EM007, EM008a and EM009 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: The employment land need has increased from 63ha in the 2019 to 84ha in the 2020 Housing Economic Development Needs Assessment, and that future provision of B2/B8 land could be met almost completely through planning permission. Snape Lane is acknowledged at para 4.34 as not typically being taken up by local businesses and para 9.12 notes it has been reengineered towards strategic large-scale warehousing (from 350,000 sqft - 1.2 Million sqft). The site will provide district wide jobs, it is a niche market benefitting from being close to the A1. The former Bevercotes Colliery is another | Suggested changes: The Former Bevercotes Colliery has been added as a general employment site; it is strategic storage and distribution hub and is being marketed as such. Snape Lane is under construction but has been re-engineered towards strategic warehousing, akin to Apleyhead Junction, which is not a General Employment site. Snape Lane and Bevercotes Colliery allocations will be focused on large | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. It also amends Policy ST7 and the supporting text. It is considered that this addresses the matters relating to Snape Lane and Bevercotes Colliery by defining them as Larger Unit Sites. Since the start of the plan period employment land |

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| | | | consented large scale warehousing scheme (2,700,000sqft) being marketed. Apleyhead is relating to B8 informed through the Bassetlaw A1 Corridor Logistics Assessment 2021 and is a significant regional/sub regional application. A scoping application is for 4,560,000sqft of floorspace. It does not appear within the General employment sites. It is assumed that this is because it is of sub-regional importance and does not meet the criteria of meeting the local employment floorspace needs given it is a specialist site required to be the sub-regional demand. The same approach should be applied to Snape Lane and Bevercotes Colliery given they are being developed with the specialist large scale warehousing/Storage and distribution market and not necessarily accessible or functional general employment floorspace. These three allocations (2 general employment sites) will deliver up to 8.4 million sqft of storage and distribution floorspace, rather than a mix of employment uses which would help accommodate the D2N2 growth sectors and support local employment growth. | distribution sector and will not be suitable to local operators and should not be counted towards the General Employment sites. Policy ST7 does not make adequate provision for the delivery of general employment land. They will provide for some local employment. Should be a clear distinction between the general employment sites that can accommodate a range of general employment uses and the strategic distribution sites. Given the identified short fall of general employment land through the premature allocation of the Garden Village employment site, the Local Plan needs to consider additional employment land, close to existing settlements and the industry clusters. Serlby Road, Harworth (7ha) is available to meet the identified need for general employment generating uses in the E(g), B2, B8 and sui | has been completed which contributes to the need in this plan period. The 128ha figure is the residual employment land available, it does not reduce the overall amount of employment land available in the plan period. The Local Plan also supports general employment generating use through Policies ST10, ST11, and ST14, which is considered appropriate to ensure that a range and choice of land is available to meet local general employment needs over the plan period. All of the above is clarified by the May 2022 Second Addendum. No additional sites are required. |

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| | | | | <p>generis use classes and help achieve the wider D2N2 strategy over the plan period. It is adjacent to the settlement boundary of Harworth and Bircotes, and the Blyth Road West employment area. The site is deliverable and an application could be approved and the scheme be occupied before the Garden Village is brought forward. The site will help meet local employment needs in the plan period, given the shortfall identified. Policy wording suggested.</p> | |
| Representation Reference: AD-REF010.3 Name: Architectural Technologist Ltd | Refers to: POLICY ST7: Provision of Land for Employment Development – Supporting text Paragraph 6.1.20 | Legal compliance and soundness: Plan is legally compliant Plan is unsound. Plan does not comply with the Duty to Cooperate. | Comments: Paragraph 6.1.20 identifies the Bassetlaw A1 Corridor Logistics Assessment but the hub at Markham Moor has been overlooked again. It is located with great A1 links and service provision, has a good provision of flat land suitable for various uses on both sides of the A1 and would not require any junction or highway improvements to access onto the A1. The strategic employment site at Apleyhead will link well with the employment areas of Manton Wood etc but should be looking to provide a variety or at least alternatives to | Suggested changes: A fresh approach to Rural Planning is needed rather than to “Urbanise” the district more. 223 hectares of development in open countryside is not a VILLAGE. Lacks detail of the commercial rail link which will promote sustainable transport for residents etc of the Garden Village but the commercial section is divorced from the | Officer comments: The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. It is considered that the Land Availability Assessment, Sustainability Appraisal and Site Selection Methodology provide an appropriate basis to assess sites and their suitability to address the |

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| | | | this. Markham Moor would fit this bill perfectly. It will look more like a town promoting URBAN SPRAWL. If the Garden Village is deleted or goes ahead but at a lower rate of growth than anticipated then the commercial portion may fail to produce. This location on its own would appear more as an extension to Worksop and Manton Wood rather than a new site. | residential section by the A1 and, as such, sustainable travel for employees would be very difficult. | district's employment need. |
| Representation Reference: AD-REF021.3 Name: National Trust | Refers to: POLICY ST7 - Provision of land for Employment Development – Supporting text Paragraph 6.1.11 | Legal compliance and soundness: Legal compliance, and Compliance with the Duty to Cooperate - not specified. Plan is unsound. | Comments: Note the change to how the strategy is framed from a 'supply led' approach to a 'completions trend scenario' (paragraph 6.1.11) which contains a similar statement to the Spatial Strategy, i.e. that 'national planning policy states that future needs can be based on the past take-up of employment land and property and/or future property market requirements....'. This may refer to national Planning Practice Guidance for housing and economic needs assessment, which contains a section on how needs should be assessed. This does not suggest that a single factor (past take-up in this case) should be taken as a proxy for need. The overall employment allocation has decreased from 169 to 128 hectares but the high growth levels remain. The new wording for ST7 Part 5 relating to Apleyhead Junction is similar to that in the | Suggested changes: The assessment of housing and employment needs is reviewed to achieve reduced targets that represent reasonable, sustainable growth for the district. Proposed housing and employment allocations should then be reviewed against the Local Plan evidence base with unnecessary greenfield land allocations being removed from the plan. | Officer comments: The HEDNA, 2020 and the 2022 Addendum use a completions trend scenario in terms of jobs assumptions to reflect the level of committed general employment sites in the district. This has consequential implications for the housing requirement, which national planning guidance asks aligns with jobs growth. The Apleyhead site is identified to meet a regional/sub-regional need for logistics only; neighbouring authorities |

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| | | | Publication Local Plan. Even if the A1 Corridor Logistics Assessment is considered a robust assessment of the need for large-scale logistics, and is not considered likely to impact on regeneration of other sites and areas, it will still be necessary for the Local Plan to take account of other factors that may undermine sustainable development, such as transport impacts (road capacity issues and travel patterns) and excessive greenfield development for employment and housing. | | in the property market area consider the approach proposed for Apleyhead as appropriate based on the evidence provided, as evidenced by a statement of common ground. |

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| Representation Reference: AD-NRF009.3 Name: Severn Trent | Refers to: Removal of Policy ST8:EM008: High Marnham Green Energy Hub | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: It is noted that the proposals for High Marnham Green Energy Hub have been removed from the local plan, it would be useful to what the proposals for this site and any associated timescales are? | Suggested changes: None. | Officer comments: The 2022 Addendum identified the site has been identified as an 'area of best fit' for renewable energy generation under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 will delete the area of best fit. Therefore the timescales for development are outside the scope of the Local Plan. |
| Representation Reference: AD-REF007.3 Name: Townplanning.co.uk | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: The deletion of Policy ST8: EM008: High Marnham Green Energy Hub is supported. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-REF022.2 Name: Frampton Town | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to | Comments: The deletion of High Marnham Green Energy Hub from the allocation as a General Employment Site. The Energy Hub has been proposed and supported with an allocation as a general employment site in Local Plans dated January | Suggested changes: The Identification of High Marnham Power Station within the revised wording of Policy ST51 | Officer comments: The representation received from the representor in response to the August 2021 Publication Plan set out the landowners intentions for the site. It is considered that the |

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| Planning Ltd on behalf of JG Pears | | Cooperate not indicated. | 2020, November 2020 and August 2021 until addendum January 2022. The Draft Local Plan January 2020 stated (6.1.14): 'In addition, Policy ST6 makes a positive policy intervention to ensure the regeneration of two former coal fired power station sites at High Marnham and Cottam. Their closure directly affects employment in the rural area, and indirectly affects local supply chains. New employment land is regarded as essential to support those local communities and make best use of these significant brownfield sites in the longer term'. In January 2020 the Council acknowledged that it was 'essential' for High Marnham (and Cottam) to provide new employment land in order to address the harm caused to local communities through the adverse loss of rural employment and harm to local supply chains. There has been no material change in planning circumstances to suggest the essential requirement for new employment land at High Marnham is no longer required. The deletion of High Marnham as an employment allocation fails the tests of soundness (NPPF paragraph 35). | | approach and mix of uses promoted requires a comprehensive, flexible policy response which did not align with the provisions of Policy ST7 to allocate the site wholly for general employment use. The 2022 Addendum proposed re-defining High Marnham as an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 will delete the area of best fit but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district, whilst enabling the development of High Marnham to proceed in line with the site promoters aspirations to accommodate varied and emerging renewable energy technologies. Appropriate employment development and other |

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| | | | | | <p>appropriate uses at High Marnham would be considered against other relevant policies in the Plan.</p> <p>1. Development that generates, shares, transmits and/or stores zero-carbon and/or low-carbon renewable energy will be supported in principle at the Area of Best Fit at the former High Marnham power station site, as identified on the Policies Map as a result of the ability of on site development to connect to the on-site national electricity grid infrastructure.</p> <p>2. Proposals for renewable energy development on land at the Area of Best Fit should deliver a scheme in accordance with an agreed masterplan framework, relevant supporting technical assessments, delivery strategy and phasing plan for the site in accordance with Policy ST58, and other relevant policies in this Plan.</p> <p>3. Outside the Area of Best Fit,</p> <p>1. Development that generates, shares, transmits and/or stores</p> |

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| | | | | | <p>power generation based upon yield or local self-consumption to enable effective monitoring of the district's contribution to the national zero carbon targets.</p> <p>3.A decommissioning programme applied by a Condition to any planning permission granted will be required to demonstrate, where relevant, the effective restoration of land and/or buildings to their original use (such as agriculture) and condition three years after cessation of operations.</p> |
| Representation Reference: AD-REF022.3 Name: Frampton Town Planning Ltd on behalf of JG Pears | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub – Supporting text Paragraphs 6.2.1- 6.2.12 | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to Cooperate not indicated. | Comments: Paragraph 6.2.1 of the August 2021 Local Plan allocated High Marnham for employment as it provides a 'long term opportunity to positively re-use High Marnham for employment purposes, and the harm caused by the closure of the power station to rural employment and local supply chains'. The significance of High Marnham as an employment location is unchanged. Paragraph 6.2.3 refers to the 'opportunities to link operations and their supply chain with nearby, education establishments'. The submissions made in the local plan process have emphasised the importance of the employment allocation in | Suggested changes: ii. The wording of paragraphs 10.2.9 – 19.2.21 as proposed to be changed from the Publication Version August 2021 | Officer comments: The representation received from the representor in response to the August 2021 Publication Plan set out the landowners intentions for the site. It is considered that the approach and mix of uses promoted requires a comprehensive, flexible policy response which did not align with the provisions of Policy ST7 to allocate the site wholly for general employment use. The 2022 Addendum proposed re-defining |

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| | | | meeting the development needs of JG Pears as a local business, enabling them to link their existing operation at Low Marnham with that at High Marnham enhancing productivity and quality. Diversification into green energy and attracting associated partners will be supported by the continued recruitment, apprenticeships and development of skilled graduates from engineering and agricultural schools. High Marnham will provide an ideal opportunity to provide employment land in the rural area, partly to meet the needs of the owners and partly to meet the locational needs of other businesses including higher skilled engineering labour associated with energy generation, and lower skilled labour linked to zero energy usage (e.g. vertical farming). It is one of the largest employers in the District, employing 280 staff at Low Marnham. The site and adjoining agricultural land was purchased to enable business activities related to their rendering business to be relocated and updated with emerging best practice at High Marnham 'freeing up' the existing site at Low Marnham to improve operational efficiency, enhance environmental benefits and provide a safer working environment for staff. There are no proposals to move the rendering process to High Marnham. The movement of some activities to High | | High Marnham as an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as identified at AD-REF022.2 above will delete the area of best fit but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district, whilst enabling the development of High Marnham to proceed in line with the site promoters aspirations to accommodate varied and emerging renewable energy technologies. Appropriate employment development, including the landowner, local business and other appropriate uses at High Marnham would be considered against other relevant policies in the Plan. It is not the role of the Local Plan to provide a site |

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| | | | <p>Marnham would reduce transport movements on the Low Marnham securing net environment benefits. The NPPF paragraph 81 emphasises the importance for planning policies to take account of 'local business needs'. Seek to make substantial investment at High Marnham; a building to hold finished goods and onward bound HGVs deliveries pending quality and regulatory inspections; to hold HGVs in an enclosed and abated building while awaiting product collection from the main plant at Low Marnham; and for an HGV workshop. NPPF paragraph 83 states that: 'Planning policies and decisions should recognise and address the specific locational requirements of different sectors'. The site with the on-site electricity sub-station is locationally attractive for other industries which require large energy connections or for companies who seek to secure all or a large part of their energy source from renewable energy. The August 2021 Policies Map identified agricultural land adjoining the site for a large-scale solar array which could potentially provide circa 48MW of renewable energy. The Addendum frustrates inward investment that provides employment, fails to provide a positive policy framework for future expansion of a local business need and alienates the 'to be expected'</p> | | allocation and/or policy framework to support individual business needs. |

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| | | | infill of energy generation to make use of the installed grid connection assets. | | |
| Representation Reference: AD-REF022.3 Name: Frampton Town Planning Ltd on behalf of JG Pears | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub – Supporting text Paragraphs 6.2.1- 6.2.12 | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to Cooperate not indicated. | Comments: Policy ST11 provides a measure of policy support for employment development at High Marnham. An applicant would have to show that such a proposal satisfied all of the criteria to Policy ST11 – including a ‘proven need’ and ‘no adverse impact’ on a range of environmental considerations. The reliance upon Policy ST11 imposes a substantial restraint on new employment investment being secured at High Marnham. Companies seeking new locations to invest for their operational requirements will not shortlist a site where the principle of development is not settled by planning policy. Sites where there is uncertainty regarding the planning process or potentially a protracted delay in meeting policy requirements will not feature on a shortlist. The planning system would then present too great a risk for a company seeking to fulfil its investment plans. Other locations will be chosen where such constraints are not in existence. The opportunity for companies to gain from the proximate source of substantial electrical power, or the utilisation of renewable energy at the former High Marnham power station will be thwarted. All of the third-party interest in the site to date has been on the basis | Suggested changes: ii. The wording of paragraphs 10.2.9 – 19.2.21 as proposed to be changed from the Publication Version August 2021 | Officer comments: It is considered that Policy ST11 requires applicants to consider reasonable planning matters that would need to be addressed by an application for employment development in the rural area or outside employment areas identified by the Plan. It is not considered that these place a substantial restraint on employment development at High Marnham; they provide a flexible positive framework to assess the growth of a varied range of businesses that operate or may wish to operate in the district. Since the Core Strategy was adopted in 2011, Bassetlaw has demonstrated that economic growth can take place, and significant inward investment has been secured, without the benefit of a site specific policy or site allocation. However, it is acknowledged that the area of best fit may have unintentionally |

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| | | | of the Local Plan as drafted – the amendments risk losing most if not all of this inward investment into the District. | | hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as identified at AD-REF022.2 above will delete the area of best fit but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district, whilst enabling the development of High Marnham to proceed in line with the site promoters aspirations to accommodate varied and emerging renewable energy technologies. |
| Representation Reference: AD-REF022.4 Name: Frampton Town Planning Ltd on behalf of JG Pears | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub – Policies Map | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to Cooperate not indicated. | Comments: Policy ST8 should be reinstated with our amendments in response to the Publication Version August 2021. All the original elements of EM008 and ST8 supported through representations by local business and regional bodies are true. By deleting Policy ST8, no allowance for meeting local and regional business needs is being catered for. Employment to be gained from users of green energy are not included – hydrogen production (now a national requirement), vertical farming, and data centres. | Suggested changes: iii. The inclusion of the Policies Map addition ‘Former Marnham Power Station Site’. Area of Best Fit. | Officer comments: The representation received from the representor in response to the August 2021 Publication Plan set out the landowners intentions for the site. It is considered that the approach and mix of uses promoted requires a comprehensive, flexible policy response which did not align with the provisions of Policy ST7 and Policy ST8 to allocate the site for |

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| | | | <p>The deletion of ST8 EM008 cuts across the planned prospectus (attached) for significant investment in new buildings at High Marnham and the opportunity for other companies to invest at High Marnham to benefit from the availability of power and renewable energy. The deletion of Policy ST8 does not accord with the tests of soundness. The employment strategy is not positively prepared to meet employment needs; it is not justified as there is no alternative strategy to meet the development needs of JG Pears; it is not consistent with national planning policy, which requires 'planning policies... should help create the conditions in which businesses can 'invest, expand and adapt' (NPPF paragraph 81). The deletion of Policy ST8 is directly in conflict with the 'significant weight [that] should be placed on the need to support economic growth and productivity taking account of both local business needs and wider opportunities for development' (NPPF paragraph 81). Purposefully acquired High Marnham to enable the group to diversify and adapt between the existing site at Low Marnham and High Marnham. The provision for investment will enhance productivity because of the geographical proximity of High Marnham to the existing operations at Low Marnham.</p> | | <p>general employment use. The 2022 Addendum proposed re-defining High Marnham as an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as identified at AD-REF022.2 above will delete the area of best fit but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district, whilst enabling the development of High Marnham to proceed in line with the site promoters aspirations to accommodate varied and emerging renewable energy technologies. Appropriate employment development and other appropriate uses at High Marnham would be considered against other relevant policies in the Plan.</p> |

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| | | | | | It is not the role of the Plan to provide a site allocation and/or strategy to support individual business needs. |
| Representation Reference: AD-REF022.5 Name: Frampton Town Planning Ltd on behalf of JG Pears | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub - Policies Map | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to Cooperate not indicated. | Comments: The proposal map appropriately identified the former High Marnham Power station for employment development and the land to the south and west for the purposes of a solar array (albeit no reference is made for REN001 in the plan). Making substantial investment in bringing forward a solar array on this land which has the distinct locational advantage of an immediate Grid connection on the ex-power station land at High Marnham. The allocations shown on the Policies Map made an effective use of land using the brownfield land for employment purposes, including other activities that may require large power sources, or utilising the by-products from other industries. | Suggested changes: The re-inclusion of EM008 High Marnham as per October 2021 comments. | Officer comments: The 2022 Addendum proposed re-defining High Marnham as an area of best fit under Policy ST51 and identified the area on the Policies Map. However, it is acknowledged that this designation may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as identified by AD-REF022.2 above will delete the area of best fit but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district, whilst enabling the development of High Marnham to proceed in line with the site promoters aspirations to accommodate varied and emerging |

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| | | | | | renewable energy technologies. An additional proposed suggested change will seek to remove the designation from the Policies Map. It is considered that identifying land for renewable energy adjacent to High Marnham on the Policies Map would lead to an inconsistent and could inadvertently preclude other suitable areas from being promoted for renewable energy use. Policy ST51 provides a more flexible, consistent basis to assess the credentials of individual schemes district-wide consistent with national policy. |
| Representation Reference: AD-REF022.6 Name: Frampton Town Planning Ltd on behalf of JG Pears | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to Cooperate not indicated. | Comments: Object to the identification of the brownfield site at High Marnham as the Area of Best Fit for Renewable Energy Generation. The Sustainability Appraisal does not provide any rational land use assessment to justify the deletion of High Marnham as a strategic employment location. The SA does not establish the identification of High Marnham as an Area of Best Fit for renewable energy. No evidence is provided that this allocation is justified and effective. The allocation is not an effective use of this large-scale brownfield site, will frustrate the | Suggested changes: The re-inclusion of EM008 High Marnham as per October 2021 comments. | Officer comments: The SA has appraised the site at High Marnham as a reasonable alternative option for both employment use and a new settlement. It is unclear what sort of land use assessment the consultee would expect to see in the SA report. The site option has been appraised consistently with other reasonable alternative options in line with the assumptions detailed in Appendix |

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| | | | landowners in securing new built development to meet its operational needs, to facilitate and stimulate regeneration and employment opportunities, and secure environmental enhancement. It will frustrate investment by other companies who would be attracted to the site for the plentiful supply of electrical power; the opportunity to co-locate so as to utilise the by-products of other industries; and to use the power source from a substantial renewable energy development. The NPPF emphasises the need for planning measures to address climate change mitigation and adaptation (NPPF 20d and 154a). The characteristics of High Marnham, scale of brownfield land and the extensive on-site power connection has been identified to a range of industrial sectors including new technologies who can utilise the by-products of other co-located industries and renewable energy generation. The ability of High Marnham for locational synergy between industrial and power operations should be emphasised by ensuring that Policy ST51 Criterion 2 cross-references the allocation of High Marnham as not to exclude the opportunity for employment development on the site. | | 5. It is not the role of the SA alone to determine which site options should be taken for allocation in the Local Plan and for which uses. It is considered the Sustainability Appraisal, Land Availability Assessment and Site Selection Methodology are consistent with national policy and provide a robust basis by which to determine the most sustainable sites to be allocated to meet the identified employment need in the Plan. The 2022 Addendum proposed re-defining High Marnham as an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as identified by AD-REF022.2 above will delete the area of best fit, but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the |

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| | | | | | district, whilst enabling the development of High Marnham to proceed in line with the site promoters aspirations to accommodate varied and emerging renewable energy technologies. Appropriate employment development and other appropriate uses at High Marnham would be considered against other relevant policies in the Plan. |
| Representation Reference: AD-REF022.7 Name: Frampton Town Planning Ltd on behalf of JG Pears | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to Cooperate not indicated. | Comments: Paragraph 10.2.9 seeks to introduce a sequential test to the location of renewable energy projects by requiring developers to 'first consider whether the proposal could be located within the Area of Best Fit'. This approach is inconsistent with national planning policy that states 'Local Planning Authorities... should approve the application if its impacts are (or can be made) acceptable' (NPPF 158 b). National policy does not seek to restrict renewable energy developments outside areas identified in a development plan. Such developments should meet the criteria for identifying suitable areas. Paragraph 10.2.9 is inconsistent with paragraph 10.2.12 and 10.2.14 which are consistent with national planning policy, where suitable criteria are met by renewable energy development. The | Suggested changes: The re-inclusion of EM008 High Marnham as per October 2021 comments. | Officer comments: The representation received from the representor in response to the August 2021 Publication Plan set out the landowners intentions for the site. It is considered that the approach and mix of uses promoted requires a comprehensive, flexible policy response which did not align with the provisions of Policy ST7 to allocate the site wholly for general employment use. The 2022 Addendum proposed re-defining High Marnham as an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered |

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| | | | <p>identification of the entire Power Station site as the Area of Best Fit for renewable energy development undermines the development potential of the site for the development needs for JG Pears; the needs of businesses interested in High Marnham for access to Grid capacity and the opportunity to utilise by-products from other activities; opportunity to provide significant local employment. The identification of High Marnham wholly for renewable energy is not justified (NPPF 36 b) and is not consistent with national planning policy (NPPF 35d), does not make an effective use of land and fails to place significant weight on the need to support economic growth and productivity taking into account both local business needs and wider opportunities or development (NPPF paragraph 81). The locational strengths of High Marnham to attract new businesses, including businesses within research and development, those requiring substantial power output, for example data centres and hydrogen generation, and the local business needs of the owners are frustrated by the identification of the Area of Best Fit. Paragraph 10.2.12 states that 'it does not mean that land within the area must be developed for renewable energy exclusively'. The Framework states at paragraph 16d that plans should contain policies that are clearly written and unambiguous so it is</p> | | <p>implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as identified above by AD-REF022.2 and to the associated supporting text will delete the area of best fit: Area of Best Fit for Renewable Energy Development</p> <p>10.2.8 The National Planning Policy Framework² emphasises that a positive strategy should be adopted to promote energy from renewable energy sources, with policies designed to maximise the development of renewable energy and heat. It states that plans should consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development.</p> <p>10.2.9 In Bassetlaw, when assessing the suitability of land for renewable energy development, developers</p> |

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| | | | evident how a decision maker should react to proposals. It is important that those proposing new development require a clear understanding of the provisions of relevant plan policies in order to have the confidence to invest. Need to understand that the planning system imposes substantial risk to investment decisions. A company seeking to invest in new buildings to meet its operations requirements will exclude locations where the policy is ambiguous, that involve protracted negotiations and will locate on sites where the policy is supportive of the principle of development. The ambiguity in Policy ST51 regarding the employment development on the site counters the requirements to deliver regional employment needs. Paragraph 10.2.13 states that 'community consultation and Council approval will be required prior to the submission of a planning application'. This is not consistent with NPPF: The planning system does not provide a mechanism for approval of plans and documents prior to the submission of a planning application. A comprehensive master plan may be sought with the submission of a planning application. At paragraph 10.5.15 it is stated that: 'The Council will continue to work with landowners and site promoters to ensure that the opportunities for regeneration of both sites (Cottam, West Burton) and potentially zero | | <p>should first consider whether the proposal could be located within the Area of Best Fit as identified by Policy ST51 and on the Policies Map.</p> <p>10.2.10 The Area of Best Fit focuses renewable energy development at the former High Marnham Power station, recognising the site's previous use for energy generation; and its ability to provide a significant opportunity for direct connectivity to the national electricity grid, via existing energy switching and/or transmission infrastructure.</p> <p>10.2.11 Additionally, this approach promotes the positive regeneration of an area of brownfield land whilst minimising likely associated impacts on the wider environment and nearby communities.</p> |

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| | | | energy generation are maximised'. The landowners expect the same approach by the Council to maximise the regeneration opportunities at High Marnham for employment purposes. Policy ST8 was in principle compatible with the regeneration opportunities identified by the landowners. The deletion of High Marnham as employment site has not been effectively explained, appears to be unfair and inconsistent with the treatment of the Cottam and West Burton sites. The aspirations for High Marnham have not changed, employment development is needed at High Marnham to improve existing operations at Low Marnham within the limitations of its Environmental Permit issued by the Environment Agency. Has no aspirations to undertake rendering operations at High Marnham. | | 10.2.12 The Area of Best Fit does not preclude renewable energy development elsewhere in the district nor does it mean that land within the area must be developed for renewable energy exclusively. 10.2.13 On that basis, proposals within the Area of Best Fit should be guided by a comprehensive masterplan framework, a delivery strategy and phasing plan in accordance with Policy ST58. The masterplan framework should include all relevant technical assessments considered necessary to address site-specific issues relevant to the site such as relating to the historic and/or the natural environment. Together these will coordinate delivery of the site. Community consultation and Council approval will be required |

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| | | | | | <p>prior to submission of a planning application.</p> <p>10.2.14 In practice, there will be other parts of the District that will be suitable for renewable energy. The benefits of delivering increased renewable energy capacity will need to be assessed against any potential adverse effects. The type of possible impacts will vary depending on the technology being used, but the need to protect residential amenity is likely to be a common issue for many scheme types. Other considerations will include impact on the local environment or wider landscape, harm to sites of biodiversity value, impact on heritage assets and interference with telecommunications and aviation equipment.</p> |

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| | | | | | <p>10.2.15 The District also has two other former power station sites; at Cottam (see Policy ST6) and High Marnham. There is also a currently active one at West Burton. The Council recognise the significant regeneration that will need to be undertaken at both sites in the long term, which could include some form of zero carbon energy generation. Both are at different stages in the decommissioning process; on that basis the Council will continue to work with the landowners and site promoters to ensure that the opportunities for regeneration of both sites, and potentially zero energy generation, are maximised appropriately through the review of the Local Plan.</p> |

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| | | | | | <p>But by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district, whilst enabling the development of High Marnham to proceed in line with the site promoters aspirations to accommodate varied and emerging renewable energy technologies. It is considered that the Local Plan makes appropriate provisions to facilitate the continued operation and/or regeneration of the three power station sites in the district, whilst acknowledging their individual characteristics and the aspirations of their owners. Since the Core Strategy was adopted in 2011, Bassetlaw has demonstrated that economic growth can take place, and significant inward investment has been secured, without the benefit of a site specific policy or site allocation. It is not the role of the Local Plan to provide a site allocation and/or</p> |

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| | | | | | strategy to support individual business needs. |
| Representation Reference: AD-REF022.8 Name: Frampton Town Planning Ltd on behalf of JG Pears | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub – Policies Map | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to Cooperate not indicated. | Comments: The allocation is not justified and is inconsistent with national planning policy in making effective use of land particularly, brownfield land. High Marnham presents an ideal location for co-located industries that are energy intensive in their operations by reasoning of the on-site Grid connection. The electricity substation may even be enlarged by the National Grid and land is to be safeguarded for this purpose. Other industries have expressed a locational interest in High Marnham with the potential ability to use the by-products of energy generating processes and use the renewable energy itself. Locational advantages of High Marnham are additional to the specific locational advantage of High Marnham to meet the development needs of the owners, for new start-up businesses involved with new technologies that seek locations where ‘the circular economy’ can be delivered, e.g. vertical farming and industrial scale glasshouses using the waste-heat output from other businesses. | Suggested changes: The re-inclusion of EM008 High Marnham as per October 2021 comments. | Officer comments: The representation received from the representor in response to the August 2021 Publication Plan set out the landowners intentions for the site. It is considered that the approach and mix of uses promoted requires a comprehensive, flexible policy response which did not align with the provisions of Policy ST7 to allocate the site wholly for general employment use. The 2022 Addendum proposed re-defining High Marnham as an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as identified by AD-REF022.2 above and to the associated supporting text as identified by AD-REF022.7 above will delete the area of best fit, but by doing so will provide a positive, |

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| | | | | | flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district, whilst enabling the development of High Marnham to proceed in line with the site promoters aspirations to accommodate varied and emerging renewable energy technologies. Appropriate employment development and other appropriate uses at High Marnham would be considered against other relevant policies in the Plan. It is not the role of the Local Plan to provide a site allocation and/or strategy to support individual business needs. |
| Representation Reference: AD-REF022.9 Name: Frampton Town Planning Ltd on behalf of JG Pears | Refers to: JG Pears engagement regarding EM008 High Marnham | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to Cooperate not specified. | Comments: JG Pears completed the acquisition of the former High Marnham power station which operated until 2003, in December 2020. The January 2020 draft Regulation 18 Policy ST6 identified High Marnham as an employment location for B1, B2 and B8 development and identified a solar array on the agricultural land to the south of the former power station. Site specific Policy ST7 Site EM007 allocated High Marnham as an | Suggested changes: The re-inclusion of EM008 High Marnham as per October 2021 comments. | Officer comments: It is acknowledged that the Former High Marnham Power Station site has been identified for general employment use since the January 2020 Local Plan. However, the representation received from the representor in response to the August 2021 Publication Plan set out the landowners updated |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>employment allocation. Submissions made on behalf of the owners referred to the District being part of the D2N2 Local Economic Partnership which seeks to deliver a more prosperous better connected and increasingly resilient and competitive economy, supported the employment allocation. In response to a Council request a concept plan was submitted, followed by a Vision Statement in August 2020. The November 2020 Plan stated 'In addition, Policy ST8 makes positive policy intervention to ensure the regeneration of the former coal fired power station site at High Marnham. Its closure directly affected employment in the rural area, and indirectly affected local supply chains. New specialised employment uses in the green energy sector is regarded as essential to support those local communities and the wider District, and make optimum use of this significant brownfield site in the longer term'. Refers to Policy ST8 and site-specific policy ST9. The owners responded positively to the draft Local Plan but sought clarity. The August 2021 publication version of the Local Plan stated 'Additional employment land is allocated to support accessibility to economic growth through the regeneration of High Marnham power station site...'. Refers to Policy ST7, Policy ST8 and REN001 provides a specific allocation for employment. The owners</p> | | <p>intentions for the site. It is considered that the approach and mix of uses promoted by that representation requires a comprehensive, flexible policy response which did not align with the provisions of Policy ST7 to allocate the site wholly for general employment use. The 2022 Addendum proposed re-defining High Marnham as an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as identified by AD-REF022.2 above and to the associated supporting text identified by AD-REF022.7 above will delete the area of best fit, but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district, whilst enabling the development of High Marnham to</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | representations did not object to the principle of the allocation for employment development but sought revisions to the policy wording to align with NPPF paragraph 35. A Proposed Zoning Plan was submitted. Consider that it has been consistent in its promotion of High Marnham as an employment location to maximise the benefit of regeneration by facilitating opportunities for inward investment, so as to meet its local development needs and to provide for investment by other companies which would benefit from the Grid capacity at High Marnham – including those companies which can use the by-products from other industries, including these in renewable energy development. | | proceed in line with the site promoters aspirations to accommodate varied and emerging renewable energy technologies. Appropriate employment development and other appropriate uses at High Marnham would be considered against other relevant policies in the Plan. It is not the role of the Local Plan to provide a site allocation and/or strategy to support individual business needs. |

Living Communities

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF003.11 Name: Barton Willmore | Refers to: Policy ST15: Provision of Land for Housing | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Section 7 of the Addendum considers housing policy. Support several minor changes. Policy ST15 is also updated with minor numerical changes, to which we have no comment. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: 2049975.3 Name: Resident | Refers to: Policy ST15: Provision of Land for Housing | Legal compliance and soundness: Plan is not sound. Legal compliance and compliance with the Duty to Cooperate not specified. | Comments: This excessive house building is unsustainable and every single new house that is planned to be constructed in Bassetlaw should have had a newly created job (within say a 2 mile radius) associated with it, so that people can walk, cycle or take public transport to work and not clog roads nor over-pollute our streets with vehicle exhaust fumes. | Suggested changes: Sustainability is sustainable. New houses without planned jobs associated with them is not sustainable. If there are no new jobs planned, no more houses being build will mean no additional people will travel out of Bassetlaw for jobs. Cutting woodlands down in areas of natural beauty and ecological interest is not right, just to build by passes for people who will have to travel out of town for work. Correct, accountable, Canch sluice gate management will be far simpler, cheaper and | Officer comments: The Local Plan promotes a strategy of greater self-containment, with the number of jobs promoted being balanced by the number of dwellings. This will reduce out-commuting and long-term unsustainable travel patterns. Management of sluice gates is not a Local Plan matter. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | more effective and proven in preventing any future Workop Town Centre flooding than messing around with upstream land causing ecological upheaval at great cost and still a risk that Canch flood gates could be mismanaged and still flood our town. | |
| Representation Reference: AD-NRF024.3 Name: Fisher German LLP on behalf of The Hospital of the Holy and Undivided Trinity | Refers to: Policy ST15: Provision of Land for Housing | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The increased capacity at HS7, Trinity Farm, is fully supported and reflects previous representations that the site can deliver additional homes in excess of the 244 dwellings previously proposed. The increase to 305 new homes ensures best use of the available land. Avant Homes, who are currently constructing the new homes, immediately to the south of the site, have tested the delivery of the proposed 305 dwellings along with the emerging policy requirements of Policy 21: HS7 and have confirmed that 305 dwellings is easily deliverable on site. | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF030.8 Name: Spawforths on behalf of Albemarle Homes | Refers to: Policy ST15: Provision of Land for Housing | Legal compliance and soundness: Plan is not legally compliant compliance or sound. Compliance with the Duty to Cooperate is not specified. | Comments: Consider 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. Suggesting only four sites are needed to accommodate the housing needs of the District. Do not consider this will deliver the much needed housing for the District or the balanced housing supply. 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. | Suggested changes: Should: • Allocate Albemarle Homes' site at Blyth Road, Blyth/Harworth for housing. | Officer comments: The Local Plan is not saying that only four sites are needed to accommodate the needs of the district. The LAA and the Five Year Housing Land Supply Position Statement, 2021 states that there is a mix of small, medium and larger sites contributing to the housing supply. This is considered appropriate. As at April 2022 there were 50 dwellings with planning permission in Blyth, 15 completions and 55 allocated in the NP without PP totalling 120. This satisfies the growth requirement for Blyth. It is considered there is no need to allocate further sites at Blyth. |
| Representation Reference: AD-NRF038.3 Name: Resident | Refers to: Policy ST15: Provision of Land for Housing | Legal compliance and soundness: Plan is not legally compliant, sound and does not comply with the Duty to Cooperate. | Comments: 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 to be viewed with the other multiple objections raised previously. | Suggested changes: Remain completely opposed and object to the continued planned proposal for the development of Peaks Hill Farm, Worksop. | Officer comments: It is considered the Sustainability Appraisal, Land Availability Assessment and Site Selection Methodology are consistent with national policy and provide a robust basis to determine the most sustainable |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | sites to meet the identified housing requirement. |
| Representation Reference: AD-REF012.3 Name: Marrons Planning on behalf of Vistry Group | Refers to: Policy ST15: Provision of Land for Housing | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: The Addendum does not propose to make any new allocations in response to the Local Plan period being extended to 2038, and the increased housing requirement that results. Rather, it proposes the increase be met through the existing strategic allocations. The Plan is not effective, as there is not sufficient certainty that it will be deliverable over the Plan period. The proposed strategy means that the large urban extensions will contribute a further 170 homes during the plan period (an additional 80 dwellings at Peaks Hill Farm Worksop; and a further 90 dwellings at Ordsall South, Retford). The planned Bassetlaw Garden Village is expected to provide a further 90 dwellings. This approach places a greater reliance on larger sites to meet the housing requirement than the Publication Draft Plan. The two sustainable urban extensions and the Bassetlaw Garden Village will now provide 2,560 (76.8%) of the 3,332 dwellings expected to come from allocated sites (compared to 76.4% in the Publication Plan). Whilst the percentage increase appears small, this is a missed opportunity to diversify the housing land supply portfolio and to protect against | Suggested changes: <ul style="list-style-type: none"> • Policy ST15 should be amended to allocate land at Tiln Lane Retford (LAA071) for approximately 120 dwellings, to help achieve a balanced portfolio of allocated housing sites, ensuring the Plan is deliverable and the housing needs of Retford and the wider District will be met. • Retford is a sustainable location, and allocating land at Tiln Lane, would reduce the future reliance on two large housing allocations at Retford - HS7 at Trinity Road and, more significantly, HS13 at Ordsall South. | Officer comments: It is considered Retford will contribute an appropriate amount of the housing growth (20%) to meet the district need in accordance with its role in the settlement hierarchy. The additional housing requirement arising from the extended plan period has been accommodated at strategic sites extending across more than one plan period and through the housing land supply (there is a 17% buffer in the supply as a contingency against non-delivery). No additional sites are considered necessary. It is considered that the delivery timeframes in the housing trajectory are an accurate reflection of the delivery of sites of this type, and have been informed by site promotor/developer views. There is no evidence to indicate that Tiln Lane would not be |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>the inherent risk of delay in housing delivery at larger sites. Previous representations regarding market absorption rates at large sites still apply. The number of homes that can be absorbed at any one location is limited. There is a limit to the ability to 'catch up' any shortfall at the strategic sites, which means that homes could be lost to the plan period. The significant infrastructure and junction improvements needed to deliver the strategic allocations (including at Retford) and the lengthy lead in times for the Garden Village mean that there is an inherent risk of delay. That risk can be mitigated by allocating additional sites. The site is a sustainable location for housing where the potential adverse impacts of development can be mitigated thorough careful design. Its location on the northern side of Retford means that it does not depend on any of the infrastructure improvements that the larger draft allocations require. The land could make an early contribution to housing supply. An illustrative masterplan, informed by technical work on ecology, heritage, landscape and highways and access has previously been provided, to demonstrate the deliverability of the site. This includes the option to extend the existing bus service to the site.</p> | | <p>required to contribute to off site highways improvements in Retford or that a bus service can be secured. The May 2022 Second Addendum withdraws the Garden Village from the Local Plan.</p> |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: 2015493.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (g sub section i. | Legal compliance and soundness: Plan is Legally compliant. Plan is unsound and plan does not comply with Duty to Cooperate. | Comments: The changes have watered down the environmental impact. Reduced the amount of green recreation and biodiversity Increased the numbers of houses within the same allotted land mass increasing the density thereby losing personal recreational land. More green energy solutions. The watering down of net zero isn't a good move. Removing too many environmental safeguards and removing more ancient woods is not a great move | Suggested changes: None. | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year to 2038. It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The Policy does not change any green aspirations. |
| Representation Reference: 2015493.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 2 section (l sub section vii. | Legal compliance and soundness: Plan is Legally compliant. Plan is unsound and plan does not comply with Duty to Cooperate. | Comments: The care home for elderly in Peaks Hill Farm would be mandatory as the town has lost almost every care home asking local residents have to leave the area to surrounding towns where many elderly are upset because they are in unfamiliar areas. | Suggested changes: None. | Officer comments: It is important that specialist housing meets identified needs. These may change over the plan period. It is important that Policy 16 provides sufficient flexibility so that local residents benefit. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: 2020875.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: Developer contributions have been deleted from the plan So they will build the houses with no regard with the increased need for health, education, highways and infrastructure which are currently over stretched and not capable of coping with the current population. | Suggested changes: No more building should be allowed as the current building and growth has overstretched health, education and highways. The school are no longer able to take local children, they are been sent out of area. Healthcare is failing as been made to wait or sent out of area. The roads cannot cope with increased cars and public transport stops at 6pm. Health and safety is not been thought about. | Officer comments: It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Developer contributions have not been deleted from the plan. Policy ST58 provides the policy framework for securing developer contributions. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. |
| Representation Reference: 2020875.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: In this paragraph they have deleted "infrastructure".... This should be at the heart of any proposed building but all they have done is delete this and basically deny any responsibility of the future development of health, education, and highways. | Suggested changes: No development should even be considered without the assessment and development of required health, | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | education and highways road structure to support a mass building development. | support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. |
| Representation Reference: 2020896.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (g sub section i | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: Reduced the open space from 18.3 to 7.6 open space and deleted " to include the land between carlton road and the woodland to the east, and have also deleted as well as hedgerows to be kept. | Suggested changes: The open space should be expanded not reduced even further In times of climate change and health and mental health issue this is a crazy plan to prefer to build houses which add nothing to the climate of people health and well being. Houses should not be built and that land should be retained for | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The Policy does not change any green aspirations including biodiversity net gain. The retention of land between Carlton Road and the woodland to the east is referenced at 2gi). The retention of important |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | what it is currently used for which is farming and wildlife and walking areas for people. | hedgerows is referenced at 2gii). |
| Representation Reference: 2020896.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (h and (i | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: Changed the provision of a primary school to now being an off site allocation and the same applied to healthcare.....So over 1080 home with minimum of 2 people in each house and no local education facility and even worse no healthcare for over 2000 people in an area that is already over subscribed and under bowing pressure. Pupils and health issue been sent to other cities. This is not acceptable or sustainable going forward and there isn't the transport or road infrastructure to support additional travelling for these options. | Suggested changes: Cannot build over 1080 houses with a minimum person increase of 2160 and not provide education or healthcare in the local vicinity expecting residents to travel out of town for these facilities. Scrap the house building and support health and education before the future generations are even more heavily impacted than what they already are. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. Part 2 l references all |

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| | | | | | the transport asks, as agreed with the Local Highways Authority. |
| Representation Reference: 2020896.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (I sub section vii. | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: More cycle tracks added the link road between Blyth road and Carlton road but you have deleted "an appropriate financial contribution towards the improvements of Blyth road / Farmers Branch. This is ludicrous when you looking at over 2000 additional cars impacting these roads and junctions. | Suggested changes: No building should be allowed without the roads been able to cope. They are grid locked and this is getting worse with the current building, do not need additional housing when the roads can cope and accidents are on the increase. This has been seen by the development of 70 houses at the junction of blyth road/thievesdale lane and accidents have increased with an accident a week becoming the norm. No building if roads cant be improved. | Officer comments: Policy 16 part I i, ii and iii) make provision for new cycle infrastructure including along the link road. The Plan has not deleted a requirement for a financial contribution to Blyth Road/Farmers Branch. It is referenced at 2I vii alongside three other junctions. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF005.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Object to increasing the housing on Peaks Hill Farm by 80. | Suggested changes: None. | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year to 2038. |
| Representation Reference: AD-NRF005.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Object to increasing Carlton Forest for employment by 5ha | Suggested changes: None. | Officer comments: The employment land provision has not changed at Carlton forest it remains 10.6 ha overall, with 5ha in expected to be delivered in this plan period. |
| Representation Reference: AD-NRF005.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 2 section (I sub section vii. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Object to developer contributions have been deleted from the plan So does this mean that nothing will be done towards roads , health , education , social care etc etc | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. |
| Representation Reference: AD-NRF005.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workstop – Paragraph 7.2.2 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted the word infrastructure from the plan ... so does this mean there is no constructive support behind the plans? Just build houses and not infrastructure? | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new |

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| | | | | | development for different types of infrastructure. |
| Representation Reference: AD-NRF005.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop – Paragraph 7.2.3 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted concept plan from the Peaks Hill farm. | Suggested changes: None. | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 draft Plan and remains and important part of the evidence base. See paragraph 7.2.3. |
| Representation Reference: AD-NRF005.6 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop - Policy Point 2 section (g sub section i. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Reduced the green woodland from 18.3 to 7.6 ha. We need green space! 7. Deleted keeping hedgerows | Suggested changes: None. | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The retention of important hedgerows is referenced at 2gii). |
| Representation Reference: AD-NRF005.7 | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop - Policy | Legal compliance and soundness: Legal compliance, Soundness and | Comments: Changed an on-site primary school to an off site facility where will the education or healthcare for all these new people be? | Suggested changes: None. | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Resident | Point 2 section (h and (i | Compliance with the Duty to Cooperate not specified. | | | Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. |
| Representation Reference: AD-NRF005.8 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (l sub section vii. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted appropriate financial contribution towards road improvements. So does this mean there will be over 1080 houses with no road improvements? | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Part 2 l references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. |

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| Representation Reference: AD-NRF002.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: There is an increase the housing on Peaks Hill Farm by 80, where is the need for the extra? | Suggested changes: All these points are valid points in the proposal to the development is unjustified and will break a town that is already on its knees | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year to 2038. |
| Representation Reference: AD-NRF002.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: This will increase Carlton Forest for employment by 5ha | Suggested changes: All these points are valid points in the proposal to the development is unjustified and will break a town that is already on its knees | Officer comments: The employment land provision has not changed at Carlton forest it remains 10.6 ha overall, with 5ha in expected to be delivered in this plan period. |
| Representation Reference: AD-NRF002.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 2 section (I sub section vii. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The developer contributions from the plan have been removed what will be done towards roads, health, education, social care etc etc? | Suggested changes: All these points are valid points in the proposal to the development is unjustified and will break a town that is already on its knees | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 |

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| | | | | | provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. |
| Representation Reference: AD-NRF002.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop – Paragraph 7.2.2 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The word infrastructure has been removed from the plan what does this mean for constructive support behind the plans. | Suggested changes: All these points are valid points in the proposal to the development is unjustified and will break a town that is already on its knees | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | development for different types of infrastructure. |
| Representation Reference: AD-NRF002.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksoop – Paragraph 7.2.3 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: There is no longer a concept plan from the Peaks Hill farm | Suggested changes: All these points are valid points in the proposal to the development is unjustified and will break a town that is already on its knees | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 draft Plan and remains and important part of the evidence base. See paragraph 7.2.3. |
| Representation Reference: AD-NRF002.6 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksoop - Policy Point 2 section (g sub section i. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: There is a reduction of the green woodland from 18.3 to 7.6. That's more than half, what about impact will this have on local wildlife The removal of keeping hedgerows, again this will have impact of the wildlife | Suggested changes: All these points are valid points in the proposal to the development is unjustified and will break a town that is already on its knees | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The retention of important hedgerows is referenced at 2gii). |
| Representation Reference: AD-NRF002.7 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksoop - Policy Point 2 section (h and (i | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: There is no longer a proposed on-site primary school area. this is now just marked as an off site facility. what facility would this be? | Suggested changes: All these points are valid points in the proposal to the development is unjustified and will | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| | | | | break a town that is already on its knees | the on-site provision be for secondary education rather than primary. |
| Representation Reference: AD-NRF002.8 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (I sub section vii. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: There is no longer an appropriate financial contribution towards road improvements. The town itself and surrounding areas are already have poor traffic flow. The Cannon being a top one especially when they are constantly having work carried out. | Suggested changes: All these points are valid points in the proposal to the development is unjustified and will break a town that is already on its knees | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Part 2 I references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. |
| Representation Reference: 2039728.3 Name: BDC Councillor | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Point 2 section I) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Welcome the mention of separate stepped cycle lane either side of the new access road and the reference to cycle link to Carlton Forest. Hope the cycle lane can be connected to Gateford and to the cycle lane that runs from there to Valley School. | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF011.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop – Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Increase the housing on Peaks Hill Farm by 80. | Suggested changes: None. | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year to 2038. |
| Representation Reference: AD-NRF011.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop - Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Increasing Carlton Forest for employment by 5ha | Suggested changes: None. | Officer comments: The employment land provision has not changed at Carlton forest it remains 10.6 ha overall, with 5ha in expected to be delivered in this plan period. |
| Representation Reference: AD-NRF011.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop - Policy Point 2 section (I sub section vii. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted developer contributions from the plan So nothing will be done towards roads , health , education , social care etc etc | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. |
| Representation Reference: AD-NRF011.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksoop – Paragraph 7.2.2 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted the word infrastructure from the plan ... so no constructive support behind the plans. Just build house and leave. | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | development for different types of infrastructure. |
| Representation Reference: AD-NRF011.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Paragraph 7.2.3 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted concept plan from the Peaks Hill farm so basically anything will go!!! | Suggested changes: None. | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 draft Plan and remains and important part of the evidence base. See paragraph 7.2.3. |
| Representation Reference: AD-NRF011.6 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (g sub section i. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Reduced the green woodland from 18.3 to 7.6 ha so guessing that is where the extra houses will be !!!! Deleted keeping hedgerows | Suggested changes: None. | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The retention of important hedgerows is referenced at 2gii). |
| Representation Reference: AD-NRF011.7 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (h and (i | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Changed an on-site primary school to an off site facility So guess that will be more area for houses and not education or healthcare. | Suggested changes: None. | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | the on-site provision be for secondary education rather than primary. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. |
| Representation Reference: AD-NRF011.8 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (I sub section vii. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted appropriate financial contribution towards road improvements . So over 1080 house with no road improvements. | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Part 2 I references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. |
| Representation Reference: AD-NRF011.9 Name: Resident | Refers to: Petition submitted at Reg19 by Residents Against | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the | Comments: Note you have not acknowledged the petition signed by residents. | Suggested changes: None. | Officer comments: It is considered that January 2022 Consultation Statement and EQIA appropriately |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | Peaks Hill Farm members. | Duty to Cooperate not specified. | | | referenced the petition signed by residents. |
| Representation Reference: AD-NRF011.10 Name: Resident | Refers to: All changes made in the January 2022 Addendum Consultation for Policy 16: Site HS1: Peaks Hill Farm, Worksop | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Why has the above happened? Why has the concept plan been deleted? What will happen instead? Why has the woodland been decreased again? To make way for more houses? what about the deer? Why have the hedgerows been taken down? What about the birds? | Suggested changes: None. | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 draft Plan and remains and important part of the evidence base. See paragraph 7.2.3. It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The retention of important hedgerows is referenced at 2gii). |
| Representation Reference: AD-NRF011.11 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Site Concept plan - Paragraph 7.2.3 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Live on an adjoining street and would like to raise some concerns and suggestions regarding the new 1000 house development at Peak Hills Farm. Concern about the concept plan and the possible location of the on-site school, the provision of an appropriate boundary hedge to protect privacy and amenity, and that any | Suggested changes: None. | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 draft Plan and remains and important part of the evidence base. See paragraph 7.2.3. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>services are located towards the Northern part of the site, away from existing residential properties. Concern regarding the existing biodiversity and habitat on site and how the woodland located in the middle of the site will be protected. No mention of how the roads will join up or where the shops will go, or how much extra traffic and noise and light this will generate. There is no mention of a new GP surgery or dentist. 1000 houses will mean about 2000 -2500 extra cars, plus those working for the school and the shops. Plus parents dropping off and picking up children. Do not think this is an appropriate site to build a new community.</p> | | <p>Should the site be allocated in the Plan a planning application will be considered. This will provide residents will an opportunity to comment on the masterplan and the location of different uses on the site, and details like boundary treatments. Policy 16 retains the existing woodland and important hedgerows. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Part 2 l references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. Infrastructure has not been deleted from the plan. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to</p> |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| | | | | | mitigate impacts at Bassetlaw Hospital. |
| Representation Reference: AD-NRF013.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: There are far more suitable places for the houses to be built A57 Shireoaks. The additional housing will also cause severe difficulties for the local villages of Carlton in Lindrick, Costhorpe & Langold, the additional traffic expected through the already highly congestion narrow A60. | Suggested changes: None. | Officer comments: It is considered the Sustainability Appraisal, Land Availability Assessment and Site Selection Methodology are consistent with national policy and provide a robust basis by which to determine the most sustainable sites to be allocated to meet the identified housing need in the Plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for transport. Part 2 I references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF013.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The development has increased in size by 80 houses. | Suggested changes: None. | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year to 2038. |
| Representation Reference: AD-NRF013.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 2 section (g sub section i. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Whereas the preserved woodland has reduced from 18 acres to 7 acres, there was a commitment to maintain hedgerows, this has been removed from the plan. | Suggested changes: None. | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The retention of important hedgerows is referenced at 2gii). |
| Representation Reference: AD-NRF013.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 2 section (h and (i | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Supposed to have been an onsite school to be built at the expense of the developer, this has now been changed to an offsite school to be built at the expense of the taxpayer. These houses are being build for the profit of the developers & the benefit of additional revenue | Suggested changes: None. | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | for BDC, they disregard the wildlife that currently lives in the area. | | the on-site provision be for secondary education rather than primary. |
| Representation Reference: AD-NRF013.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: These houses are being built within the current Carlton in Lindrick Parish & are completely at odds with their Neighbourhood Plan, the Parish Council object to them being built, BDC's solution is to move the boundary so they do not fall into Carlton in Lindrick Parish. | Suggested changes: None. | Officer comments: The Council and Carlton in Lindrick Parish Council had regular discussions about Peaks Hill Farm during the preparation of the Neighbourhood plan. At that time, the emerging Local Plan identified the village as a 'Large Rural Settlement' - a sustainable location to receive some future development. The emerging Local Plan apportioned a percentage of growth to all Large Rural Settlements which has been appropriately planned for within the Carlton in Lindrick Neighbourhood Plan. At the same time, the emerging Local Plan also assessed various locations to accommodate more significant development around the District's main settlements such as Worksop. Peaks Hill Farm was identified |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | through the Local Plan evidence base as the most suitable location to accommodate such development - partly in response to the sites location being adjoining the existing built up area of Worksop. Although the site is technically within the Parish boundary of Carlton in Lindrick, this is not a consideration in strategic plan making or a reason to rule out future development. However, the Local Plan recognises the importance of maintaining a physical separation between existing settlements. In response, the Local Plan proposes a strategic Green Gap between the village of Carlton in Lindrick and Peaks Hill Farm. |
| Representation Reference: AD-NRF013.6 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (h and (i | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: There are no plans for any amenities, shops, schools, GP's Dentists, any form of employment, which means all these people will have to travel, meaning more vehicles, meaning more emissions, there is no provision for public transport to serve the area. | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. |
| Representation Reference: 2047721.2 Name: Inovo consulting on behalf of Hallam Land Management | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – supporting text Paragraph 7.2.2 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: Paragraph 7.2.2 has been amended to include reference to a delivery plan but it is unclear what this is and what it should contain. | Suggested changes: Clarify what is required in a delivery plan. | Officer comments: Policy ST58 2c) clarifies the approach to be taken to a site-specific delivery plan. |
| Representation Reference: 2047721.3 Name: Inovo consulting on | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (g sub section i. | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. | Comments: Amendments in relation to green/blue infrastructure - the clarification by reduction in the size of the POS requirement from 18.3ha to 7.6ha to reflect the change in the text which now refers to including the land between | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: behalf of Hallam Land Management | | Plan is sound. | Carlton Rd and the woodland to the east acknowledges that this land is included in the site and is open in character and will effectively be public open space is supported. | | |
| Representation Reference: 2047721.4 Name: Inovo consulting on behalf of Hallam Land Management | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (g sub section ii. | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: Para(ii) Refers to retention of approximately 8.1ha of existing woodland and important hedgerows as well as replacement planting for trees lost to development which is presumed to be reference to Peaks Hill Wood and Long Plantation the only woodland currently within the site. | Suggested changes: None. | Officer comments: That is correct. It is considered that a proposed suggested change to Policy 16 2g ii) will clarify this matter as: The retention of approximately 8.1ha of existing woodland at Peaks Hill Wood and Long Plantation and important hedgerows, as well as replacement planting for trees lost to development of at least equal amenity and ecological value of a local provenance. This should be informed by an arboriculture management plan to ensure their positive integration and enhancement; |
| Representation Reference: 2047721.5 | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy | Legal compliance and soundness: Plan is legally compliant and | Comments: Reference to "as a minimum" a stepped cycle track either side of the carriage way is considered unduly prescriptive and given the nature of the site and transport infrastructure | Suggested changes: Modify Policy 16 HS1 para (i) in relation to Transport Connectivity by replacing "as a | Officer comments: It is considered that this amendment is appropriate in the context of a new distributor road, and is consistent with |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Inovo consulting on behalf of Hallam Land Management | Point 2 section (I sub section i | complies with the Duty to Cooperate. Plan is sound. | to be provided as part of the development greater flexibility should be afforded to enable optimum place making and design considerations as appropriate. | minimum" with "as appropriate in the context of the site" | Local Highways Authority advice. |
| Representation Reference: 2047721.6 Name: Inovo consulting on behalf of Hallam Land Management | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (I sub section vii | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: The amendment to paragraph (vii) to this policy referring to "junctions at the A60 Mansfield Road/A619 and at the A57/Claylands Ave/A60/Shireoaks Common junction" is not justified. The relevant junctions requiring off site mitigation will be identified in the Transport Assessment and consultation with the Highway Authority. | Suggested changes: Modify Policy 16 HS1 para (vii) to refer to "as identified in the transport assessment for the site and in consultation with the Highway Authority" | Officer comments: It is considered that the Bassetlaw Transport Study 2022 appropriately demonstrates that the number of dwellings at Peaks Hill Farm individually and cumulatively with other development identified in the Plan can be accommodated on the highway network, with the proportionate mitigation identified by Policy 16. It is acknowledged that the site-specific transport assessment will add detail. It is considered to clarify the approach a proposed suggested change to Policy 16 (vii) as: an appropriate improvements to financial contribution to towards off-site highways infrastructure, which shall include, but not be limited to, |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | the following schemes from the Infrastructure Delivery Plan, exact details to be identified as part of the masterplan framework, delivery strategy and phasing plan and any future planning applications for the site: |
| Representation Reference: AD-NRF016.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop – Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Increase the housing on Peaks Hill Farm by 80 without increasing infrastructure. | Suggested changes: None. | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year to 2038. |
| Representation Reference: AD-NRF016.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop - Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Increasing Carlton Forest for employment by 5ha without increasing infrastructure. | Suggested changes: None. | Officer comments: The employment land provision has not changed at Carlton Forest it remains 10.6 ha overall, with 5ha in expected to be delivered in this plan period |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF016.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso - Policy Point 2 section (I sub section vii. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted developer contributions from the plan So nothing will be done towards roads, health , education , social care etc. Again, no development or increase of infrastructure. | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. |
| Representation Reference: AD-NRF016.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workso – Paragraph 7.2.2 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted the word infrastructure from the plan ... so no constructive support behind the plans. Just build house and no regard to the outcome to residents. | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. |
| Representation Reference: AD-NRF016.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop – Paragraph 7.2.3 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted the concept plan from the Peaks Hill farm so basically anything will go. | Suggested changes: None. | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 draft Plan and remains and important part of the evidence base. See paragraph 7.2.3. |
| Representation Reference: AD-NRF016.6 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop - Policy Point 2 section (g sub section i. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Reduced the green woodland from 18.3 to 7.6 ha, reducing further what was initially kept as green space for the people and wildlife. 7. Deleted keeping hedgerows | Suggested changes: None. | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| | | | | | Policy ST46. The retention of important hedgerows is referenced at 2gii). |
| Representation Reference: AD-NRF016.7 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (h and (i | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Changed an on-site primary school to an off site facility. Again, removing the burden of infrastructure away from the developers so everyone will struggle. | Suggested changes: None. | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. |
| Representation Reference: AD-NRF016.8 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (l sub section vii. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Deleted appropriate financial contribution towards road improvements. So over 1080 house with no road improvements. There are already major queues at the cannon crossroads, especially up Carlton road. Making it difficult to get off Eddison park avenue. Without road improvements this will only get worse. | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Part 2 l references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF016.9 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Adequate school provision | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The town currently has 2 GP surgeries at capacity. 2 secondary schools at capacity. How can another 1080 homes be catered for? Portland is proposing to extend but only by 30 children per year. Surely more will be needed with 1080 more homes? | Suggested changes: None. | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. |
| Representation Reference: 2048538.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Supporting text Paragraph 7.2.4 | Legal compliance and soundness: Plan is not legally compliant and does not comply with the Duty to Cooperate. Plan is unsound. | Comments: Housing to be increased from 1000 to 1080. The development proposed is far too large to begin with, with no proper infrastructure in place. | Suggested changes: None. | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year to 2038. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: 2048538.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksoop – Supporting text Paragraph 7.2.2 | Legal compliance and soundness: Plan is not legally compliant and does not comply with the Duty to Cooperate. Plan is unsound. | Comments: The word 'infrastructure' is deleted. Surely this is needed so there will be a support system behind the plan. | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. |
| Representation Reference: 2048538.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksoop – Supporting text Paragraph 7.2.3 | Legal compliance and soundness: Plan is not legally compliant and does not comply with the Duty to Cooperate. Plan is unsound. | Comments: Illustrated by a concept plan' is deleted. Surely one is needed otherwise developers can build what and when they want. | Suggested changes: None. | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 draft Plan and remains and important part of the evidence base. See paragraph 7.2.3. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: 2048538.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (g sub sections i and ii. | Legal compliance and soundness: Plan is not legally compliant and does not comply with the Duty to Cooperate. Plan is unsound. | Comments: Open spaces reduced from 18.3 to 7.6 ha of publicly accessible open space. Why? What are the missing 10,7ha going to be used for. People need green open spaces to enjoy. 'As well as' has been deleted when referring to the existing hedgerows. All the natural hedgerows need to be preserved because they are vital to wildlife for food and habitats. | Suggested changes: None. | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The retention of important hedgerows is referenced at 2gii). |
| Representation Reference: 2048538.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (h and (i | Legal compliance and soundness: Plan is not legally compliant and does not comply with the Duty to Cooperate. Plan is unsound. | Comments: Changed the primary school and healthcare allocation to off site but you haven't stated where. The schools in Worksop are already over subscribed and doctors surgeries already full. A further 1080 homes is going to put an increased burden on these facilities. No primary school on site will increase traffic as they will not be able to safely walk to school and be taken by car. | Suggested changes: None. | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. |
| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes: | Officer comments: |
| | | | | None. | |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: 2048538.6 Name: Resident | Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (I sub section vii. | Plan is not legally compliant and does not comply with the Duty to Cooperate. Plan is unsound. | Deleted 'financial contributions towards the improvement of roads and important road junctions and infrastructure. Surely developers should help with this. Building 1080 houses without good road improvements is not sound. | | Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Part 2 I references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. |
| Representation Reference: 2049891.1 Name: NCC and BDC Councillor | Refers to: Policy 16: HS1: Peaks Hill Farm, Worksop | Legal compliance and soundness: Plan is not legally compliant, is unsound and does not comply with the Duty to Cooperate. | Comments Concerns remain regarding the total amount of housing being allocated to the area. Environment concerns remain and of particular concern is CIL money. Reports have shown that this site would not request CIL and this the total shortfall for services would be £89m. Furthermore there are transport concerns - an increase in housing will cause significant impact on travel through villages such as through Carlton in Lindrick. | Suggested changes: None. | Officer comments: The Infrastructure Delivery Plan Jan 2022 identified an £89m funding gap derived from anticipated infrastructure costs for each of the site allocations. It is acknowledged that there were some costings that were unknown at the time of publication, and appropriate discounting such as affordable housing and neighbourhood parish portions had not been applied. This resulted in a |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | <p>significant funding gap of £89m. The IDP is a living document; the May 2022 IDP that accompanied the May 2022 Second Addendum of the Local Plan included additional and updated information, and incorporated relevant discounting. The resultant funding gap totalled £19m. National planning policy states that zero CIL rates can be used where a plan requires significant contributions towards infrastructure through planning obligations and this is evidenced through the viability assessment. This is because infrastructure partners have identified that these sites should plan for significant on-site infrastructure which may be more effectively secured through section 106 planning obligations. The Infrastructure Delivery Plan, informed by infrastructure partners requirements, identifies that</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | the sites of 50 or more dwellings will provide for significant on site infrastructure to be secured by developer contributions, and the cost implications have been evidenced by the Whole Plan Viability Assessment 2022. Thus it is proposed that Peaks Hill Farm will not be CIL liable. |
| Representation Reference: 2049975.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop | Legal compliance and soundness: Plan is not sound. Legal compliance and compliance with the Duty to Cooperate not specified. | Comments: The Peaks Hill housing estate plan looks like a "fried egg" expansion of Worksop (encroaching into natural land border between it and Carlton in Lindrick) where all developments seem to be heading just North East North and North West of the town centre (the planned Peaks Hill estate would be 2 miles away from town centre but only 1 mile away from Carlton in Lindrick). | Suggested changes: Sustainability is sustainable. New houses without planned jobs associated with them is not sustainable. If there are no new jobs planned, no more houses being build will mean no additional people will travel out of Bassetlaw for jobs. Cutting woodlands down in areas of natural beauty and ecological interest is not right, | Officer comments: The Local Plan promotes a strategy of greater self-containment, with the number of jobs promoted being balanced by the number of dwellings. This will reduce out-commuting and long-term unsustainable travel patterns. Management of sluice gates is not a Local Plan matter. Policy 16 is mixed use (for housing and employment) and seeks to protect woodlands on site. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | just to build by passes for people who will have to travel out of town for work. Correct, accountable, Canch sluice gate management will be simpler, cheaper and more effective and proven in preventing future Worksop Town Centre flooding than upstream land causing ecological upheaval at great cost and still a risk that Canch flood gates could be mismanaged and still flood our town. | |
| Representation Reference: 2049975.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (g sub section i | Legal compliance and soundness: Plan is not sound. Legal compliance and compliance with the Duty to Cooperate not specified. | Comments: Opposed to cutting down the beautiful natural woodland landscape for a Peaks Hill Link road where there are decades old trees in the woods well over 6 feet in diameter and the woodland houses many creatures in well established wildlife communities. | Suggested changes: Sustainability is sustainable. New houses without planned jobs associated is not sustainable. If there are no jobs planned, no more houses being | Officer comments: The Local Plan promotes a strategy of greater self-containment, with the number of jobs promoted being balanced by the number of dwellings. This will reduce out-commuting and long-term unsustainable travel patterns. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | <p>build will mean no additional people will travel out of Bassetlaw for jobs. Cutting woodlands down in areas of natural beauty and ecological interest is not right, just to build by passes for people who will travel out of town for work. Correct Canch sluice gate management will be far simpler, cheaper and more effective in preventing any future Worksop Town Centre flooding than upstream land causing ecological upheaval at great cost and still a risk that Canch flood gates could be mismanaged and still flood our town.</p> | <p>Management of sluice gates is not a Local Plan matter. Policy 16 is mixed use (for housing and employment). Policy 16 2gii) retains 8.1ha of woodland and important hedgerows. Should there need to be a loss of some trees it also makes provision for their appropriate replacement on site.</p> |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: 2050064.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 1 | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: The proposed amount of homes being built has now been increased despite it being conformed by the prime minister that there is no quota to fill on homes for this are. Existing farmland and habitats for wildlife will be gone. | Suggested changes: If this goes ahead then there needs to be planned improvement to infrastructure on Blyth road and the Cannon crossroads. A buffer zone between new and existing homes should be created. Existing woodland should be retained and wildlife allowed to remain in their natural habitats. Pedestrian access should not be allowed onto existing estates such as Ambleside Grange as the roads are quite steep and elderly residents should not have to have their peace shattered. A clear plan needs to be in place for contributions to healthcare services | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year to 2038. Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Part 2 l references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. This includes Blyth Road. NCC state that a project for Cannon Crossroads is within their short term plan. Nottinghamshire County Council as the Local |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | and education such as extensions to existing schools or the creation of a new secondary school which could take students from Carlton, Langold and North Worksop. | Education Authority has requested that the on-site provision be for secondary education rather than primary. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. Policy 16 2gii) retains 8.1ha of woodland and important hedgerows. Should there need to be a loss of some trees it also makes provision for their appropriate replacement on site. |
| Representation Reference: 2050064.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 1 | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: An industrial site is due to be developed at Carlton forest yet no transport infrastructure is planned and Blyth road is already not the best of roads. | Suggested changes: If this plan is to go ahead then there needs to be planned improvement to infrastructure on both Blyth road and the Cannon crossroads. A buffer zone between new and existing homes should be created. Existing | Officer comments: Part 2 l references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. This includes Blyth Road. Other matters addressed at 2050064.2 above. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | woodland should be retained and the wildlife allowed to remain in their natural habitats. Pedestrian access should not be allowed onto existing estates such as Ambleside Grange as the roads are quite steep and elderly residents should not have to have their peace shattered. A clear plan needs to be in place for contributions to healthcare services and education such as extensions to existing schools or the creation of a new secondary school which could take students from Carlton, Langold and North Worksop. | |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: 2050064.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop - Policy Point 2 section (I sub section vii. | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: Developer contributions have been removed from the original plan as has infrastructure so it looks like a lot of houses and industrial site will be built which will put added pressure onto existing roads. The Cannon crossroads will become incredibly congested as traffic from the new development will need to go that way to get to local schools, towns and supermarkets. This will also increase air pollution. | Suggested changes: If this plan is to go ahead then there needs to be planned improvement to infrastructure on both Blyth road and the Cannon crossroads. A buffer zone between new and existing homes should be created. Existing woodland should be retained and the wildlife allowed to remain in their natural habitats. Pedestrian access should not be allowed onto existing estates such as Ambleside Grange as the roads are quite steep and elderly residents should not have to have their peace shattered. A clear plan needs to be in place for | Officer comments: Infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. Other matters addressed at 2050064.2 and 2050064.3 above. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | contributions to healthcare services and education such as extensions to existing schools or the creation of a new secondary school which could take students from Carlton, Langold and North Worksop. | |
| Representation Reference: 2050064.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (g sub section i | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: The open space such as hedgerows and woodlands on the peaks hill farm site has been reduced from around 18 hectares to 7 which is less than half. This is going to severely affect the wildlife that lives here. In a time when we should be doing more for the environment we are reducing land that shouldn't be being built on and creating homes that there is no infrastructure for. | Suggested changes: If this plan is to go ahead then there needs to be planned improvement to infrastructure on both Blyth road and the Cannon crossroads. A buffer zone between new and existing homes should be created. Existing woodland should be retained and the wildlife allowed to remain in their natural habitats. Pedestrian access should not be | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The retention of important hedgerows is referenced at 2gii). Other matters addressed at 2050064.2 - 2050064.4 above. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | <p>allowed onto existing estates such as Ambleside Grange as the roads are quite steep and elderly residents should not have to have their peace shattered. A clear plan needs to be in place for contributions to healthcare services and education such as extensions to existing schools or the creation of a new secondary school which could take students from Carlton, Langold and North Worksop.</p> | |
| Representation Reference: 2050064.6 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (h and (i | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: There is a currently an issue with secondary school places for the area so there will be a further shortage meaning people with secondary age children will have to send them to schools out of town adding to traffic and air pollution. Primary school ages children living on this site will not have a school close enough | Suggested changes: If this plan is to go ahead then there needs to be planned improvement to infrastructure on both Blyth road and the Cannon crossroads. A | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | to walk to and this will increase traffic and likely accidents in this area. Healthcare services in there are stretched and the town currently has no Children's ward which is open 24 hours and children requiring a stay in hospital or surgery have to go to Doncaster or elsewhere. This is going to put strain on already overstretched services. | buffer zone between new and existing homes should be created. Existing woodland should be retained and the wildlife allowed to remain in their natural habitats. Pedestrian access should not be allowed onto existing estates such as Ambleside Grange as the roads are quite steep and elderly residents should not have to have their peace shattered. A clear plan needs to be in place for contributions to healthcare services and education such as extensions to existing schools or the creation of a new secondary school which could take students from | secondary education rather than primary. The Local education Authority states that there is no requirement for contributions towards primary education from this site. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. Other matters addressed at 2050064.2 - 2050064.5 above. |

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| | | | | Carlton, Langold and North Worksop. | |
| Representation Reference: 2050064.7 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 2 section (I sub section vii. | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: Whilst cycle tracks on both sides of the link road between Carlton Road and Blyth Road are planned and would be great for the environment “an appropriate financial contribution towards the improvement of Blyth Road / Farmers Branch and Kilton Hill road structure has been deleted. This is already a busy part of town and excess traffic will put pressure on an in infrastructure which is already in need of improvement. | Suggested changes: If this plan is to go ahead then there needs to be planned improvement to infrastructure on both Blyth road and the Cannon crossroads. A buffer zone between new and existing homes should be created. Existing woodland should be retained and the wildlife allowed to remain in their natural habitats. Pedestrian access should not be allowed onto existing estates such as Ambleside Grange as the roads are quite steep and elderly | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Part 2 I references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority including Farmers Branch and Kilton Hill at Part 2I vii). Other matters addressed at 2050064.2 - 2050064.6 above. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | residents should not have to have their peace shattered. A clear plan needs to be in place for contributions to healthcare services and education such as extensions to existing schools or the creation of a new secondary school which could take students from Carlton, Langold and North Worksop. | |
| Representation Reference: 2050064.8 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Paragraph 7.2.3 | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: Removing concept plan suggests that the design can be however the developers see fit. | Suggested changes: If this goes ahead then there needs to be planned improvement to infrastructure on Blyth road and the Cannon crossroads. A buffer zone between new and existing homes should be created. Existing woodland should be retained and the | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 draft Plan and remains an important part of the evidence base. See paragraph 7.2.3. Other matters addressed at 2050064.2 - 2050064.7 above. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | <p>wildlife allowed to remain in their natural habitats. Pedestrian access should not be allowed onto existing estates such as Ambleside Grange as the roads are quite steep and elderly residents should not have to have their peace shattered. A clear plan needs to be in place for contributions to healthcare services and education such as extensions to existing schools or the creation of a new secondary school which could take students from Carlton, Langold and North Worksop.</p> | |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF027.1 Name: Residents | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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. | Suggested changes: Bassetlaw council should be investing in the town & the residents who already live here, & NOT new housing that clearly wont have the infrastructure to support it. | Officer comments: Bassetlaw District does not have greenbelt. Policy 16 gii) protects 8.1ha of woodland on site and important hedgerows. Policy ST40 provides for 10% biodiversity net gain on site and Policy ST50 promotes a range of measures to help mitigate the impacts of climate change including water efficiency, electric vehicle charging points, sustainable drainage and flood management. |
| Representation Reference: AD-NRF027.2 Name: Residents | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 3 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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. | Suggested changes: Bassetlaw council should be investing in the town & the residents who already live here, & NOT new housing that clearly wont have the infrastructure to support it. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | <p>policies including Policy 16 appropriately reference where developer contributions will be sought from specific new development for different types of infrastructure. The Infrastructure Delivery Plan Jan 2022 identified an £89m funding gap derived from anticipated infrastructure costs for each of the site allocations. It is acknowledged that there were some costings that were unknown at the time of publication, and appropriate discounting such as affordable housing and neighbourhood parish portions had not been applied. This resulted in a significant funding gap of £89m. The IDP is a living document; the May 2022 IDP that accompanied the May 2022 Second Addendum of the Local Plan included additional and updated information, and incorporated relevant discounting. The resultant</p> |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| | | | | | <p>funding gap totalled £19m. National planning policy states that zero CIL rates can be used where a plan requires significant contributions towards infrastructure through planning obligations and this is evidenced through the viability assessment. The Infrastructure Delivery Plan, informed by infrastructure partners requirements, identifies that the sites of 50 or more dwellings will provide for significant on site infrastructure to be secured by developer contributions, and the cost implications have been evidenced by the Whole Plan Viability Assessment 2022. Thus it is proposed that Peaks Hill Farm will not be CIL liable as infrastructure will be provided on site and contributions will support off-site works. The requirement for an on-site education facility has not been removed the plan (2h).</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. |
| Representation Reference: AD-NRF027.3 Name: Residents | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Conflict with national planning policy. NCC have found the local plan not sound. | Suggested changes: 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. | Officer comments: It is considered that the plan is consistent with national planning policy. Only a Planning Inspector can find the Plan unsound. |
| Representation Reference: AD-NRF027.4 Name: Residents | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 2 section a) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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. | Suggested changes: 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. | Officer comments: Policy 16 b) promotes appropriate design that maintains appropriate residential amenity. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF028.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: As a resident of the area, would like to object to 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. | Suggested changes: None. | Officer comments: It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Policy ST5 and Policies ST13 and ST14 promote the regeneration of Worksop Central and provide for a mix of housing as well as employment and leisure opportunities for current residents. The Consultation Statement shows that all Local Plan consultations have been undertaken in accordance with, and have exceeded the requirements of the Local Planning regulations and the Council's Statement of Community Involvement. All comments made have been considered and where appropriate changes to the Local Plan made. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF031.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Would like to re-confirm objections. 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. | Suggested changes: Would like to re-confirm our objections we previously submitted | Officer comments: Should the site be allocated in the Plan a planning application will be considered. This will provide residents will an opportunity to comment on the masterplan and the location of different uses on the site, and details like boundary treatments. |
| Representation Reference: AD-NRF031.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Supporting Text Paragraph 7.2.3 Concept Plan | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Read online of how it took two hours for ambulance to arrive from Newark to support someone having a heart attack. Very concerned about the impact on our services. | Suggested changes: Would like to re-confirm our objections we previously submitted | Officer comments: Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. |
| Representation Reference: AD-NRF031.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Supporting Text Paragraph 7.2.3 Concept Plan | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: If the plan goes ahead would like the following points to be considered: A green buffer zone between current homes on Westerdale and any new development. Preferably building behind 'Long Plantation' or a minimum 15m from the existing housing on Westerdale, to maintain a green corridor for privacy and wildlife. New dwellings to have gardens that back onto the 'buffer zone' to increase the distance between existing homes and new | Suggested changes: Would like to re-confirm our objections we previously submitted | Officer comments: Should the site be allocated in the Plan a planning application will be considered. This will provide residents will an opportunity to comment on the masterplan and the location of different uses on the site, and details like boundary treatments. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | houses and to extend the green corridor. 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. New dwellings to have minimum car-parking space to discourage multiple car ownership to reduce noise, traffic and pollution. Minimal street lighting across the estate to minimise light pollution. Low level housing near to any existing homes, such as bungalows, not higher-rise town houses. Green pathways and corridors across all the development to connect existing woodlands, new cycle routes, walking routes to enable access to public transport. Maximise tree/shrub planting, open spaces, verges etc to create a more attractive environment to overlook. Cater for an increasingly elderly population with bungalows and smaller dwellings. 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. | | |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF032.3 Name: IBA Planning on behalf of Carlton Forest Partnership | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop – Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Fully support 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. 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. 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). | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF032.4 Name: IBA Planning on | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop – Policy Point 2 section I) sub section iii | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the | Comments: 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(I)(iii)) has been added into the | Suggested changes: None. | Officer comments: It is considered that a proposed suggested change to Policy 16 Iiii) would clarify the requirement as: new pedestrian and cycle links from the site to |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| behalf of Carlton Forest Partnership | | Duty to Cooperate not specified. | policy wording. No objection 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. | | neighbouring areas to the south and if feasible to EES10 Carlton Forest to the north; |
| Representation Reference: AD-NRF032.5 Name: IBA Planning on behalf of Carlton Forest Partnership | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 2 section I) sub section i | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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. 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. | Suggested changes: 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. | Officer comments: It is considered that this amendment is appropriate in the context of a new distributor road, and is consistent with Local Highways Authority advice. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | Understand that the Local Highway Authority has itself already raised concerns regarding this. | | |
| Representation Reference: AD-NRF038.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksoop – Policy Point 2 section g) subsection i. and ii. | Legal compliance and soundness: Plan is not legally compliant, sound and does not comply with the Duty to Cooperate. | Comments: 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. | Suggested changes: Opposed and object to the continued planned proposal for the development of Peaks Hill Farm, Worksoop. | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The retention of 8.1ha of existing woodland and important hedgerows is referenced at 2gii). |
| Representation Reference: AD-NRF038.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksoop – Policy Point 2 section j) | Legal compliance and soundness: Plan is not legally compliant, sound and does not comply with the Duty to Cooperate. | Comments: 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. | Suggested changes: Oppose and object to the continued planned proposal for the development of Peaks Hill Farm, Worksoop. | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF041.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 2 section g) subsection i. and ii. | Legal compliance and soundness: Legal compliance, soundness and complies with the Duty to Cooperate not specified. | Comments: The Peaks Hill farmland houses wildlife on the edge of Worksop, 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. The hedgerows being retained has been deleted | Suggested changes Object, as a Bassetlaw (Worksop) resident, to the Bassetlaw Plan specifically Peaks Hill Farm. | Officer comments: It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The retention of 8.1ha of existing woodland and important hedgerows is referenced at 2gii). |
| Representation Reference: AD-NRF041.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 1 | Legal compliance and soundness: Legal compliance, soundness and complies with the Duty to Cooperate not specified. | Comments: 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) | Suggested changes Object, as a Bassetlaw (Worksop) resident, to the Bassetlaw Plan specifically Peaks Hill Farm. | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year to 2038. |
| Representation Reference: AD-NRF041.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop - Policy Point 1 | Legal compliance and soundness: Legal compliance, soundness and complies with the | Comments: 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 | Suggested changes Object, as a Bassetlaw (Worksop) resident, to the Bassetlaw Plan specifically Peaks Hill Farm. | Officer comments: The employment land provision has not changed at Carlton Forest it remains 10.6 ha overall, with 5ha in expected to be delivered in this plan period. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Duty to Cooperate not specified. | not maintained effectively, like many of the roads in the area (pot holes galore) | | The site already has planning permission for employment use. |
| Representation Reference: AD-NRF041.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Paragraph 7.2.2 | Legal compliance and soundness: Legal compliance, soundness and complies with the Duty to Cooperate not specified. | Comments: 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! | Suggested changes Object, as a Bassetlaw (Worksop) resident, to the Bassetlaw Plan specifically Peaks Hill Farm. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. |
| Representation Reference: AD-NRF041.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Paragraph 7.2.3 | Legal compliance and soundness: Legal compliance, soundness and complies with the | Comments: There is no longer a concept plan for Peaks Hill- anything will do to reach those target numbers? | Suggested changes Object, as a Bassetlaw (Worksop) resident, to the Bassetlaw Plan | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Duty to Cooperate not specified. | | specifically Peaks Hill Farm. | draft Plan and remains an important part of the evidence base. See paragraph 7.2.3. |
| Representation Reference: AD-REF014.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 1 | Legal compliance and soundness: Plan is unsound. Legal compliance and complies with the Duty to Cooperate not specified. | Comments: The number of houses seems unreasonable for the space they will occupy. The plan is to build more than the number recommended or required by the government. There is already building going on in numerous other areas in Worksop, Retford and other local villages. Both Blyth Road and Carlton Road are already very busy. Concerns are also that the new road will provide a "rat run" from Blyth Road to Gateford Road. Making this dangerous to residents of the new estate and the Ashes Park area. Shops and facilities that were promised in Ashes Park have never been put in place. | Suggested changes: None. | Officer comments: National policy asks that development makes good use of land. National policy states that the standard method is a minimum starting point for assessing housing need. National policy states that the housing requirement can exceed that. The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic growth. The 2022 HEDNA Addendum maintains that approach and informs the updated position to the spatial strategy taken in the May 2022 Second Addendum. It is considered this evidence provides a robust, up to date basis to inform the approach taken by Policy ST1. Policy 16 Part 2 I references all the transport asks, and financial contributions towards junction |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | improvements as agreed with the Local Highways Authority including Blyth Road. |
| Representation Reference: AD-REF014.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 2 section h)-k) | Legal compliance and soundness: Plan is unsound. Legal compliance and complies with the Duty to Cooperate not specified. | Comments: There do not appear to be any plans to provide the required infrastructure. Local services, including Doctors surgeries, dentists, schools, colleges, nurserys or child care facilities etc. are already overstretched. The hospital cannot provide support for the current levels of people needing care with people having to travel to Doncaster and Sheffield for the most basic of care needs. People cannot get national health dentists. Children are not able to go to their local school and working parents are unable to find nursery or child minding places | Suggested changes: None. | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. Part 2j requires a financial contribution be sought towards improving local healthcare facilities and to mitigate impacts at Bassetlaw Hospital. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-REF014.3 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 2 section l) | Legal compliance and soundness: Plan is unsound. Legal compliance and complies with the Duty to Cooperate not specified. | Comments: There is inadequate public transport and access to the town centre and local industrial estates where most of the jobs are is difficult without personal vehicles. The Jobcentre and employment support facilities will be unable to cope with more unemployed people. Where are the jobs coming from? If people have to travel to work, they will also spend their money in the area they work and not in Worksop. There is no evidence that the new residents will do anything to help regenerate the dying town centre. | Suggested changes: None. | Officer comments: 10ha of employment land will be provided at Peaks Hill Farm. Other employment sites are distributed around the district. The Plan promotes self-containment so employment growth in Bassetlaw would reduce outward commuting, as more people could live and work in the district. Policy ST5 and Policy ST13 and Policy ST14 promote the regeneration of Worksop town centre, including more housing in the town centre so people can live close to local facilities. Policy 16 lv) makes provision for a high frequency bus service through the site, bringing bus services closer to existing residents. |
| Representation Reference: AD-REF014.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 2 section g) | Legal compliance and soundness: Plan is unsound. Legal compliance and complies with the | Comments: The area is currently home to many variety's of wild life some of which is in decline. Tree bumble bees being one threatened species that nest in this area. There are also deer, foxes, squirrels, bats, hedgehogs, moles and hares seen in this area. There bird life includes | Suggested changes: None. | Officer comments: The retention of 8.1ha of existing woodland and important hedgerows is referenced at 2gii). The Plan also requires 10% biodiversity net gain on site. Through the |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Duty to Cooperate not specified. | buzzards, kestrel, pheasants, rooks, waxwings, tits and the usual bird life in abundance in this area. The leisure areas by Kilton golf club, Blyth Road and Thievesdale will also become busier and over populated with more dog walkers and walkers. | | planning application process there will be a requirement to undertake ecological impact assessments to ensure wildlife is appropriately protected. |
| Representation Reference: AD-REF020.1 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 2 section g) subsection i. and ii. | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not specified. | Comments: The area is home to a number of species of wildlife, including deer, fox, birds of prey, pheasants etc. This continues to be an erosion on green spaces around Worksop. The green woodland area in the centre has now been reduced in size from 18.3 hectares to 7.6. This in turn will facilitate further houses being built. There has been a deletion of the maintaining hedgerows (in essence these will be lost). | Suggested changes: The whole process regarding submitting objections laborious and obstructive. All objections raised should stand: residents should not be continually asked regarding their objections to the plan – it does feel that the Council have made this process bureaucratic and obstructive in nature. | Officer comments: In preparing the Local Plan the Council has followed all requirements set out in national legislation. This includes a wide ranging public engagement programme at each stage detailed in the Consultation Statement. Comments made at each stage have been used to inform the next version of the Plan, where appropriate. All representations will be submitted to the Planning Inspector on submission. It is acknowledged that the August 2021 Plan inadvertently double counted existing woodland on site. The recreational open space requirement reflects what the open space standards within Policy ST46. The |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | retention of important hedgerows is referenced at 2gii) so they will not be lost. |
| Representation Reference: AD-REF020.2 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Policy Point 2 section j) | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not specified. | Comments: An on-site primary school has now been changed to an off-site facility. Current local primary schools remain oversubscribed, and children are now having to access secondary school education in adjacent towns. This remains unacceptable. | Suggested changes: The whole process regarding submitting objections laborious and obstructive. All objections raised should stand: residents should not be continually asked regarding their objections to the plan – it does feel that the Council have made this process bureaucratic and obstructive in nature. | Officer comments: The requirement for an on-site education facility has not been removed the plan (2h). Nottinghamshire County Council as the Local Education Authority has requested that the on-site provision be for secondary education rather than primary. Other matters are addressed at AD-REF020.1 above. |
| Representation Reference: AD-REF020.4 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Point 1 and Point 2 section l) | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not specified. | Comments: This latest amendment sees an increase of the proposed number of houses at this development. Concerned regarding the feasibility of the sustaining of the local infrastructure: already plans have been changed on the B6045 and Thievesdale Lane for traffic calming measures such as filter lanes, extensions of the 30mph zone and | Suggested changes: The whole process regarding submitting objections laborious and obstructive. All objections raised should stand: residents should not be continually asked | Officer comments: The total housing number for Peaks Hill Farm have not been increased; the total remains 1120 dwellings. The increase in numbers from 1000 to 1080 is because to be consistent with national policy the plan period has been extended by one year |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | traffic lights – these were in the initial plans for the Edge development however post-approval being granted, these have now been removed. | regarding their objections to the plan – it does feel that the Council have made this process bureaucratic and obstructive in nature. | to 2038. Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Part 2 I references all the transport asks, and financial contributions towards junction improvements as agreed with the Local Highways Authority. Other matters are addressed at AD-REF020.1 above. |
| Representation Reference: AD-REF020.5 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Workop – Supporting text Paragraph 7.2.2 | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not specified. | Comments: Deletion of the word 'infrastructure' from the plan – therefore no constructive support behind the plans. | Suggested changes: The whole process regarding submitting objections laborious and obstructive. All objections raised should stand: residents should not be continually asked regarding their objections to the plan – it does feel that the | Officer comments: Infrastructure has not been deleted from the plan. It is considered Policy 16, informed by infrastructure partners views, appropriately provides for infrastructure required to support Peaks Hill Farm, including for education, health and transport. Other matters are addressed at AD-REF020.1 above. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | Council have made this process bureaucratic and obstructive in nature. | |
| Representation Reference: AD-REF020.6 Name: Resident | Refers to: Policy 16: Site HS1: Peaks Hill Farm, Worksop – Supporting text Paragraph 7.2.3 | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not specified. | Comments: The concept plan has been deleted. | Suggested changes: The whole process regarding submitting objections laborious and obstructive. All objections raised should stand: residents should not be continually asked regarding their objections to the plan – it does feel that the Council have made this process bureaucratic and obstructive in nature. | Officer comments: The requirement for a concept plan has not be deleted from the plan. It was consulted on alongside the November 2020 draft Plan and remains and important part of the evidence base. See paragraph 7.2.3. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: 2039730.1 Name: BDC Councillor | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford – Point 2 section k) sub section iii. | Legal compliance and soundness: Plan is legally compliant and complies with Duty to Cooperate. Plan is sound. | Comments: The reference to the new footway alongside North Rd should read 'shared use' path rather than 'footway' - this would be a continuation of the existing shared use cycle/walking path that follows North Rd from Hallcroft roundabout to Randell way. The cycle path should also extend north and east to the Idle Valley Reserve so residents can safely cycle/walk to the reserve from Retford. | Suggested changes: The new footway alongside North Rd, should read 'shared use' path rather than 'footway'. | Officer comments: It is important that new development provides appropriate access to cycling infrastructure to encourage active travel. To provide sufficient flexibility in the future design of HS7 it is considered a proposed suggested change to Policy 21 2kiii) will address the matter: a new footway and cycle path along the North Road frontage to connect to the existing footway shared use path to the south of the site |
| Representation Reference: AD-NRF009.2 Name: Severn Trent | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The number of dwellings proposed has increased, this will increase the likelihood and need for capacity improvements, these would not prevent the delivery of the site, but additional time may be needed to facility the necessary infrastructure improvements. | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-REF004.4 Name: Network Rail | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: The revised wording as regards Botany Bay level crossing is supported. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF024.4 Name: Fisher German LLP on behalf of The Hospital of the Holy and Undivided Trinity | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford – Supporting text Paragraph 7.8.2 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The allocation of Trinity Farm for residential use is supported. It is sustainably located adjacent to Retford and will form a logical Phase 2 scheme to the mixed-use development adjacent to the south. It is in close proximity to a number of bus stops, which provide easy and regular access to Retford's town centre, Doncaster; is close to existing and proposed employment development, and will make a positive contribution to meeting future housing needs in the town. The increase from 244 dwellings to 305 is supported and ensures best use of the available land. Avant Homes, who are constructing homes to the south have tested the delivery of 305 dwellings with the emerging policy requirements of Policy 21 and have confirmed that 305 dwellings is deliverable. | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF024.5 Name: Fisher German LLP on behalf of The Hospital of the Holy and Undivided Trinity | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford – Supporting text Paragraph 7.8.1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The proposed changes at 7.8.1, in respect of the employment uses are supported. The reduction in E(g), B2 and B8 uses from 5ha to 2.7ha, and recognition that the remaining employment land will deliver employment generating uses, is supported and reflects the market interest in the site. The site will make a valuable contribution towards providing jobs, whilst retaining flexibility to enable the site to be brought forward as soon as possible. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF024.6 Name: Fisher German LLP on behalf of The Hospital of the Holy and Undivided Trinity | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford – Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The increase from 244 dwellings to 305 dwellings is supported and could make more efficient use of the land by delivering in excess of 297 dwellings previously stated. The increase to 305 dwellings has been tested and is deliverable. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF024.7 Name: Fisher German LLP | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford – Policy Point 2 section c) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to | Comments: The amended wording relating to National Grid and Network Rail is supported. As has been demonstrated through the land to the south, the landowner and any future housebuilder will engage positively with National Grid and Network Rail in bringing forward a planning application. | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: on behalf of The Hospital of the Holy and Undivided Trinity | | Cooperate - not specified. | | | |
| Representation Reference: AD-NRF024.8 Name: Fisher German LLP on behalf of The Hospital of the Holy and Undivided Trinity | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford – Policy Point 2 section h) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The deletion of the delivery of a 0.5ha community woodland is supported. The site benefits from existing mature trees on the northern boundary. The landscaping strategy will seek to enhance this planting; there is no justification for the creation of new woodland in this location. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF024.9 Name: Fisher German LLP on behalf of The Hospital of the Holy and Undivided Trinity | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford – Policy Point 2 subsection iv | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Concern relating to the requirement of a cycle track at k) ii. It is unclear what is required. The proposal is not justified and may not be needed as the delivery of estate roads, streets and shared surface will be safe for cycling. Access to the cycleway east of the A638 will be available via existing crossings and access points and does not require separate cycle infrastructure to be accessed safely. Criteria k) iv. seeks “an appropriate financial contribution towards improving public transport infrastructure to address public transport usage | Suggested changes: 2k) iv should be amended to: “Where necessary and justified a financial contribution towards improving public transport infrastructure to address public transport usage associated with the development”. | Officer comments: The requirement for a cycle track and for a financial contribution towards public transport infrastructure is in response to representations made by Nottinghamshire County Council. It is considered that the following proposed suggested change to Policy 21 2k) |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | associated with the development”. The scheme will provide contributions to mitigate its impact where it is evidenced and justified. | | will provide sufficient flexibility in relation to delivery: Amend 2k): all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, which shall include but not be limited to, the following schemes identified within the Infrastructure Delivery Plan, exact details to be identified as part of referring to the development’s Transport Assessment and Travel Plan, and any future planning applications for the site informed by Local Highways Authority advice including: |
| Representation Reference: AD-NRF024.10 | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford – Policy Point 2 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with | Comments: The development will mitigate its impact relating to off site highways where necessary and justified. Criteria k) viii. refer to junctions which have not been fully assessed and are some | Suggested changes: Amend to delete the list of junctions currently identified and reworded to state: “appropriate | Officer comments: The requirement for off-site highways improvements is in response to a |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Fisher German LLP on behalf of The Hospital of the Holy and Undivided Trinity | section k) subsection viii | the Duty to Cooperate - not specified. | distance from the site; the impact of the development on these junctions will be assessed through a planning application and appropriate mitigation will be proposed at that stage. | improvements to off-site highways infrastructure in the locality of the site will be provided for where evidenced and fully justified". | representation from Nottinghamshire County Council and the Bassetlaw Transport Study 2022. It is considered that the following proposed suggested change to Policy 21 2k) will provide sufficient flexibility in relation to delivery: Amend 2k): all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, which shall include but not be limited to, the following schemes identified within the Infrastructure Delivery Plan, exact details to be identified as part of referring to the development's Transport Assessment and Travel Plan, and any future planning applications for |

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| | | | | | the site informed by Local Highways Authority advice including: |
| Representation Reference: AD-REF013.3 Name: McLoughlin Planning on behalf of William Davis | Refers to: POLICY 21: Site HS7: Trinity Farm, Retford | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with the Duty to cooperate - not specified. | Comments: The allocation has increased from 244 to 305 dwellings. It is not dependant on an additional year being added to the Plan period, but an increase in the Councils target for the site. There is no evidence in the Addendum or Sustainability Appraisal to show how this was reached and why the numbers were not directed to a new allocation. The three larger allocations continues an “all eggs in one basket” scenario; if one does not come forward there will be an undersupply over the plan period. The allocation of medium sites in sustainable locations (like Worksop) would dilute the risk such as preferred option LAA206 which is deliverable and has a reliable developer to bring the site forward. This offers a long term sustainable housing delivery trajectory versus the current approach. Otherwise the Local Plan could fail to comply with NPPF paragraphs 22 and 35. | Suggested changes: These amends are required: • bring forward site LAA206 (preferred option) on the edge of Worksop as an allocation to reduce the risk of future under delivery. • Amend the policy map to address the issues associated with emerging Local Plan policies GG4 and ST38. | Officer comments: The increase in the number of dwellings at Trinity Farm is considered to be consistent with the National Planning Policy Framework, and the requirement to make optimal use of each site. The housing supply and the Local Plan contains an appropriate mix of small, medium and larger sites, each is considered to be deliverable at the appropriate time in the plan period. It is considered that the Green Gap Study appropriately evidences the identification of green gap GG4. |

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| Representation Reference: AD-NRF004.1 Name: Resident | Refers to: POLICY 27: Site HS13: Ordsall South, Retford Policy Point 2 Transport and Connectivity section m) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Cannot find any reference to any major road development for Ordsall South which is a priority BEFORE any building starts. Surveyors on site shows going ahead with this dangerous development and ignoring objections. Road calming measures for Ordsall old village and Eaton village will be useless which should be obvious to anyone who has looked at those village roads. Fail to understand why the objections made 2/3 years ago by the Council to a development on the East/ North East side of Retford do not apply to Ordsall South: The development would have an ' unacceptable impact on highway safety' and..... it was ' an inappropriate extension into the countryside'. The resultant road traffic accidents and congestion will be attributable to the Councils decision. | Suggested changes: None | Officer comments: The Bassetlaw Transport Study, accepted by the Local Highways Authority, and the Retford Transport Assessment have assessed the impact of traffic on the existing road network from the proposed allocation. It is considered that this provides an appropriate evidence base to identify the transport requirements, including improvements to junctions and links in the locality from this site, as well as a proportionate split per allocation in terms of the traffic impact and the contribution towards the identified mitigation. The Local Plan including Policy 27 also promotes a shift towards more sustainable transport such as bus services, walking and cycling to help minimise |

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| | | | | | the impact from cars upon the road network. |
| Representation Reference: AD-NRF001.7 Name: Natural England | Refers to: POLICY 27: Site HS13: Ordsall South – Paragraph 7.14.12 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Welcome the incorporation of SANGs in the form of a 2km walking/cycle path provided that it delivers appropriate natural green space and habitats. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF006.4 Name: Retford Civic Society | Refers to: POLICY 27: Site HS13: Ordsall South, Retford | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The revised text elaborates on the infrastructure expected as part of a housing development in Ordsall. It offers nothing to address serious concerns about the impact of traffic generated by Ordsall on the local road network. Doubts remain about how other, vital facilities - schools, medical services, shops and more - would be provided, financed and operated. Until these are resolved there is a risk that it would be undeliverable. Not opposed to housing development in Bassetlaw but opposes unnecessary, large-scale housing developments that are not proportionate or supported securely by the infrastructure required to sustain them and beyond their boundaries. Cannot support the Ordsall development. | Suggested changes: None. | Officer comments: It is considered Policy 27, informed by infrastructure partners views, appropriately provides for infrastructure required to support Ordsall South, including for education, health, local shops and transport. Policy ST58 provides the policy framework for securing developer contributions, services and infrastructure. Site specific policies including Policy 27 appropriately reference where developer contributions will be |

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| | | | | | sought from specific new development for different types of infrastructure. |
| Representation Reference: AD-NRF003.12 Name: Barton Willmore | Refers to: POLICY 27: Site HS13: Ordsall South, Retford Supporting text – Paragraph 7.14.4 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Paragraph 7.14.4 refers to financial contributions to enhancements at Retford Golf Club. Retford Golf Club owns the parcel in question and will benefit from a capital receipt from the proceeds of that land, should it be sold. There is no need for any developer contribution. Retford Golf Club is a private club and improvements would benefit the wider population. The Training Ground land is not required to facilitate the wider allocation. The onus should be on the Club as to how any loss meets the relevant tests in NPPF paragraph 99. | Suggested changes: None. | Officer comments: The requirement for a financial contribution in lieu of the loss of the sports facility is in response to a requirement from Sport England. |
| Representation Reference: AD-NRF003.13 Name: Barton Willmore | Refers to: POLICY 27: Site HS13: Ordsall South, Retford | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Support new proposal regarding the creation of a 2km walking/ cycling route at paragraph 7.14.12. Support the change in dwellings to 890 in the plan period at paragraph 7.14.19. Part m) iii) refers to several road junctions. These are currently being tested with Nottinghamshire CC. Reserve the right to make further comments once the Council's highway evidence is fully known. | Suggested changes: Comments to be made re part m) iii) when more evidence is available. | Officer comments: Noted. |

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| Representation Reference: AD-NRF017.1 Name: Resident | Refers to: POLICY 27: HS13: Ordsall South, Retford – Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The number of 1250 dwellings was ludicrous and you have increased the number of houses by another 80. It's too late once the houses have been built and that the old, narrow roads in Ordsall South will not/cannot cope with more traffic. Only this last week 2 lorries have been stuck on Goosemoor Bridge. | Suggested changes: None. | Officer comments: The total housing number for Ordsall South have not been increased; the total remains 1250 dwellings. The increase in numbers from 800 to 890 is because to be consistent with national policy the plan period has been extended by one year to 2038. |
| Representation Reference: AD-NRF017.2 Name: Resident | Refers to: POLICY 27: HS13: Ordsall South, Retford – Policy Point 2 section m) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: High Street and Goosemoor Bridge barely copes with the traffic as it is. The majority of houses have 2 cars, another 1330 dwellings = another 2660 cars using High Street and Goosemoor Bridge and in some cases the road to and through Eaton. Retford to Eaton Green Gap – there may be some “green” land between Ordsall and Eaton but the road infrastructure cannot cope with the extra volume of traffic, the possibility of up to 2660 vehicles on narrow roads. Both bridges at Eaton and Goosemoor are not suitable for such heavy traffic. Goosemoor Bridge is unable to cope as it is. | Suggested changes: None. | Officer comments: The Bassetlaw Transport Study, accepted by the Local Highways Authority, and the Retford Transport Assessment have assessed the impact of traffic on the existing road network from the proposed allocation. It is considered that this provides an appropriate evidence base to identify the transport requirements, including improvements to junctions and links in the locality from this site, as well as a proportionate split per |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | allocation in terms of the traffic impact and the contribution towards the identified mitigation. The Local Plan including Policy 27 also promotes a shift towards more sustainable transport such as bus services, walking and cycling to help minimise the impact from cars upon the road network. |
| Representation Reference: AD-NRF017.3 Name: Resident | Refers to: POLICY 27: HS13: Ordsall South, Retford and Housing requirement figures in Policy ST1 Bassetlaw's Spatial Strategy | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Cllr. White states "increasing the number of properties in the Ordsall South site was something we really didn't want to do". The plan was thrown out in 2014 to build on this land and the Retford Times said "Ordsall South cannot cope with this amount of new housing" and now proposing more houses than was put forward in 2014 and November 2020. Appreciate the Government puts local councils under pressure and apparently there is a shortage of housing, but don't have to look far to find more suitable areas in Retford that have better road infrastructure. How many more houses with their vehicles do you expect "old" Ordsall to cope with? | Suggested changes: None. | Officer comments: It is considered the Sustainability Appraisal, Land Availability Assessment and Site Selection Methodology are consistent with national policy and provide a robust basis by which to determine the most sustainable sites to be allocated to meet the identified housing need in the Plan. |

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| Representation Reference: AD-NRF017.4 Name: Resident | Refers to: POLICY 27: HS13: Ordsall South, Retford – Policy Point 2 section m) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: A large area of the roads in Ordsall South most days of the week have cars parked most of the way on one side of High Street making it only passable for 1 car to drive at a time, causing traffic to queue. Cars elsewhere parked half on the road and half on the pavement making it impossible a pedestrian to walk on the pavement. Its occurring on Ordsall Road (the road where the school and rugby club are), and is dangerous. If this plan goes ahead it will be the same as other developments in Ordsall – the roundabouts, traffic lights, green areas etc that are promised will be forgotten. | Suggested changes: None. | Officer comments: The Bassetlaw Transport Study, accepted by the Local Highways Authority, and the Retford Transport Assessment have assessed the impact of traffic on the existing road network from the proposed allocation. It is considered that this provides an appropriate evidence base to identify the transport requirements, including improvements to junctions and links in the locality from this site, as well as a proportionate split per allocation in terms of the traffic impact and the contribution towards the identified mitigation. The Local Plan including Policy 27 also promotes a shift towards more sustainable transport such as bus services, walking and cycling to help minimise |

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| | | | | | the impact from cars upon the road network. |
| Representation Reference: AD-NRF017.6 Name: Resident | Refers to: POLICY 27: HS13: Orsdall South, Retford – Policy Point 2 section m) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The fields at the bottom of Bankside frequently flood. High Street regularly floods when we have persistent rain as the drains cannot cope, if the farmland close by is built on, where will that rainwater go that would have drained into the fields? There have been no changes to the main sewer that runs down High Street even though there several completed housing developments. Building more houses will lead to more flooding on High Street, the roads off and further into Retford and the surrounding villages further down the Idle Valley. | Suggested changes: None. | Officer comments: Policy 27 requires a flood management scheme be produced for the site informed by a Flood Risk Assessment and a Surface Water Management Masterplan and Strategy. This should include sustainable drainage to appropriately manage surface water run-off from the development. |
| Representation Reference: AD-NRF017.7 Name: Resident | Refers to: Policy 27: HS13: Orsdall South, Retford – Policy Point 2 section e) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: You say that Retford has a relatively high proportion of older people. If the plan goes ahead, will consideration be given to bungalows for the older people on the smaller area of HS13 i.e. Hill View & River View, where there are bungalows backing on to this area which have small back gardens and bedrooms overlooking the field? | Suggested changes: None. | Officer comments: An appropriate housing mix will be promoted across the site. Should the site be allocated in the Plan a planning application will be considered. This will provide residents will an opportunity to comment on the masterplan and the location of different uses on the site, and details like different types of housing. |

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| Representation Reference: AD-NRF017.8 Name: Resident | Refers to: POLICY 27: HS13: Orsdall South, Retford – Policy Point 2 sections g)-l) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Ollerton Road/Westhill Road - The area around the Post Office/Co-op and the other small shops is congested every day with limited off-road parking. Further housing around Ordsall will make this worse. There are lots of children using this area both to and from school and using local facilities. Don't wait for a bad accident to happen before action is taken here. | Suggested changes: None. | Officer comments: The Bassetlaw Transport Study, accepted by the Local Highways Authority, and the Retford Transport Assessment have assessed the impact of traffic on the existing road network from the proposed allocation. It is considered that this provides an appropriate evidence base to identify the transport requirements, including improvements to junctions and links in the locality from this site, as well as a proportionate split per allocation in terms of the traffic impact and the contribution towards the identified mitigation. The Local Plan including Policy 27 also promotes a shift towards more sustainable transport such as bus services, walking and cycling to help minimise |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | the impact from cars upon the road network. |
| Representation Reference: AD-NRF017.9 Name: Resident | Refers to: POLICY 27: HS13: Ordsall South, Retford – Policy Point 2 sections g)-l) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: During morning and afternoon school times the main road in and out of Ordsall along West Hill Road is reduced to single line traffic due to parked cars dropping or collecting pupils at Ordsall Infant & Junior School. This is difficult to negotiate at these times of day and problems will become more acute when traffic volumes increase. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF017.10 Name: Resident | Refers to: POLICY 27: HS13: Ordsall South, Retford – Policy Point 2 section e | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Is the council making sure that any future houses to be built will be environmentally friendly, i.e. insulation, air source heat pumps, solar panels etc.? | Suggested changes: None. | Officer comments: All homes will be built in accordance with the relevant Building Regulations. From June 2022 this includes the Part L Uplift to the Building Regulations which require more energy efficient homes. |
| Representation Reference: 2048589.1 Name: Resident | Refers to: POLICY 27: Site HS13: Ordsall South, Retford – Supporting text Paragraph 7.14.17 | Legal compliance and soundness: Plan is unsound and does not comply with the Duty to Cooperate. | Comments: The number of houses has increased from 800 to 890 houses on Ordsall South development. | Suggested changes: Remove the Ordsall South development from the Local Plan!! | Officer comments: The total housing number for Ordsall South have not been increased; the total remains 1250 dwellings. The increase in numbers from 800 to 890 is because to be consistent with |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Legal compliance - not specified. | | | national policy the plan period has been extended by one year to 2038. |
| Representation Reference: 2048589.2 Name: Resident | Refers to: POLICY 27: Site HS13: Ordsall South, Retford – Point 2 section m) Transport and Connectivity | Legal compliance and soundness: Plan is unsound and does not comply with the Duty to Cooperate. Legal compliance - not specified. | Comments: Has a traffic survey been carried out. Ordsall cannot cope with the amount of traffic in the area now it will not cope with 890 more residents on the roads. Had one fatality on goosemoor lane and two major accidents, one motorist driving into the house on the corner. A 40 mph speed limit going down to 30. No enforcement on this road, no one sticks to this limit. Last week a problem on the A1 so traffic and heavy goods vehicles were cutting through ordsall it blocked the Goosemoor bridge, traffic was at a standstill. This will be worse if this development goes ahead. Both bridges at Eaton and goosemoor lane bridge cannot cope with more traffic or heavy goods vehicles going over them. High Street is restricted to single carriageway due to the amount of cars parked on the street for the residents. No speed enforcement in place. Another 890 residents is going to cause severe traffic problems. How are emergency vehicles supposed to get to residents when the roads do not allow for this. Ollerton Road a 30 mph speed limit no traffic enforcement, a primary school | Suggested changes: Remove the Ordsall South development from the Local Plan!! | Officer comments: The Bassetlaw Transport Study, accepted by the Local Highways Authority, and the Retford Transport Assessment have assessed the impact of traffic on the existing road network from the proposed allocation. It is considered that this provides an appropriate evidence base to identify the transport requirements, including improvements to junctions and links in the locality from this site, as well as a proportionate split per allocation in terms of the traffic impact and the contribution towards the identified mitigation. The Local Plan including Policy 27 also promotes a shift |

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| | | | nearby which has parents parking outside the school gates reducing the carriageway to single. The area where the housing development had another fatality recently. No traffic calming, no traffic enforcement. If there is a housing shortage why not look at other alternatives e.g. putting empty properties back into use instead of building on green belt land. Who is buying these houses there are no jobs in this area. | | towards more sustainable transport such as bus services, walking and cycling to help minimise the impact from cars upon the road network. |
| Representation Reference: 2049777.1 Name: BDC Councillor | Refers to: POLICY 27: Site HS13: Ordsall South, Retford – Policy Point 3 | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with Duty to Cooperate - not specified. | Comments: A primary school in Ordsall South is considered essential - and with the plans for 890 homes within this plan period, with additional beyond - for the growing population. Note that land provision for this has been reduced; additionally provision for the land is not a guarantee it will happen. The County Council have stated that the cost should be covered by the developers, but the S106 contribution shown on the appendix of 3,911,666 falls short of the 4,936,648 estimated to develop this school. Clarification of how the school is funded is necessary. A local school is essential for this development and there needs to be certainty that this will happen. | Suggested changes The planned infrastructure is not certain enough to enable Ordsall to support a development of this size. | Officer comments: Policy 27 requires the provision of a primary school on site as required by Nottinghamshire County Council. The site area for the school has been amended on the advice of NCC. The costs associated with the delivery of the school have been updated in the Council's Infrastructure Delivery Plan, which states that the school would be developer funded in full. |

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| Representation Reference: 2049777.2 Name: BDC Councillor | Refers to: POLICY 27: Site HS13: Ordsall South, Retford – Point 3 | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with Duty to Cooperate - not specified. | Comments: Road improvements are necessary to serve Ordsall and calming measures and improved active travel routes have been identified, which is encouraging. CIL money can be used for safer road schemes. What is the plan in the event of a developer challenging their section 106 contributions? | Suggested changes: The planned infrastructure is not certain enough to enable Ordsall to support a development of this size. | Officer comments: Policy ST58 provides the policy framework for securing developer contributions, CIL, services and infrastructure. Site specific policies including Policy 27 appropriately reference where developer contributions and CIL will be sought from specific new development for different types of infrastructure. The site promotor is supporting the policy approach including the infrastructure requirements, as evidenced by a statement of common ground. |
| Representation Reference: 2049855.1 Name: Resident | Refers to: POLICY 27: Site HS13: Ordsall South, Retford – Policy Point 2 section m) | Legal compliance and soundness: Plan is unsound. Plan is legally compliant and complies with Duty to Cooperate. | Comments: vi uses the term "marked cycle path" which might be interpreted as an on carriageway lane defined by painted lines. vii there is no provision for a future walking and cycling route along existing public rights of way to the Garden Village, mirroring the text of section 5.3.35, and for the proposed walking and cycling routes on site to connect with it. There is no provision for a safe | Suggested changes: - Delete "marked". Absence of any qualification will imply compliance with prevailing DfT and/or Active Travel England standards, | Officer comments: The reference to a marked cycle path reflects advice provided by the Local Highways Authority. The May 2022 Second Addendum withdraws the Garden Village from the Local Plan. Policy 27 mv) |

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| | | | walking and cycling route from the site to Retford town centre, to correspond with section 11.1.14 or with item viii bus service. This might include a cycle path bridge over the River Idle, for which Nottinghamshire County Council has carried out a feasibility study. | <ul style="list-style-type: none"> - after "boundaries" add "and identification of the location on the site's boundary where the future walking and cycling route from the Garden Village will connect and link to the on-site walking and cycling routes." - add item "ix. a financial contribution towards a walking and cycling route from the site to Retford town centre." | makes provision for new and improved pedestrian and cycle links to neighbouring areas. Should the site be allocated, the details will be confirmed through a Transport Assessment accompanying a planning application. |
| Representation Reference: AD-NRF025.1 Name: Resident | Refers to: POLICY 27: Site HS13: Ordsall South, Retford – Policy Point 1 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: Object to the proposed houses/properties in Ordsall South. Saddened that have to write again due to an increase to homes in the proposal. Do not agree that there is any requirement and don't agree to the building beyond the current boundary of Retford. Considered unsound by Nottinghamshire County Council and the strategy fails to integrate all aspects of Bassetlaw's developments and ignores the factors identified in the Bassetlaw Transport Strategy and Infrastructure Development plan where the use | Suggested changes: Object to the proposed houses in Ordsall South including a further increase to homes. Disagree that there is any requirement and disagree to building beyond the current boundary of Retford. | Officer comments: The total housing number for Ordsall South have not been increased; the total remains 1250 dwellings. The increase in numbers from 800 to 890 is because to be consistent with national policy the plan period has been extended by one year to 2038. Only a Planning Inspector can find |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>of the community infrastructure levies is stated as a key requirement. Concerned about the possibility of flooding of my home if the fields are built on. The fields and surrounding ditches retain a lot of water following heavy rainfall. Recently seen a larger range of birds and wildlife in the area and it is very clear that this proposal would have a huge effect on this wildlife. Concerned about the massive increase of traffic in the area if this proposal was granted. This would increase risk of health and safety to residents.</p> | | <p>the Plan unsound. It should be noted that the IDP accompanying the May 2022 Second Addendum provides an up to date funding gap, and anticipated developer contributions and CIL contributions from Local plan growth. The Bassetlaw Transport Study 2022, accepted by the Local Highways Authority states the appropriate mechanisms that can be used to secure funding from development for strategic transport infrastructure; including developer contributions and CIL. Policy 27 requires a flood management scheme be produced for the site informed by a Flood Risk Assessment and a Surface Water Management Masterplan and Strategy. This should include sustainable</p> |

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| | | | | | <p>drainage to appropriately manage surface water run-off from the development. An ecological impact assessment will ensure that impacts on wildlife are managed appropriately. The Bassetlaw Transport Study, accepted by the Local Highways Authority, and the Retford Transport Assessment have assessed the impact of traffic on the existing road network from the proposed allocation. It is considered that this provides an appropriate evidence base to identify the transport requirements, including improvements to junctions and links in the locality from this site, as well as a proportionate split per allocation in terms of the traffic impact and the contribution towards the identified mitigation. The Local Plan including Policy</p> |

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| | | | | | 27 also promotes a shift towards more sustainable transport such as bus services, walking and cycling to help minimise the impact from cars upon the road network. |
| Representation Reference: AD-NRF034.2 Name: Rotherham Borough Council | Refers to: POLICY 27: Site HS13: Ordsall South, Retford – Supporting text Paragraphs 7.14.18 and 7.14.12 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: The Plan proposes 1,250 dwellings and a new Local Centre for this site, with emphasis on provision for older people. 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 is welcomed. As Bassetlaw does not benefit from a Green Belt, care should be taken to ensure that Ordsall South and Bassetlaw Garden Village do not risk excessive sprawl and coalescence, which could lead to the two becoming closer over time. Support the area surrounding this site is a Green Gap which will protect the open countryside. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF036.9 Name: Nottinghamshire | Refers to: POLICY 27: Site HS13: Ordsall South, Retford – Policy Point 2 section m) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to | Comments: The County Council is currently responding to the revised Retford Transport Assessment, this may have impacts on the policy wording. Reserve the right to make further representations in due course. | Suggested changes: None. | Officer comments: Noted |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| e County Council | | Cooperate - not specified. | | | |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-NRF011.1 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) sub section v. – GT005 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Concerns over the potential formalisation and expansion of site GT005. | Suggested changes: None | Officer comments: National policy asks that the Local Plan meets the needs of the district's community, including needs of the gypsy and traveller community. Site GT005 is in use by the community and the formalisation would enable the Local Planning Authority to work with the landowner to ensure that any development is appropriate and consistent with national and local planning policy. |
| Representation Reference: AD-NRF012.1 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) sub section v. – GT005 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Concerns over the potential formalisation and expansion of site GT005. | Suggested changes: None | Officer comments: National policy asks that the Local Plan meets the needs of the district's community, including needs of the gypsy and traveller community. Site GT005 is in use by the community and the formalisation would enable the Local Planning Authority to work with the landowner to ensure that any development is appropriate |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | and consistent with national and local planning policy. |
| Representation Reference: 2041379.2 Name: Hayton Parish Council | Refers to: Policy ST32: Sites for Gypsies and Travellers – Supporting text Paragraph 7.20.5 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Hayton Parish Council have not seen evidence of the Land Availability Assessment 2022. The current site has not been formalised and has several identified breaches. The site needs to be formalised before being added to the Local Plan. | Suggested changes: The site needs to be formalised before being added to the Local Plan. | Officer comments: This site has planning permission for one gypsy and traveller pitch for one family (three caravans). An application (18/01609/VOC) to vary condition 2 of planning permission 17/00102/VOC for one gypsy and traveller pitch for one family (3 Caravans) and to allow the siting of 3 mobile homes and 24 caravans was refused by Planning Committee in summer 2019. Since then officers have visited the site on 5 occasions, most recently on 23 November 2021. There is now only the site owner and their family and one other living on the site. The site comprises 3 static caravans, several touring caravans, timber utility building, and associated utility blocks, a bar and seating area and |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | <p>solar panels. Condition 2 of 17/00102/VOC states 'No more than 3 mobile homes and 3 caravans shall be located on the site at any time'. It is unclear if this relates to all structures on the site but the block plan does show an amenity block that isn't referenced in the permission. Officers are of the opinion that many of the structures on the site are not development and are not restricted by the planning permission. From site visits on several occasions it is considered that the harm arising from the breaches is limited, the site has permission to be a residential site for travellers and, is tidy and well managed. The January 2022 Addendum reduces the site capacity at Hayton to 10 additional pitches. This is considered an appropriate extension to this site, the</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | site is capable of accommodating the number of pitches associated with the proposed use and is capable of meeting all relevant safety standards. Site allocations, such as Hayton, are assessed in the LAA which is available on the Council's website. Site allocations are used to identify the future land use in a particular location. There is no requirement for any development sites to be formalised prior to being allocated in the Local Plan. |
| Representation Reference: 2041379.3 Name: Hayton Parish Council | Refers to: Policy ST32: Sites for Gypsies and Travellers – Supporting text Paragraph 7.20.6 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: 7.20.6 “are located in sustainable locations” should be re-instated. | Suggested changes: 7.20.6 “are located in sustainable locations” should be re-instated. | Officer comments: It is considered that the wording in paragraph 7.20.6 better reflects the principles of national planning guidance in relation to the gypsy and traveller community. |
| Representation Reference: 2041379.4 | Refers to: Policy ST32: Sites for Gypsies | Legal compliance and soundness: Plan is legally | Comments: 1.b) Refers to the formalisation of existing Gypsy & Traveller sites - the supporting list does not identify | Suggested changes: Identify which of the sites 1.b) refers to | Officer comments: The May 2022 Second Addendum amends Policy |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Hayton Parish Council | and Travellers Point 1 section b) | compliant and complies with the Duty to Cooperate. Plan is unsound. | which of the sites they are referring to that require to be formalised. | | ST32. The introduction of a new part 1c addresses this matter. |
| Representation Reference: 2041379.5 Name: Hayton Parish Council | Refers to: Policy ST32: Sites for Gypsies and Travellers Point 2 section e) | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: 2.e)“safe walking/cycling distances” and “in the locality” have been replaced with easy access, we feel that the original comments should be reinstated. However would like to state that as per comment to the previous plan, Smeath Lane is a country road that is heavily used by farming traffic and HGV’s, it is not within safe walking/cycling distance of education/healthcare/shops, entrance to the site is also located on a tight bend. | Suggested changes: The original comments should be reinstated. | Officer comments: The May 2022 Second Addendum amends Policy ST32 2e. It is considered this addresses the matter. |
| Representation Reference: AD-NRF014.1 Name: Residents | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) sub section v. – GT005 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Concerns over the potential formalisation and expansion of site GT005. | Suggested changes: Exclude GT005 as an allocation. | Officer comments: National policy asks that the Local Plan meets the needs of the district’s community, including needs of the gypsy and traveller community. Site GT005 is in use by the community and the formalisation would enable the Local Planning Authority to work with the landowner to ensure that any development is appropriate |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | and consistent with national and local planning policy. |
| Representation Reference: AD-NRF015.1 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) sub section v. – GT005 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Concerns over the potential formalisation and expansion of site GT005. | Suggested changes: Exclude GT005 as an allocation. | Officer comments: National policy asks that the Local Plan meets the needs of the district's community, including needs of the gypsy and traveller community. Site GT005 is in use by the community and the formalisation would enable the Local Planning Authority to work with the landowner to ensure that any development is appropriate and consistent with national and local planning policy. |
| Representation Reference: 2045831.1 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Supporting text Paragraph 7.20.5 | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: The paragraph states that 'all are extensions to existing sites'; The proposed Traveller site at Elkesley is not an existing site, it has been used illegally for a few years and whilst objections have been made to BDC from individuals and the Parish Council, the District Council have done nothing to address the issue and allowed it to continue. This should not therefore make it an 'existing site'. The Council's inefficiency and inability to enforce their own rules should not allow the site to be formalised | Suggested changes: There are legal and approved locations that have been allocated but not used fully, these should be used at the outset. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: 2045831.2 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Supporting text Paragraph 7.20.6 | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: 'New sites in the countryside should be resisted'. Elkesley is classed as a rural settlement and the current illegal encampment dominates the residents who live closest. A land owner has held consultations with BDC regarding a proposed housing development that would abut the traveller site and was told that fencing and earth bunds could be used to screen them. This contradicts paragraph 6 | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |
| Representation Reference: 2045831.3 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Supporting text Paragraph 7.20.7 | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: The infra-structure is unsuitable for the size of vehicles that would have to travel on the (unadopted?) single lane track: not only the long and wide caravans but also the service vehicles such as refuse lorries and potentially emergency vehicles. Recent applications for housing developments required the road to be widened as part of the granting of the application. Made an enquiry about setting up a small commercial caravan site where the travellers reside and was told that 'there is absolutely no way that it would ever be granted permission'. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |
| Representation Reference: 2045837.1 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Supporting text Paragraph 7.20.8 | Legal compliance and soundness: Plan is not legally compliant or sound. | Comments: The current traveller site does not have any planning application associated with it. It does not have a license and therefore the site should be viewed as illegal. The facilities that are on site are not suitable for the residents and understand that illegal access | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. The site does not |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Plan complies with the Duty to Cooperate. | has been made to a water supply. Believe that there is no electrical supply or mains sewerage connection. | | currently benefit from planning permission and is therefore unauthorised but not illegal. Officers have visited the site on several occasions and the site is kept tidy and the owners have always been helpful. Historically, the site was in use as a military camp and does benefit from a mains sewerage connection with a Severn Trent mains sewer in close proximity. If the water supply has been accessed illegally this is a matter that should be reported to the relevant water authority. Whilst the site does not have an electricity supply at this time, it appears that overhead power lines on Brough Lane could provide a supply to the site. |
| Representation Reference: 2045837.2 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Policy Point 1 | Legal compliance and soundness: Plan is not legally compliant or sound. | Comments: 'Land at Elkesley for 9 additional pitches'. There are currently around 20 vans on the site, BDC have taken no action when the first one appeared and assume they will take no action when the number rises to | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Plan complies with the Duty to Cooperate. | whatever level that stay there. As this is not a current site it should have a current availability of 0; if it is granted permission then BDC should reduce the number of pitches down to 9 | | the Local Highways Authority. |
| Representation Reference: 2045871.3 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Policy Point 2 GT006 | Legal compliance and soundness: Plan is not legally compliant or sound. Plan complies with the Duty to Cooperate. | Comments: The Elkesley site is not within a settlement boundary There is no health provision within Elkesley The number of vans is in effect an increase of approximately 8% on the housing within Elkesley - greater than the housing allocation we have been allocated. There is an impact on the community; human excrement, excessive speed, underage drivers have all been identified on a number of occasions. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |
| Representation Reference: AD-NRF019.1 Name: Elkesley Parish Council | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) sub section v. – GT006 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The Parish Council object in the strongest terms to the proposed allocation of GT006 as a gypsy and traveller site as proposed on the basis that the site does not constitute sustainable development. It is 1) outside the development boundary of Elkesley village 2) accessible from Brough Lane a single-track lane that is unsuitable to accommodate the vehicular movements that accrue from the location of 9 pitches 3) indicated to be in an area at high risk of surface water run off 4) has previously been refused permission on the grounds of its unsuitably for one motor home – nothing has changed 5) that | Suggested changes: Request that the site is removed from the Local Plan and enforcement action is taken to remove the unauthorised encampment. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | the proposed allocation of GT006 is contrary to the 2015 guidance on Planning Policy for Travellers Sites 6) that the assumption in the Local Plan Addendum that the sight can be 'formalised' is contrary to the usual site assessment process that considers the suitability of sites for land use planning purposes. GT006 is contrary to national and local policy and does not constitute sustainable development. The site is in the open countryside, access from Brough Lane is evidently inadequate and the site is at risk of flooding. BDC have not undertaken a thorough site assessment and seek through the site allocation process to formalise the use of the land even though that use is unsuitable. | | |
| Representation Reference: AD-NRF019.2 Name: Elkesley Parish Council | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) sub section v. – GT006 – access into the site | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Inadequate Access from Brough Lane - is a Byway open to all Traffic (BOAT) which is defined as 'A way where there is a right for vehicular and all other traffic, but the way is used mainly for the purposes for which footpaths and bridleways are used. In 2014 planning permission was refused (14/00710/FUL) for the use of a site for one motor home. The proposed residential use does not fall within any of the defined exceptional circumstances and the access arrangements to the site are unacceptable in highway safety terms. Would be contrary to existing local and national planning policies and the principle is not acceptable. The highway authority commented as follows 'the | Suggested changes: Request that the site is removed from the Local Plan and enforcement action is taken to remove the unauthorised encampment. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>highway authority have objected to the proposed development on Highway safety grounds due to the inadequate access width, no street lighting, no pedestrian facilities and no passing places.’</p> <p>In 2016 planning permission was won on appeal for the erection of 4 dwellings on the eastern edge of Brough Lane. The proposed site allocation GT006 is contrary to national and local policy and does not constitute sustainable development. The site is in the open countryside, access from Brough Lane is evidently inadequate and the site is at risk of flooding. BDC have not undertaken a thorough site assessment and seek through the site allocation process to formalise the use of the land even though that use is unsuitable.</p> | | |
| Representation Reference: AD-NRF019.3 Name: Elkesley Parish Council | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) sub section v. – GT006 – located outside the development boundary | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Image 5 and 6 show that the site is in the open countryside, 210m from the edge of the village in the open countryside. Development in the open countryside is contrary to national and local policy. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. This site is not considered to be sustainable. The proposed site allocation GT006 is contrary to national and local policy and does not constitute sustainable development. The site is in the open countryside, access from Brough Lane is evidently inadequate and the site is at risk of flooding. BDC have not undertaken a thorough site | Suggested changes: Request that the site is removed from the Local Plan and enforcement action is taken to remove the unauthorised encampment. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | assessment and seek through the site allocation process to formalise the use of the land even though that use is unsuitable. | | |
| Representation Reference: AD-NRF019.4 Name: Elkesley Parish Council | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) sub section v. – GT006 – site in area of flood risk | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Image 7 is taken from the Environment Agency’s surface water flood risk mapping. Image 8 is the site overlaid with the flood risk map.2 and shows that the site is located in an area of high risk of flooding. This is contrary to the planning policy for travellers 2015 guidance which at para 13a) specifically advises local planning authorities to ensure that their policies ‘do not locate sites in areas at high risk of flooding ... given the particular vulnerability of caravans. The proposed site allocation GT006 is contrary to national and local policy and does not constitute sustainable development. The site is in the open countryside, access from Brough Lane is evidently inadequate and the site is at risk of flooding. BDC have not undertaken a thorough site assessment and seek through the site allocation process to formalise the use of the land even though that use is unsuitable. | Suggested changes: Request that the site is removed from the Local Plan and enforcement action is taken to remove the unauthorised encampment. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |
| Representation Reference: AD-NRF019.5 | Refers to: GTAA November 2019 and GTAA | Legal compliance and soundness: Legal compliance, Soundness and | Comments: The GTAA November 2019 makes no reference to the Brough Lane site. The GTAA Update Addendum November 2021 includes an assessment on page 2 | Suggested changes: Request that the site is removed from the Local Plan and enforcement | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Elkesley Parish Council | Update Addendum November 2021 – site assessment process of GT006 | Compliance with the Duty to Cooperate not specified. | 'Implications of potential Land Supply on meeting need identified in the 2019 GTAA.' Brough Lane is listed as a site that needs 'formalising'. This approach is taken forward in the Local Plan Addendum. Brough Lane is an unauthorised encampment. The Parish Council have raised concerns about the suitability of Brough Lane as an access road. This was seen in the planning conditions required by highways to secure the permission for the 4 bungalows 50 metres along Brough Lane. It is expected that this should be a requirement for the allocation of 9 pitches 200 meters further along Brough Lane. Do not think that an appropriate site assessment has been undertaken regarding the suitability of the site. The 2015 planning policy for travellers advises that 'criteria should be set to guide land supply allocations where there is identified need.' Rather, because it has been in use since 2017 BDC seek only to 'formalise' this use. Ask BDC to take enforcement action against the unauthorised encampment but they have failed to do so. Because the site is being used as a Gypsy and Traveller Site does not mean it is suitable for such use. The proposed site allocation GT006 is contrary to national and local policy and does not constitute sustainable development. The site is in the open countryside, access from Brough Lane is evidently inadequate and the site is at risk of | action is taken to remove the unauthorised encampment. | information received from the Local Highways Authority. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | flooding. BDC have not undertaken a thorough site assessment and seek through the site allocation process to formalise the use of the land even though that use is unsuitable. | | |
| Representation Reference: AD-NRF022.2 Name: Environment Agency | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Note that two new sites have been added into the Local Plan. Both sites are situated in flood zone 1. These developments should ensure that connection to existing mains sewers is undertaken where it is shown to be feasible to do so. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority and amends Policy ST32 h). It is considered that this addresses the matter identified. |
| Representation Reference: AD-NRF023.1 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section b) sub section v. – GT006 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Wish to formal object to the proposed site in the village of Elkesley. | Suggested changes: Please take this as my formal objection to this proposal for the traveller site at Elkesley. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |
| Representation Reference: AD-NRF026.1 Name: Resident | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1. Section | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to | Comments: This is my formal objection to the planned traveller site at Brough Lane. A traveller site would clearly have an effect on the 6 houses on forest road - which is a private road with farm tracks leading to elkesley. the river poulter and woods support a huge | Suggested changes: Understand travellers need to have somewhere to live but the impact on people environment and | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | b) sub section v. – GT006 | Cooperate not specified. | amount of wildlife (there's a reed bed area which is rich in nature and species) and the potential for fly tipping, impact on the river course as well as noise, trespass and disturbance in what is quiet, safe surroundings - as well as the impact on traffic is great. Already have a business that has increased the number of cars and people stopping on what is a private road (anglia water) and although this is being contained, a traveller site potential for damage to the area, wildlife and disturbance is one that can't be. Strongly object to this application. | wildlife is too great at this proposed location. | the Local Highways Authority. |
| Representation Reference: AD-REF019.1 Name: Savills on behalf of landowners | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1 section b) subsection vi. GT006 | Legal compliance and soundness: Plan is unsound and is not legally compliant. Compliance with Duty to Cooperate not specified. | Comments: Object to draft allocation ref: GT006 for reasons including, but not limited to, the site not being sequentially preferable given its location outside of the development boundary of Elkesley and the significant access constraints in respect of Brough Lane (unsuitable and unsafe). | Suggested changes: The proposed site allocation ref: GT006 cannot be supported. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |
| Representation Reference: AD-REF019.2 Name: Savills on behalf of landowners | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1 section b) subsection vi. GT006 | Legal compliance and soundness: Plan is unsound and is not legally compliant. Compliance with Duty to | Comments: The above planning application was refused permission on the grounds that the access was unacceptable in highway safety terms (ref: 14/00710/FUL). The associated planning conditions attached by the Inspector required the applicant to upgrade 55.38m of Brough Lane to facilitate access to the proposed 4 no. dwellings. Site ref: GT006 is | Suggested changes: The proposed site allocation ref: GT006 cannot be supported. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Cooperate not specified. | located significantly further along Brough Lane, measuring c. 270m west of the land. The proposed allocation seeks to provide a total of 9 caravan pitches and does not include any upgrades to Brough Lane as part of the allocation. The proposed allocation seeks to intensify the use of the existing site with no regard to highways safety despite previous concerns raised by both BDC Highways Officers and the Planning Inspector. The proposed allocation undermines the wider planning process and cannot be supported. | | |
| Representation Reference: AD-REF019.3 Name: Savills on behalf of landowners | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1 section b) subsection vi. GT006 | Legal compliance and soundness: Plan is unsound and is not legally compliant. Compliance with Duty to Cooperate not specified. | Comments: Object to proposed allocation of site ref: GT006 specifically against points B, C, E, F and G of Draft Policy ST 32 in the emerging Local Plan. These seek to demonstrate and explain the approach undertaken to inform the selected draft allocations for Traveller and Gypsy sites across the region. Point B – Not located within a Sequentially Preferable Location: The site is not within the development limits of Elkesley, nor does it adjoin the current development limits of the village, and as such the site should be classed as an ‘out of settlement’ site, which is noted as the least preferred location for development as per Draft Policy ST 32. This is confirmed through the ‘Land Availability Appendices’ which describes the site as “Countryside to all sides. 150 metres away from Elkesley” confirming the site as ‘out of settlement’. Development in this location | Suggested changes: The proposed site allocation ref: GT006 cannot be supported. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | is considered to be unsustainable and not in line with local or national policy. Draft Policy ST32 states that out of settlement sites should only be considered if alternative suitable sites within / adjoining the settlement limits are not available and even then such sites should be “evidenced by a sequential assessment”. It is our understanding that a sequential test has not been undertaken to justify development on the proposed site ref: GT006 as required by part B of Policy ST32 and the proposed allocation contradicts said policy. This is concerning whereby the detailed draft policies contradict one another. It is considered extremely unlikely that there are no alternative suitable sites across Bassetlaw, either within the development boundary of a settlement or in an edge of settlement location. A sequential test should be undertaken to explore alternative suitable locations prior to proceeding with draft allocation ref: GT006. The draft allocation is not considered to be supported by adequate background evidence and the proposed allocation contradicts other draft policies within the emerging Local Plan. | | |
| Representation Reference: AD-REF019.4 | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1 section | Legal compliance and soundness: Plan is unsound and is not legally compliant. | Comments: The Environment Agency’s Surface Water Flood Risk Map demonstrates that the proposed site ref: GT006 is located in an area at high risk of flooding The proposed location of site ref: GT006 is contrary to the planning policy for travellers 2015 guidance | Suggested changes: The proposed site allocation ref: GT006 cannot be supported. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Savills on behalf of landowners | b) subsection vi. GT006 | Compliance with Duty to Cooperate not specified. | which at para 13a) advises local planning authorities ensure that their policies 'do not locate sites in areas at high risk of flooding ... given the particular vulnerability of caravans'. The proposed location contradicts national and policy planning policy. | | the Local Highways Authority. |
| Representation Reference: AD-REF019.5 Name: Savills on behalf of landowners | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1 section b) subsection vi. GT006 | Legal compliance and soundness: Plan is unsound and is not legally compliant. Compliance with Duty to Cooperate not specified. | Comments: Point E – Access to Services: site GT006 is located outside of a Small Rural Settlement, as categorised in the emerging Local Plan. Whilst this allows access to existing services and facilities within Elkesley, including a primary school, open space, and a bus service, the village does not provide access to health services, as required within part E) of Policy ST32. This contradicts national policy (PPTS)(2015) paragraph 4 which states "to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure". | Suggested changes: The proposed site allocation ref: GT006 cannot be supported. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |
| Representation Reference: AD-REF019.6 Name: Savills on behalf of landowners | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1 section b) subsection vi. GT006 | Legal compliance and soundness: Plan is unsound and is not legally compliant. Compliance with Duty to Cooperate not specified. | Comments: Point F – Scale Disproportionate to Existing Community: GT006 relates to the provision of nine pitches. The national Government 'Designing Gypsy and Traveller Sites' states "an average family pitch must be capable of accommodating an amenity building, a large trailer and touring caravan, (or two trailers)" (paragraph 7.12). It also states "some Gypsies and Travellers often have larger than average families" (paragraph 7.8), and suggests that these needs should be determined by the local | Suggested changes: The proposed site allocation ref: GT006 cannot be supported. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>authority. The BDC's Gypsy and Traveller Accommodation Needs Assessment (paragraph 5.6), "Household size on each pitch varied between 1 person and 10 persons". National guidance and BDC assessment suggests a pitch, on average, will accommodate more people and space than an average dwelling in comparison. Elkesley is a village which accommodates circa. 822 people (2011 census), of 328 dwellings (BDC's Unique Property Reference Number database 2018), and is a 'Small Rural Settlement' in the emerging Local Plan. As point F states, new traveller sites should: "be of a scale that is appropriate to local character, its local services and infrastructure and would not dominate the nearest settled community". Considering the number of extra persons brought by the proposed nine pitches in the wider Elkesley area, GT006 could be deemed as inappropriate to the local character of the area and would dominate the nearest settled community. It is considered to be disproportionate to the nearby village. This is supported through national policy in the PPTS which states "local planning authorities to have due regard to the protection of local amenity and local environment" (paragraph 4); and, "relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density" (paragraph 10). Not sufficiently considered the potential effects of a new traveller</p> | | |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | site on the Elkesley area in respect of adverse impacts on the intrinsic nature of the settlement. This contradicts both local and nationally policy. | | |
| Representation Reference: AD-REF019.7 Name: Savills on behalf of landowners | Refers to: Policy ST32: Sites for Gypsies and Travellers – Point 1 section b) subsection vi. GT006 | Legal compliance and soundness: Plan is unsound and is not legally compliant. Compliance with Duty to Cooperate not specified. | Comments: Point G - Access and Highways: the existing vehicular access to the site via Brough Lane, is considered to be unsatisfactory. Brough Lane is categorised as a 'Byway open to all Traffic' (BOAT) The highway issues in respect of Brough Lane are well established and have been highlighted in previous planning applications including an application refused on GT006 as well as the approved consent for 4 residential dwellings on Brough Lane. Both confirmed on-going issues from a highways and safety perspective. It cannot be denied that vehicular access on Brough Lane is unacceptable in highway safety terms and is insufficient to serve the proposed 9 pitches. This is important noting the above Point F which confirms the anticipated number of residents which may result from the 9 caravan pitches proposed. The evidence base does not support the proposed allocation ref; GT006. | Suggested changes: The proposed site allocation ref: GT006 cannot be supported. | Officer comments: The May 2022 Second Addendum withdraws GT006 from the Local Plan following information received from the Local Highways Authority. |

Local Character and Distinctiveness

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF001.8 Name: Natural England | Refers to: Policy ST40 Biodiversity and Geodiversity – Paragraphs 8.6.7 to 8.6.17 Recreational Disturbance Avoidance and Mitigation Strategy | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Paragraphs 8.6.7 to 8.6.17 – Natural England strongly supports the inclusion of these additional paragraphs which clearly set out the requirements for a Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) to address identified recreational impacts at Clumber Park. Look forward to continuing to work with the partnership group to establish a strategic solution. Prior to the adoption of the RAMS Natural England have advised that interim measures could be followed as set out in paragraph 8.6.17. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for the recreational impact assessment and the recommended mitigation. Consequently, the May 2022 Second Addendum amended Policy ST40 (and deleted Policy ST40A introduced to address this matter in the January 2022 Addendum), in accordance with Natural England’s advice. The content of the recreational impact assessment has been agreed through discussions with partners including Natural England and forms part of the Local Plan evidence base. This is evidenced by a statement of common ground. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF022.1 Name: Environment Agency | Refers to: Policy ST40 Biodiversity and Geodiversity – Supporting text Paragraphs 8.6.26 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Welcome that the Local Plan has been updated to include the reference to the Environment Bill receiving Royal Assent which provides further certainty in requiring developers to provide a minimum of 10% biodiversity net gain. Opportunities to provide more than the minimum requirement should be encouraged through all development. Opportunities for multifunctional environmental benefits are encouraged to be looked at through green and blue infrastructure. In the cases where offsetting is required for biodiversity net gain and carbon mitigation, opportunities should also be explored to provide these multifunctional benefits such as natural flood management, and improvements to water quality. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF035.1 Name: P&DG on behalf of Welbeck Estates | Refers to: Policy ST40: Biodiversity and Geodiversity | Legal compliance and soundness: Legal compliance, and Compliance with the Duty to Cooperate not specified. Plan is unsound. | Comments: Note that the Addendum has introduced an additional Policy ST40 and ST40A as a result of the emerging Environment Bill. 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. Oppose | Suggested changes: 'National Designations c)' 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 | Officer comments: The May 2022 Second Addendum amends Policy ST40 C) which relates to SSSIs. It is considered that this addresses the matter raised. Part 6 of the Environment Act 2021 is expected to come into force in November 2023. So that the Local Plan does not become out of date Policy |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>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. Approach does not distinguish between development within the buffer zone that may be contributing willingly towards creating new recreational opportunities or strategic scale development where it may already include requirements for open space and recreational provision. A blanket approach is not appropriate and suggest a revision to the policy to cater for such exceptions. It cannot be a sound proposal to require 10% NBG 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.</p> | <p>buffer zones will be refused other than in wholly exceptional circumstances. All proposals should seek to protect and enhance these features wherever possible.” This is not sufficiently proactive in supporting where proposals have made efforts to mitigate any direct or indirect impacts and these should be explained further after ‘wholly exceptional circumstances’.</p> <p>Paragraph 180 b) of the National Planning Policy Framework (NPPF). The policy should be reworded in conformity with the NPPF to ensure soundness.</p> | <p>ST40 includes the requirement. It is considered that the assumptions used in the Whole Plan Viability Assessment 2022 relating to biodiversity net gain are appropriate, and demonstrate that net gain can be achieved as part of a financially viable scheme. The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for the recreational impact assessment and the recommended mitigation. Consequently, the May 2022 Second Addendum amended Policy ST40 (and deleted Policy ST40A introduced to address this matter in the January 2022 Addendum), in accordance with Natural England’s advice. The requirement for an associated financial contribution has therefore also been withdrawn.</p> |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF001.9 Name: Natural England | Refers to: Policy ST40A Recreational Disturbance Avoidance and Mitigation Strategy | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Natural England supports the inclusion of the additional wording which sets out the requirements for a RAMS. | Suggested changes: Have the following specific comments: 1. Advises in the first bullet point that reference should also be made to evidence contained in the Recreational Impact Assessment for Clumber Park SSSI. 2. Suggest that the Recreational Impact Assessment for Clumber Park SSSI is specifically referred to. The HRA would not be relevant to areas of the Clumber Park SSSI which are outside of the Sherwood ppSPA areas. Reference should therefore be made to evidence that specifically refers to the SSSI designation. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for the recreational impact assessment and the recommended mitigation. Consequently, the May 2022 Second Addendum amended Policy ST40 and deleted Policy ST40A introduced to address this matter in the January 2022 Addendum, in accordance with Natural England's advice. |
| Representation Reference: AD-NRF009.5 Name: Severn Trent | Refers to: Policy ST40A: Recreational disturbance Avoidance and Mitigation Strategy (RAMS) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: In relation to Policy ST40A: Recreational disturbance Avoidance and Mitigation Strategy (RAMS); Severn Trent undertakes a number of projections to reduce the impact of our WwTW and Sewerage Network have on the environment these part of a regional programme with the Environment Agency to ensure that the most important risks are prioritised and the commitment equates to a fair share of | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for the recreational impact assessment and the recommended mitigation. Consequently, the May 2022 Second Addendum amended Policy ST40 and deleted |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | the improvement needs to meet WFD (Water Framework Directive). The implementation of Policy ST40A should not prevent the continued operation of our systems or require improvements over and above what is agreed through current programmes. | | Policy ST40A introduced to address this matter in the January 2022 Addendum, in accordance with Natural England's advice. |
| Representation Reference: 2049904.6 Name: Sheffield City Council | Refers to: Policy ST40: Biodiversity and Geodiversity – Support text Paragraphs 8.67 to 8.6.17 | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not indicated. | Comments It's noted that paragraph 8.6.8 refers to Recreational Impact Assessments being undertaken for Clumber Park SSSI and for Birklands and Bilhaugh SAC/Sherwood Forest NNR. It's disappointing to note that despite a large part of Sheffield lying within the identified "zone of influence" in the Clumber Park Recreational Impact Assessment, no discussions or consultations have taken place with SCC Planning regarding this work. Were not contacted about this report until 3 February 2022, 4 weeks in to the 6 week consultation period – this does not give us sufficient time to properly consider the report and its findings. Seeking comments from our Parks and Ecology officers, but these may not be received before the deadline of 17 February. Urge that in order for this aspect of the | Suggested changes: It's also noted that the Recreational Impact Assessment is a draft report so presumably this further work can be accommodated? | Officer comments: The draft zone of influence was only confirmed with Natural England in the Christmas period. Prior to that the emerging findings had no impact on Sheffield. At the earliest possible point, officers had a Duty to Cooperate meeting with Sheffield City Council on 25 January 2022 and had a full discussion about the potential implications of the emerging evidence and next steps. The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for the recreational impact assessment and the |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | Plan to be considered sound, discussions with SCC and others as appropriate need to commence now so that the necessary strategic solution can be found. | | recommended mitigation. Consequently, the May 2022 Second Addendum amended Policy ST40 and deleted Policy ST40A introduced to address this matter in the January 2022 Addendum, in accordance with Natural England's advice. |
| Representation Reference: 2049904.8 Name: Sheffield City Council | Refers to: Policy ST40A: Recreational disturbance Avoidance and Mitigation Strategy (RAMS) | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not indicated. | Comments: This new policy is based on new evidence published as part of the Addendum consultation, the 'Clumber Park SSSI Recreational Impact Assessment'. The policy and the evidence will potentially have financial and viability impacts on Sheffield, so it is disappointing that there has been no earlier informal consultations or discussions between the two authorities as part of ongoing Duty to Cooperate arrangements. Despite Bassetlaw leading on the Study and including a number of adjacent authorities in their partnership working, unfortunately it appears that there are local authorities which are covered at least in part by the identified "zone of influence" have had no part in any discussions about the | Suggested changes: New residential development within the Clumber Park SSSI Zone of Influence and/or the Birklands and Bilhaugh SAC/Sherwood Forest NNR Zone of Influence that fall within Bassetlaw District 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. Prior to the completion of a long term strategic solution, the Council will negotiate bespoke site-specific mitigation from all residential development of 50 or more dwellings in the Bassetlaw | Officer comments: The draft zone of influence was only confirmed with Natural England in the Christmas period. Prior to that the emerging findings had no impact on Sheffield. At the earliest possible point, officers had a Duty to Cooperate meeting with Sheffield City Council on 25 January 2022 and had a full discussion about the potential implications of the emerging evidence and next steps. The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>Study and were not even aware until recently. As this Study informs the Addendum to the Local Plan, there should be a proper, collaborative approach involving all relevant local authorities and other partners, including the appropriate officers from different Services. There will be financial and viability implications on sites in Sheffield and it does not appear that this has been considered. Given the lack of consultation question whether this policy can be considered 'sound' and so object to this element of the Addendum and suggest alternative wording that will make it clear the policy would not apply to Sheffield. Section 2 states: "2. 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</p> | <p>District only that fall within the identified Clumber Park SSSI zone of influence, as evidenced by the project level Habitats Regulations Assessment for each proposal. More clarification, delivery mechanisms and definitions are required to support Policy ST40A. Following discussions with officers from Bassetlaw on 14 February 2022, it was agreed that, as well as the need to reword the Policy, further clarification was required on the Policy and role of the supporting evidence, particularly the Clumber Park Recreational Impact Assessment. Specifically:-</p> <ul style="list-style-type: none"> • There should be an acceptance that policy ST40A is still a 'work in progress' and Natural England are amenable to further modifications to the policy and supporting text. • There needs to be a specific agreement to develop the RIA (that is still draft) and RAMS in cooperation with all the other local authorities within the identified Zone of Influence (Zoi). • The draft plan should recognise that the approach is still developing and | <p>the recreational impact assessment and the recommended mitigation. Consequently, the May 2022 Second Addendum amended Policy ST40 and deleted Policy ST40A introduced to address this matter in the January 2022 Addendum, in accordance with Natural England's advice.</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | identified by the relevant strategic RAMS.” This requirement as currently worded would include development within a large part of the south-east of Sheffield shown on the attached plan including Mosborough, Woodhouse, Handsworth, Intake and Darnall. Section 3 of the Policy states: “Prior to the completion of a long term strategic solution, the Council will negotiate bespoke site-specific mitigation from all residential development of 50 or more dwellings in the district within the identified Clumber Park SSSI zone of influence, as evidenced by the project level Habitats Regulations Assessment for each proposal.” It appears that the intention is for this section of the policy to apply to Bassetlaw only. | the Final Report for Submission will focus on contributions from new housing development in Bassetlaw and Newark & Sherwood only. • A further explanation is required of the approach to “proportionate financial contributions” and how that might impact on the more peripheral areas in the Zol. | |
| Representation Reference: AD-NRF034.4 Name: Rotherham Borough Council | Refers to: Policy ST40A: Recreational disturbance Avoidance and Mitigation Strategy (RAMS) | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The new policy ST40a follows on from Habitats Regulations Assessment Screening Assessment and Appropriate Assessment, and the Recreational Impact Assessments now on the Clumber Park SSSI and the Birklands and Bilhaugh SAC/Sherwood Forest National Nature Reserve (NNR). The Council previously raised concerns about the | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | 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. | | |
| Representation Reference: AD-NRF035.2 Name: P&DG on behalf of Welbeck Estates | Refers to: Policy ST40A: Recreational disturbance Avoidance and Mitigation Strategy (RAMS) | Legal compliance and soundness: Legal compliance, and Compliance with the Duty to Cooperate not specified. Plan is unsound. | Comments: Policy ST40A paragraph 3 states 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. Insufficient provision of any exceptional circumstances have been provided. | Suggested changes: This should only be proportionately sought if the development proposal is a) identified in (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 considered to be sound. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for the recreational impact assessment and the recommended mitigation. Consequently, the May 2022 Second Addendum amended Policy ST40 and deleted Policy ST40A introduced to address this matter in the January 2022 Addendum, in accordance with Natural England's advice |
| Representation Reference: AD-REF021.4 Name: National Trust | Refers to: Policy ST40A – Recreational disturbance Avoidance and Mitigation | Legal compliance and soundness: Legal compliance, and Compliance with the Duty to | Comments: Support Policy ST40A in principle, subject to assurances from the Council about the early progress and adoption of a Supplementary Planning Document containing RAMS for Clumber Park SSSI. | Suggested changes: Cross check Policies ST40, ST40A, supporting text and evidence base for consistency when referring to various national and international wildlife sites that are mentioned. Clarify which | Officer comments: The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | Strategy (RAMS) – Supporting text Paragraphs 8.6.17 and 8.6.9 | Cooperate not specified. Plan is unsound. | Welcome the commitment to mitigation of the recreational impact on Clumber Park SSSI associated with new residential development in the plan area. Part 3 of the policy is important as the preparation of a RAMS to inform Part 2 will require collaborative working and may take some time, particularly bearing in mind that paragraph 8.6.17 states that this will be formally adopted by the Council as a Supplementary Planning Document. Part 3 is currently unclear and therefore requires re-drafting. Where the policy refers to ‘the completion of a long term strategic solution’ this should more explicitly refer to the ‘adoption of a Supplementary Planning Document containing RAMS’. Where the policy refers to ‘residential development of 50 or more dwellings’ this should be clarified to ensure that larger sites cannot be split and considered as less than 50 dwellings. The mitigation is expected to be evidenced within ‘the project level Habitats Regulations Assessment for each proposal’. This is problematic because the trigger for a shadow HRA contained within Policy | designations are subject to shadow HRA and which are subject to RAMS. Suggestions for changes to the wording of Part 3 are as follows: “3. Prior to the completion of a long term strategic solution <u>adoption of a Supplementary Planning Document containing a RAMS</u> , the Council will negotiate bespoke site-specific mitigation <u>and/or financial contributions</u> from all residential development <u>sites with capacity for</u> of <u>50 or more dwellings across the whole site (whether brought forward as a whole or in parts)</u> in the district within the identified Clumber Park SSSI zone of influence <u>and/or Birklands and Bilhaugh SAC/Sherwood Forest NNR Zone of Influence, as evidenced by the project level Habitats Regulations Assessment for each proposal. This will be informed by outline costings for mitigation measures and benchmarked against similar strategic RAMS in other districts.</u> ” | the recreational impact assessment and the recommended mitigation. Consequently, the May 2022 Second Addendum amended Policy ST40 and deleted Policy ST40A introduced to address this matter in the January 2022 Addendum, in accordance with Natural England’s advice. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | ST40(b) is that it is within a 5km buffer zone of Sherwood Forest ppSPA. Clumber Park SSSI is not an international site and is not subject to the Habitats Regulations, while its main recreational zone of influence is stated to be 24.7km. Neither an HRA nor a 5km zone are likely to adequate as a mechanism for supporting negotiations on developer contributions. There is a discrepancy in Part 2 of the policy which refers to Birklands and Bilhaugh SAC being subject to RAMS, whereas paragraph 8.6.9 of the supporting text appears to contradict this stating that there is no requirement for a RAMS for Birklands and Bilhaugh SAC. | | |

Greening Bassetlaw

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-REF002.1 Name: Enso Energy Limited | Refers to: Policy ST51: Renewable Energy Generation Point 3 | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with Duty to Cooperate not specified. | Comments: It is considered that Policy ST51 is not consistent with the NPPF. Policy ST51(3) requires renewable energy schemes outside of the 'Area of Best Fit' "to demonstrate an operational and/or economic need for the development in that location". The requirement to demonstrate need is contrary to the NPPF which states: "158. When determining planning applications for renewable and low carbon development, local planning authorities should: a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas." NPPF paragraph 158 a) is clear there is no requirement for applicants within individual planning application to demonstrate need, of any kind (either locationally, operationally or | Suggested changes: Remove the requirement for renewable energy schemes outside of the 'Area of Best Fit' "to demonstrate an operational and/or economic need for the development in that location" as follows (text deleted. text added): 3. Outside the Area of Best Fit, development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy including community energy schemes will <u>be supported in principle and</u> expected to demonstrate an operational and/or | Officer comments: It is acknowledged that a proposed suggested change to Policy ST51 will ensure consistency with national policy and will address the matter: 1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy will be supported in principle at the Area of Best Fit at the former High Marnham power station site, as identified on the Policies Map as a result of the ability of on site development to connect to the on-site national electricity grid infrastructure. 2. Proposals for renewable energy development on land at the Area of Best Fit should deliver a scheme in accordance with an agreed masterplan framework, relevant supporting technical assessments, delivery strategy and phasing plan for the site in accordance with Policy |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | economically), for renewable energy development. Policy ST51(3) is unsound in this regard. National Policy Statement (NPS) for Energy further set out there is no requirement to demonstrate need. Consideration of economic need (and viability) is a matter of the applicant as to whether an electricity grid connection can be achieved from the location of a proposed development. It is not necessary for a connection to be “on-site”, only proximate. The draft Policy ST51 should focus on environmental impacts from any connection to the electricity grid which can be assessed through applications. | economic need for the development in that location, and the satisfactory resolution of <u>satisfactorily resolve in the overall planning balance</u> all relevant site specific and cumulative impacts that the scheme could have on the area, taking into account operational and approved developments, as well as any proposed intensification to operational or approved proposals. An assessment should address cumulative visual and landscape impacts, as well as heritage, hydrology, | ST58, and other relevant policies in this Plan. 3. Outside the Area of Best Fit, 1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy, including community energy schemes, will be supported and expected to demonstrate an operational and/or economic need for the development in that location, and the satisfactory resolution of all relevant site specific and cumulative impacts that the scheme could have on the area, taking into account operational and approved developments, as well as any proposed intensification to operational or approved proposals. An assessment should address cumulative visual and landscape impacts, as well as heritage; air and water quality , hydrology and hydrogeology; best and most versatile agricultural land ; |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | <p>hydrogeology, ecology, traffic and transport, noise, recreation and local amenity impacts.</p> <p>5. A decommissioning programme, <u>applied by a Condition to any planning permission granted</u>, will be required to demonstrate the effective restoration of land and/or buildings to their original use (such as agriculture) and condition three years after cessation of operations.”</p> | <p>ecology; traffic and transport; noise, light, glare, smell, dust, emissions or flicker; recreation and local amenity impacts.</p> <p>2.All renewable energy development will be expected to provide details of the expected power generation based upon yield or local self-consumption to enable effective monitoring of the district’s contribution to the national zero carbon targets.</p> <p>3.A decommissioning programme applied by a Condition to any planning permission granted will be required to demonstrate, where relevant the effective restoration of land and/or buildings to their original use (such as agriculture) and condition three years after cessation of operations.</p> |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-REF002.2 Name: Enso Energy Limited | Refers to: Policy ST51: Renewable Energy Generation – Paragraphs 10.2.10 and 10.2.11 | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with Duty to Cooperate not indicated. | Comments: There is no criteria provided within Policy ST51 which outlines why the single ‘Area of Best Fit’ is identified at the former High Marnham power station alone. The supporting paragraphs 10.2.10 and 10.2.11 detail that the ‘Area of Best Fit’ recognises the sites former use, ability to directly connect to the existing on-site electricity grid and make use of existing transmission infrastructure on brownfield land. These do not form a criteria. Any criteria detailed would be expected to be applicable to all subsequent sites/applications to be consistent with the NPPF paragraph 158 b) where a plan has identified an area (note NPPF states “areas”) to be suitable. While paragraphs (such as 10.2.12 and 10.2.14) detail that other locations within the District “will be suitable” this is not sufficient without clarification in the Policy ST51 wording, nor does it provide criteria (as required though paragraph 158 b) which can assess commercial scale proposals in areas not identified within the plan or the single ‘Area of Best Fit’. All sites, where impacts are (or can be made) acceptable, need to be supported in principle if national policy is to be achieved. Policy ST51(3) as worded does not provide the planning balance noted as being necessary in | Suggested changes: Remove the requirement for renewable energy schemes outside of the ‘Area of Best Fit’ “to demonstrate an operational and/or economic need for the development in that location”, as follows (text deleted. text added): 3. Outside the Area of Best Fit, development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy including community energy schemes will <u>be supported in principle and expected to demonstrate an operational and/or</u> | Officer comments: The 2022 Addendum proposed re-defining High Marnham as an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as follows will delete the area of best fit but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district. 1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy will be supported in principle at the Area of Best Fit at the former High Marnham power station site, as identified on the Policies Map as a result of the ability of on site development to connect to |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>paragraph 10.2.14. If only the 'Area of Best Fit' was developed during the proposed plan period up to 2038 the Council would not be taking the steps necessary to achieve climate change commitments or the achievement of national policy set out in the NPPF. Need is not a matter which is to be demonstrated. ST51 would not achieve the vision or strategic objectives set out in the Local Plan. In its current form the Policy ST51 could be utilised to prohibit development outside of all but the single 'Area of Best Fit' and not provide the necessary supportive policy required for renewable energy generation where need is not required to be demonstrated and assessed on a local level.</p> | <p>economic need for the development in that location, and the satisfactory resolution of satisfactorily resolve in the overall planning balance all relevant site specific and cumulative impacts that the scheme could have on the area, taking into account operational and approved developments, as well as any proposed intensification to operational or approved proposals. An assessment should address cumulative visual and landscape impacts, as well as heritage, hydrology,</p> | <p>the on site national electricity grid infrastructure. 2. Proposals for renewable energy development on land at the Area of Best Fit should deliver a scheme in accordance with an agreed masterplan framework, relevant supporting technical assessments, delivery strategy and phasing plan for the site in accordance with Policy ST58, and other relevant policies in this Plan. Outside the Area of Best Fit, 1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy, including community energy schemes, will be supported and expected to demonstrate an operational and/or economic need for the development in that location, and the satisfactory resolution of all relevant site specific and cumulative impacts that the scheme could have on the</p> |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | hydrogeology, ecology, traffic and transport, noise, recreation and local amenity impacts. 5. A decommissioning programme, <u>applied by a Condition to any planning permission granted</u> , will be required to demonstrate the effective restoration of land and/or buildings to their original use (such as agriculture) and condition three years after cessation of operations.” | area, taking into account operational and approved developments, as well as any proposed intensification to operational or approved proposals. An assessment should address cumulative visual and landscape impacts, as well as heritage; air and water quality , hydrology and hydrogeology; best and most versatile agricultural land ; ecology; traffic and transport; noise, light, glare, smell, dust, emissions or flicker ; recreation and local amenity impacts. 2.All renewable energy development will be expected to provide details of the expected power generation based upon yield or local self-consumption to enable effective monitoring of the district’s contribution to the national zero carbon targets. 3.A decommissioning programme applied by a Condition to any planning |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | permission granted will be required to demonstrate the effective restoration of land and/or buildings to their original use (such as agriculture) and condition three years after cessation of operations. |
| Representation Reference: AD-REF007.4 Name: Townplanning.co.uk | Refers to: Policy ST51: Renewable and Energy Generation – supporting text Paragraph 10.2.10 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: Policy ST51: Renewable and Low Carbon Energy Generation is supported in principle in identifying High Marnham as an ‘Area of Best Fit’. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF022.3 Name: Environment Agency | Refers to: Policy ST51: Renewable and Energy Generation – supporting text Paragraph 10.2.10 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Note that High Marnham is no longer classified as an allocation and is now deemed an ‘Area of Best Fit’ for future renewable energy creation. Whilst now not an allocation would highlight that when and if future development takes place on this site, appropriate remediation will need to be undertaken to ensure the protection of groundwater and surface water. The red line boundary for this area of best fit is surrounded by flood zones 2 and 3 and highlight that any | Suggested changes: High Marnham site boundary is either in close proximity to or encompasses a number of EA maintained assets including defence embankments on the Trent and Marham Drain (Ordinary Watercourse leading to the Trent), an outfall | Officer comments: Noted. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | future development should be kept out of these areas of fluvial flood risk. If future development is to be proposed in flood zones 2 and 3, then the sequential test and appropriate flood risk assessments will need to be undertaken to ensure development does not increase flood risk to the development or to others in line with the requirements of the NPPF. | from the Marham Drain to the Trent and a pump house (very Western side of site). Any future development plans will need to undertake early engagement with the EA, ensuring an 8m stand off from the defences and securing our access to these structures for inspection, maintenance and operation. | |
| Representation Reference: AD-NRF033.1 Name: Avison Young on behalf of National Grid | Refers to: Policy ST51: Renewable Energy Generation – Supporting text Paragraph 10.2.10 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Have identified that one or more proposed development sites are crossed or in close proximity to National Grid assets. See Energy Transmission asset descriptions in representation. | Suggested changes: Noted. | Officer comments: Noted. |
| Representation Reference: AD-NRF036.4 | Refers to: Policy ST51: Renewable Energy Generation | Legal compliance and soundness: Legal compliance, Soundness and Compliance with | Comments: From a Growth, Infrastructure and Development perspective: the amended Plan provides additional flexibility in delivery and add content related to low carbon | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Nottinghamshire County Council | | the Duty to Cooperate not specified. | development. Note that all references to High Marnham Green Energy Hub have been removed. 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 . | | |
| Representation Reference: AD-REF010.4 Name: Architectural Technologist Ltd | Refers to: Policy ST51: Renewable Energy Generation | Legal compliance and soundness: Plan is legally compliant but is unsound. Plan does not comply with the Duty to Cooperate. | Comments: Micro and medium scale commercial renewable energy generation etc should be more proactively promoted rather than the Best Fit proposal of both Cottam and High Marnham Power Stations, both of which are very large scale and require land owners agreement which may or may not be forthcoming, given their interests within the large scale energy markets. | Suggested changes: Smaller scale development for energy production, battery storage, EV charging facility, possible Hydrogen production etc should be promoted as these are the schemes that are more likely to be brought to fruition being more manageable and local in direction. | Officer comments: Policy ST51 promotes a positive approach to all types of renewable energy generation, and does not just apply to commercial scale schemes. |
| Representation Reference: AD-REF021.5 | Refers to: Policy ST51 – Renewable Energy Generation | Legal compliance and soundness: Legal compliance, and Compliance with the Duty to | Comments: Consider that the identification of the former High Marnham Power Station as an Area of Best Fit for Renewable Energy may be more appropriate than identifying the site as a | Suggested changes: Re-introduce the protections contained within in the Publication policy, along with flood | Officer comments: The 2022 Addendum introduced an area of best fit under Policy ST51. However, it is acknowledged that this may |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: National Trust | | <p>Cooperate not specified.</p> <p>Plan is unsound.</p> | <p>Green Energy Hub (as previously). This is on the basis that a scheme such as a low level solar PV development may be able to make good use of the existing grid connections without generating the levels of traffic on rural roads that may be associated with a more intensive employment generating use. Support Policy ST51 in principle. However, all of the requirements that are included in Part 3 of the policy relating to the impacts of the scheme should also be applied to the Area of Best Fit (High Marnham). The individual impacts of a site must be assessed as well as any cumulative impacts. The version of the Publication policy contained some useful provisions in this regard, which have drawn on in our suggested modifications.</p> | <p>risk and residential amenity, ensuring that they apply to the Area of Best Fit as well as other sites. For example: <u>Applications for all sites including the Area of Best Fit should demonstrate the satisfactory resolution of relevant impacts (including cumulative impacts) having regard to:</u> <u>a) location, setting, landscape and visual impacts;</u> <u>b) the historic environment, natural environment and ecology;</u> <u>c) best and most versatile agricultural land;</u> <u>d) air and water quality, hydrology and hydrogeology;</u></p> | <p>have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as follows will delete the area of best fit but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district. It is acknowledged that the criteria identified to assess applications would benefit from strengthening. Flood risk is covered more appropriately by Policy ST52 so is not re-visited by Policy ST51.</p> <p>1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy will be supported in principle at the Area of Best Fit at the former High Marnham power station site, as identified on the Policies Map as a result of the ability of on site</p> |

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| | | | | <p><u>c) impacts associated with noise, light, glare, smell, dust, emissions or flicker;</u> <u>d) traffic and transport;</u> <u>e) flood risk both on and off the site.</u></p> | <p>development to connect to the on-site national electricity grid infrastructure. 2. Proposals for renewable energy development on land at the Area of Best Fit should deliver a scheme in accordance with an agreed masterplan framework, relevant supporting technical assessments, delivery strategy and phasing plan for the site in accordance with Policy ST58, and other relevant policies in this Plan. Outside the Area of Best Fit, 1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy, including community energy schemes, will be supported and expected to demonstrate an operational and/or economic need for the development in that location, and the satisfactory resolution of all relevant site specific and cumulative impacts that the</p> |

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| Name: | | | | | <p>scheme could have on the area, taking into account operational and approved developments, as well as any proposed intensification to operational or approved proposals. An assessment should address cumulative visual and landscape impacts, as well as heritage; air and water quality, hydrology and hydrogeology; best and most versatile agricultural land; ecology; traffic and transport; noise, light, glare, smell, dust, emissions or flicker; recreation and local amenity impacts.</p> <p>2.All renewable energy development will be expected to provide details of the expected power generation based upon yield or local self-consumption to enable effective monitoring of the district's contribution to the national zero carbon targets.</p> <p>3.A decommissioning programme applied by a</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | Condition to any planning permission granted will be required to demonstrate the effective restoration of land and/or buildings to their original use (such as agriculture) and condition three years after cessation of operations. |
| Representation Reference: AD-NRF040.1 Name: Nottinghamshire Wildlife Trust | Refers to: Policy ST51: Renewable Energy Generation | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: In this 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. not sufficient to just protect the LWS. 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 | Suggested changes: 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. Include reference to Fledborough to Harby Local Wildlife Site and Old Trent Local Wildlife Site and include significant buffering to enhance its wildlife value. | Officer comments: The 2022 Addendum introduced an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 as follows will delete the area of best fit at High Marnham. |

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| Name: | | | <p>by a Preliminary Ecological Assessment. Section 4.5 states <i>'the wider survey area (former power station site) has potential to meet the criteria for open mosaic habitat on previously developed land (OMH)'</i>. 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 <i>'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'</i>. It is recognised 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. The landscaping schemes of the proposed development should use native species, preferably of local provenance, and</p> | | |

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| | | | create/restore habitats found within the Trent corridor, especially habitats that are a priority in the Local Biodiversity Action Plan. | | |
| Representation Reference: AD-REF022.6 Name: Frampton Town Planning Ltd on behalf of JG Pears | Refers to: Policy ST8: EM008: High Marnham Green Energy Hub | Legal compliance and soundness: Legal compliance, soundness and compliance with the Duty to Cooperate not specified. | Comments: Criterion 5 requires a decommissioning programme to ‘demonstrate the effective restoration of land and/or building to their original use’. Such a provision is clearly inappropriate in the context of a brownfield site which is redundant for its original purpose. Criterion 5 in the context of brownfield land is not consistent with national planning policy NPPF 119. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, including land for employment that makes as much use as possible of previously developed land (PDL). High Marnham is a significant brownfield land asset with the ‘USP’ of on-site power connection to which additional sources or users of power may be connected. This asset should be used effectively for employment development. Paragraph 10.2.13 states that ‘proposals within the Area of Best Fit should be judged by a ‘comprehensive masterplan framework... Community Consultation and Council approval will be required prior to the submission of a planning application’. There is no provision with the | Suggested changes: None suggested | Officer comments: It is acknowledged that criterion 5 may not be applicable in every circumstance; a proposed suggested change seeks to address this matter below. It is considered that the Local Plan seeks to provide for a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. The local authority consider they have worked positively and proactively with the landowners for a number of years to progress a potential general employment allocation forward. The representation received from the representor in response to the August 2021 Publication Plan set out the landowners intentions for the site. It is considered that the approach and mix of uses |

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| | | | <p>planning system for a local planning authority to approve components of a development outside the process of determination of a planning application. Policy ST51 is considered not consistent with NPPF paragraph 16 d as to how the decision-maker will consider the provisions of a masterplan. It may indeed be the case that new technologies in renewable energy development are attracted to High Marnham with the support of the Grid connection, or otherwise to provide local energy generation to companies located at High Marnham. Policy ST51 criterion 2 should make reference to the allocation of High Marnham for employment development so as not to exclude employment development on the site. Such a provision would then be consistent with the supporting text at paragraph 10.2.13. The Local Plan refers to two other former power station sites (10.2.18 Cottam and West Burton). The Council states that 'it will continue to work with landowners and site promoters to ensure that the opportunities for regeneration of both sites, and potentially zero-energy generation are maximised through the review of the Local Plan'. High Marnham has been decommissioned for many years. Consider that the Council is deterring High Marnham as</p> | | <p>promoted requires a comprehensive, flexible policy response which did not align with the provisions of Policy ST7 to allocate the site wholly for general employment use. The 2022 Addendum proposed re-defining High Marnham as an area of best fit under Policy ST51. However, it is acknowledged that this may have unintentionally hindered implementation of the policy. It is therefore considered that a proposed suggested change to Policy ST51 will delete the area of best fit but by doing so will provide a positive, flexible framework, consistent with national policy, within which to consider all renewable energy generation schemes across the district, whilst enabling the development of High Marnham to proceed in line with the site promoters aspirations to accommodate varied and emerging renewable energy technologies. Appropriate</p> |

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| | | | <p>an employment allocation and has not worked effectively with them as site owners on the development of the site. The confinement of new development to renewable energy development has been advanced by the Council contrary to the understanding of the landowners and contrary to their local business needs, and the opportunity for new businesses to locate at High Marnham, and contrary to the plans put forward in previous versions of the Local Plan and fully supported by local and regional bodies e.g., D2N2 LEP and Midlands Energy Hub, submitted in previous representations. No satisfactory explanation has been provided as to why High Marnham should now no longer be allocated for employment development. The opportunity for High Marnham to host 'low-carbon energy generation' – which in itself can make a positive contribution towards the low carbon agenda is lost by the proposed policy. Further removal of REN001 as an area of renewable energy production consistently identified and put forward in previous versions of the Local Plan, will not help achieve the aim of being a net contributor of zero carbon and low carbon renewable energy (10.2.5).</p> | | <p>employment development, including the landowner, local business and other appropriate uses at High Marnham would be considered against other relevant policies in the Plan. It is not the role of the Local Plan to provide a site allocation and/or policy framework to support individual business needs. It is considered that identifying land for renewable energy adjacent to High Marnham on the Policies Map would lead to an inconsistent and could inadvertently preclude other suitable areas from being promoted for renewable energy use. Policy ST51 provides a more flexible, consistent basis to assess the credentials of individual schemes district-wide consistent with national policy.</p> <p>1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy will be supported in principle at the Area of Best Fit at the</p> |

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| | | | | | <p>former High Marnham power station site, as identified on the Policies Map as a result of the ability of on site development to connect to the on-site national electricity grid infrastructure.</p> <p>2. Proposals for renewable energy development on land at the Area of Best Fit should deliver a scheme in accordance with an agreed masterplan framework, relevant supporting technical assessments, delivery strategy and phasing plan for the site in accordance with Policy ST58, and other relevant policies in this Plan.</p> <p>Outside the Area of Best Fit,</p> <p>1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy, including community energy schemes, will be supported and expected to demonstrate an operational and/or economic need for the</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | <p>development in that location, and the satisfactory resolution of all relevant site specific and cumulative impacts that the scheme could have on the area, taking into account operational and approved developments, as well as any proposed intensification to operational or approved proposals. An assessment should address cumulative visual and landscape impacts, as well as heritage; air and water quality, hydrology and hydrogeology; best and most versatile agricultural land; ecology; traffic and transport; noise, light, glare, smell, dust, emissions or flicker; recreation and local amenity impacts.</p> <p>2.All renewable energy development will be expected to provide details of the expected power generation based upon yield or local self-consumption to enable effective monitoring of the</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | <p>district's contribution to the national zero carbon targets.</p> <p>3.A decommissioning programme applied by a Condition to any planning permission granted will be required to demonstrate the effective restoration of land and/or buildings to their original use (such as agriculture) and condition three years after cessation of operations.</p> |

Transport and Connectivity

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-REF006.6 Name: NJL Consulting on behalf of Caddick Developments Ltd | Refers to: Policy ST54: Transport Infrastructure – Policy Point 1 section c) | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Consider the ST54 amendments introduce unnecessary risk to the delivery of development and the plan. ST54 part 1(c) states the council will work with NCC and others to: ‘Ensure that the impacts of new development on the strategic and local road network, including the A57 and A1, are adequately identified through a vision statement and Improvement Plan, and are appropriately and proportionately mitigated through partnership working with the Local Highways Authority, relevant neighbouring planning and highways authorities, and National Highways;’ It is unclear who would be responsibility for a ‘vision statement’ and ‘Improvement Plan’ nor is it clear how and when such a statement / plan would be implemented. The acceptance that mitigation is appropriate and proportionate is welcomed, although it is unclear to what extent ‘partnership working’ is to be required nor who would lead the process. | Suggested changes: The policy should be amended to remove references to; (1) the A57 and A1; (2) the vision statement and Improvement Plan; and (3) partnership working. This part of the policy should state development should include appropriate and proportionate mitigation to address identified severe effects (in line with National Planning Policy wording). | Officer comments: The Bassetlaw Transport Study, 2022, accepted by the Local Highways Authority has identified the traffic impact of relevant Local Plan site allocations and proportionate contribution towards mitigation to address impacts upon the A57. The A57 Improvement Plan is a longer-term plan that will look at wider improvements to the link between the M1 and A1 in consultation with other relevant partners. The Council facilitate the Improvement Plan and associated work. The work programme and timetable has been agreed with NCC and partners, as evidenced by statement of common ground. It is considered, to clarify the approach that a proposed suggest change is made to paragraph 11.1.11 as: The Council is committed to working collaboratively with the Local Highways Authority, National Highways, neighbouring authorities and adjoining landowners on a feasibility study to inform a longer term Improvement Plan for the A57. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | On that basis the Council facilitates The collaborative the A57 Improvement Plan Project Group with the Local Highways Authority, National Highways and neighbouring authorities. working This is also considered essential to seek to secure external funding to enable delivery of improvements to ensure the effective operation of the A57 over the lifetime of this Plan and beyond. A Statement of Common Ground evidences the level of co-operation to date. As the project develops other relevant parties, including landowners will be invited to engage. |
| Representation Reference: AD-NRF036.2 Name: Nottinghamshire County Council | Refers to: Policy ST54: Transport Infrastructure | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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 | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | these sites. The document also refers to the Bassetlaw Public Transport Study 2022 for which we have provided separate input and comments. | | |
| Representation Reference: AD-NRF037.1 Name: Doncaster Council | Refers to: Policy ST54: Transport Infrastructure – Supporting text Paragraph 11.1.5 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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 to confuse unless modified. It is contradictory. 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 ' <i>This includes</i> '... 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. | Suggested changes: 11.1.5 The evidence ¹ 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 | Officer comments: Agree. To clarify the Council's intentions it is considered a proposed suggested change to 11.1.5 is appropriate: 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. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| | | | | authorities to ensure that cross boundary transport issues continue to be discussed and managed appropriately. | |
| Representation Reference: AD-NRF036.8 Name: Nottinghamshire County Council | Refers to: Policy ST54: Transport Infrastructure | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: c) 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. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-REF010.5 Name: Architectural Technologist Ltd | Refers to: Policy ST54: Transport Infrastructure | Legal compliance and soundness: Plan is not legally compliant but is unsound. Plan complies with the Duty to Cooperate. | Comments: There does not appear to be any consideration given to the provision of commercial EV charging facilities. Include a section relating to EV charging points to address the provision for commercial EV charging facilities as an infrastructure provision rather than the provision of a few points in supermarket car parks and fuel stations. There needs to be a more proactive, positive and engaging attitude from the LPA that needs to be reflected within this policy such that green energy facilities either by the way of production, recharging, refuelling etc are actively promoted. | Suggested changes: Possibly several dedicated charging facilities for upwards of 25-30 vehicles at any time could be incorporated with sites identified adjacent to the large existing conurbation and A1 node points. This would ensure greater compliance with sections 9 and 14 of the NPPF, particularly paragraph 152. The local plan does not take the opportunity to support the transition to a | Officer comments: EV Charging Points are dealt with under parking standards within Policy ST35 and Policy ST50. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | low carbon future particularly when it comes to transport. It is essential the LPA consider the provision of commercial charging locations and possibly clean hydrogen refuelling facilities. | |
| Representation Reference: AD-REF021.6 Name: National Trust | Refers to: Policy ST54 – Transport Infrastructure | Legal compliance and soundness: Legal compliance, and Compliance with the Duty to Cooperate not specified. Plan is unsound. | Comments: Remains concerned about the scope, scale and deliverability of interventions required on the A57 corridor as a result of proposed site allocations – see response to the Publication Local Plan. Welcome Policy ST54 referring to the need to ensure that impacts on the strategic and local road network including the A57 and A1 are identified and addressed (for example part 1.C) and that the delivery/phasing of developments may be constrained if necessary by Part 4 of the policy. However, the Transport Assessment Update provides no clarity around the potential need for widening/dualling the A57, or the cost or deliverability of any such intervention. Concerned that the Transport Assessment Update may not have factored in the redevelopment | Suggested changes: Clarity is required around the transport impacts of proposed site allocations including Apleyhead strategic employment site, the strategic interventions that would be required to mitigate these impacts, and the cost and deliverability of those interventions. | Officer comments: The Bassetlaw Transport Study, 2022, accepted by the Local Highways Authority has identified the traffic impact of relevant Local Plan site allocations and proportionate contribution towards mitigation to address impacts upon the A57. The A57 Improvement Plan is a longer-term plan that will look at wider improvements to the link between the M1 and A1 in consultation with other relevant partners. The Council facilitate the Improvement Plan and associated work. The work programme and timetable has been agreed with NCC and partners, as evidenced by statement of common ground. It is considered, to clarify the approach that a proposed suggest change is |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | of former Bevercotes colliery as an employment site, and any additional impact that this may have on the A57 corridor and junctions. Does former Bevercotes colliery need to be incorporated into Table 25 (Local Plan Development Sites) and the assessments of impacts and mitigation that follow? | | made to paragraph 11.1.11 as: The Council is committed to working collaboratively with the Local Highways Authority, National Highways, neighbouring authorities and adjoining landowners on a feasibility study to inform a longer term Improvement Plan for the A57. On that basis the Council facilitates The collaborative the A57 Improvement Plan Project Group with the Local Highways Authority, National Highways and neighbouring authorities. working This is also considered essential to seek to secure external funding to enable delivery of improvements to ensure the effective operation of the A57 over the lifetime of this Plan and beyond. A Statement of Common Ground evidences the level of co-operation to date. As the project develops other relevant parties, including landowners will be invited to engage. The 2022 Bassetlaw Transport Study appropriately considers the impacts of Bevercotes Colliery as a site with planning permission upon the network. |

Infrastructure and Delivery

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: 2047721.7 Name: Inovo consulting on behalf of Hallam Land Management | Refers to: POLICY ST58: Provision and Delivery of Infrastructure – supporting text Paragraphs 12.3.13 and 12.3.14 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: The recognition that the delivery of infrastructure may need forward funding from alternative sources with retrospective financial contribution from relevant development is supported as is the reference to utilising CIL to raise funds for infrastructure. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: 2048518.3 Name: BDC and NCC Councillor | Refers to: POLICY ST58: Provision and Delivery of Infrastructure | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: Plan has been considered unsound by Nottinghamshire County Council and the Strategy fails to integrate all aspects of Bassetlaw's developments and ignores the factors identified in the Bassetlaw Transport Strategy and Infrastructure Development Plan where the use of Community Infrastructure Levies is stated as a key requirement, but for the 6 Strategic Developments has suggested that ZERO CIL is to be applied. There is an estimated funding gap of £89 Million as a result. There is a lack of credible mechanisms for improving the A57 corridor and the interconnecting impact of the different elements of the plan. The lack of CIL funding raises the questions relating to roads, junction improvements and services within the community such as school and healthcare provision and where the funds will come from. Had experience of where S106 contributions are | Suggested changes: Clarify the over 10,000 new homes are not the government's directive and that the Ordsall South does not have a Primary School agreed with Nottinghamshire County Council. Ordsall South development will effectively double the size of Ordsall and there is zero developer CIL contributions for highways and services improvements. The plan does not take into account the impact on traffic in Ordsall which is already congested at | Officer comments: The Local Plan does not state that the housing numbers are a Government requirement. Only the Planning Inspector can find the Local Plan unsound. Officers of the County Council, acting within their delegated powers, had made clear in written responses to BDC that Ordsall South as proposed would generate sufficient demand to sustain a primary school. At no point in these discussions had NCC Officers suggested that there was any likelihood that the County |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | sought, then developers have successfully challenged these to avoid contributions (the A620 Babworth Rd/Ordsall Rd roundabout) and infrastructure improvements have not materialised. | Goosemoor Lane and goes over an inadequate 148 year old bridge. The development needs a link road to the A638 London Road to the South of Retford. | Council would oppose the provision of a school. This was confirmed by NCC in their representations. The IDP accompanying the May 2022 Second Addendum provides an up to date funding gap, and anticipated developer contributions and CIL contributions from Local Plan growth. The Whole Plan Viability Assessment 2022 confirms the position relating to CIL eligible sites. The Bassetlaw Transport Study 2022, accepted by the Local Highways Authority states the appropriate mechanisms that can be used to secure funding from development for strategic transport infrastructure; including developer contributions and CIL. The Council has agreed an approach to work jointly with NCC, National Highways and |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | neighbouring authorities, to progress the A57 Improvement plan. The approach and work programme has been agreed with NCC and partners, as evidenced by statement of common ground. The Bassetlaw Transport Study has identified the traffic impact of relevant Local Plan site allocations and proportionate contributions towards mitigation including to address impacts upon the A57. |
| Representation Reference: 2048518.4 Name: BDC and NCC Councillor | Refers to: POLICY ST58: Provision and Delivery of Infrastructure | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: BDC have repeatedly told the public that over 10,000 homes HAVE to be built as a result of a directive from the UK Government. This is UNTRUE as the government formula calculates the requirement to be 4,896 homes. This brings in to question the legality of the Plan in the way it has been falsely communicated to the public and members of Bassetlaw District Council. This also demonstrates that the level of co-operation is not correct as the public have been given false | Suggested changes: Make it clear that over 10,000 new homes are not the government's directive and that Ordsall South does not have a Primary School agreed with Nottinghamshire County Council. Ordsall South development will | Officer comments: The Local Plan does not state that the housing numbers are a Government requirement. National policy states that the standard method is a minimum starting point for assessing housing need. National policy states that the housing requirement |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | information. It is also reported that a 1,300 person petition has been reported as a single objection by BDC, which is disingenuous. | double the size of Ordsall and there is zero developer CIL contributions for highways and services improvements. The plan does not take into account the impact on traffic in Ordsall which is congested at Goosemoor Lane and goes over an inadequate 148 year old bridge. The development needs a link road to the A638 London Road to the South of Retford. | can exceed that. The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic growth. The 2022 HEDNA Addendum maintains that approach and informs the updated position to the spatial strategy taken in the May 2022 Second Addendum. It is considered this evidence provides a robust, up to date basis to inform the approach taken by Policy ST1. Officers of the County Council, acting within their delegated powers, had made clear in written responses to BDC that Ordsall South as proposed would generate sufficient demand to sustain a primary school. At no point in these discussions had NCC Officers suggested that there was any likelihood that the County Council |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | would oppose the provision of a school. This was confirmed by NCC in their representations. The IDP accompanying the May 2022 Second Addendum identifies anticipated developer contributions and CIL contributions from Local Plan growth. The Whole Plan Viability Assessment 2022 confirms the position relating to CIL eligible sites. The Bassetlaw Transport Study 2022, accepted by the Local Highways Authority states the appropriate mechanisms that can be used to secure funding from development for strategic transport infrastructure; including developer contributions and CIL. The Retford Transport Assessment has identified the traffic impact of relevant Local Plan site allocations on the local |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | highways network in Retford and identifies proportionate contributions towards necessary mitigation. This is identified in the site specific policy for Ordsall South (Policy 27). The Consultation Statement recognises the number of people that have signed each petition relating to the Local Plan. |
| Representation Reference: 2048518.5 Name: BDC and NCC Councillor | Refers to: POLICY ST58: Provision and Delivery of Infrastructure | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: It was stated at a number of public forums that infrastructure would happen and in the case of Ordsall South, it was repeated that a Primary was agreed in writing with Nottinghamshire County Council. This was incorrect which I have had confirmed in writing by the Chief Executive after repeated evidential challenge by myself. | Suggested changes: Make it clear that the numbers regarding over 10,000 new homes are not the government's directive and that the Ordsall South does not have a Primary School agreed with Nottinghamshire County Council. Ordsall South development will double the size of Ordsall and there is zero developer CIL contributions for | Officer comments: The Local Plan does not state that the housing numbers are a Government requirement. To inform public consultations, officers of the County Council, acting within their delegated powers, had made clear in written responses to BDC that Ordsall South as proposed would generate sufficient demand to sustain a primary school. At no point in these discussions had |

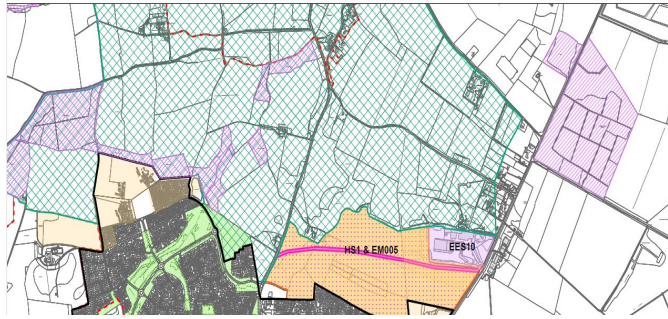
| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | <p>highways and services improvements of any sort. The plan also does not take into account the impact on traffic in Ordsall which is congested at Goosemoor Lane and goes over an inadequate 148 year old bridge. The development needs a link road to the A638 London Road to the South of Retford.</p> | <p>NCC Officers suggested that there was any likelihood that the County Council would oppose the provision of a school. This was confirmed by NCC in their representations. The IDP accompanying the May 2022 Second Addendum identifies anticipated developer contributions and CIL contributions from Local Plan growth. The Whole Plan Viability Assessment 2022 confirms the position relating to CIL eligible sites. The Bassetlaw Transport Study 2022, accepted by the Local Highways Authority states the appropriate mechanisms that can be used to secure funding from development for strategic transport infrastructure; including developer contributions and CIL. The Retford Transport Assessment has</p> |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | identified the traffic impact of relevant Local Plan site allocations on the local highways network in Retford and identifies proportionate contributions towards necessary mitigation. This is identified in the site specific policy for Ordsall South (Policy 27). |
| Representation Reference: AD-NRF036.11 Name: Nottinghamshire County Council | Refers to: POLICY ST58: Provision and Delivery of Infrastructure – Supporting text Paragraph 12.3.16 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: 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. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF036.12 Name: Nottinghamshire | Refers to: POLICY ST58: Provision and Delivery of Infrastructure – Supporting text | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to | Comments: Para 12.3.13 also makes a helpful reference to seeking retrospective contributions where projects have been forward funded. | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: e County Council | Paragraph 12.3.13 | Cooperate - not specified. | | | |
| Representation Reference: AD-REF021.7 Name: National Trust | Refers to: POLICY ST58: Provision and Delivery of Infrastructure | Legal compliance and soundness: Legal compliance, and Compliance with the Duty to Cooperate - not specified. Plan is unsound. | Comments: The Infrastructure Delivery Plan refers to improvements to junctions/roundabouts but does not refer to the potential need to widen the A57 for a significant stretch as a result of proposed development. This is an oversight having regard to the Transport Assessment Update 2022, which identifies significant stress on the route under future development scenarios. There are unresolved questions around the cost, funding mechanism and deliverability of dualling, if required, on a road that is flanked by woodland comprising a Local Wildlife Site to the north and National Trust inalienable land to the south. | Suggested changes: Clarity is required around the transport infrastructure improvements that would be required to mitigate the impacts of proposed site allocations including Apleyhead strategic employment site, and the cost and deliverability of those interventions. | Officer comments: The Bassetlaw Transport Study 2022, accepted by Nottinghamshire County Council, identifies the need for a credible mechanism to determine the approach taken to the A57 in the long term, but does not require the mechanism to be in place at this point. The most up to date evidence does not suggest that dualling is a requirement of Local Plan growth proceeding. |
| Representation Reference: AD-REF023.1 Name: ID Planning on behalf of Lidl | Refers to: POLICY ST58: Provision and Delivery of Infrastructure – Supporting text Paragraph 12.3.14 | Legal compliance and soundness: Plan is not legally compliant and is unsound. | Comments: It is unclear whether the assumptions have appropriately accounted for the requirement for biodiversity net gains for commercial development. Previous comments (dated 20th October 2021) still apply in respect of the Viability Assessment evidence. | Suggested changes: Previous objections dated 20th October 2021 still stand. | Officer comments: It is considered the assumptions used in the Whole Plan Viability Assessment for biodiversity net gain are appropriate. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Plan complies with the Duty to Cooperate. | | | |

Policies Map

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-REF001.5 Name: FCC Environment Limited | Refers to: Policies Map – Local Wildlife Site allocation | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Dialogue between FCC (landowner) and officers at both the Nottingham Biological and Geological Records Centre (attached) has confirmed that the records centre will remove the site from their Local Wildlife Site (LWS) records / mapping as they work with landowner consent. The Policies Map should be amended to reflect this. It is relevant to note that a more recent survey of the site by FCC's ecologists has concluded that it does not contain the qualifying features of an LWS. It is unlikely that even if due process is now followed, the site will be suitable for designation. | Suggested changes: The current draft Local Plan is not sound because it is not justified. Planning policy should provide support for economic development which brings forward significant, good quality inward investment opportunities to the Worksop, which is the focus for development. As drafted the emerging Local Plan fails to maximise this by not allocating the site. | Officer comments: The Council receives its Local Wildlife Site datasets for the Policies Maps from the Nottinghamshire Biological Records Centre on an annual basis. The Local Wildlife Site layer on the January 2022 Policies Maps reflects the data set received in March 2021. It is considered that a proposed suggested change to the Policies Map will address this matter as follows:  |
| Representation Reference: AD-NRF032.2 Name: IBA Planning on behalf of Carlton Forest Partnership | Refers to: Policies Maps | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the | Comments: 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. | Suggested changes: Change policies maps to reflect policy. | Officer comments: Agree that the Policies Map inadvertently references Carlton Forest as EES07. This will be identified as a proposed suggested change to the Policies Map, with the correct site reference being EES10. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | Duty to Cooperate not specified. | | | |

Monitoring Framework

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-NRF001.10 Name: Natural England | Refers to: Monitoring Framework | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: Welcome the inclusion of the indicators and targets under the section on ST40a and the proposed Recreational Disturbance Avoidance and Mitigation Strategy. | Suggested changes: None. | Officer comments: The May 2022 Second Addendum withdraws the Garden Village; this was considered by Natural England to be the driver for the recreational impact assessment and the recommended mitigation, Policy ST40A and associated indicators and targets identified. Consequently, the May 2022 Second Addendum amended Policy ST40 and deleted Policy ST40A (and the associated element of the monitoring framework) introduced to address this matter in the January 2022 Addendum, in accordance with Natural England's advice. |

Evidence Base

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-REF001.3 Name: FCC Environment Limited | Refers to: Site Selection Methodology Update January 2022 - LAA535 Carlton Forest Quarry, Worksop | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: The updated 'Site Selection Methodology Update January 2022' identifies the site as: 'LAA535 Carlton Forest Quarry, Worksop' and concludes that: "It would be most appropriate for the site to be integrated with Draft Bassetlaw Local Plan allocation reference EES07 and or HS1 and EM005, and for the site to share associated infrastructure so the site does not become an isolated enclave that would likely encourage movement by private car." This does not appear to have been given any further consideration, and there is no justification as to why it has been rejected within the document. The site appears to have been treated differently to land to the south (i.e. allocation EES07) which is described in the site selection document as: "an existing employment site and part of it has recently been granted planning permission." The site has benefited from outline planning permission for commercial uses for several years with a Reserved Matters application submitted in December 2021. | Suggested changes: The current Plan is not sound because it is not justified. Planning policy should provide support for economic development which brings forward significant, good quality inward investment opportunities to the Worksop, which is the focus for development. The Local Plan fails to maximise this by not allocating the site. | Officer comments: EES07 to the south is an established, operational employment site, with the site benefitting from planning permission to extend that use. Policy ST10 seeks to protect existing operational employment sites not all sites with planning permission for employment use. It is considered that the Land Availability Assessment, Sustainability Appraisal and Site Selection Methodology provide an appropriate basis to assess sites and their suitability to address the district's employment need. To clarify the approach taken by policy ST10, a minor modification is proposed to the supporting text of the policy. |
| Representation Reference: AD-REF005.3 | Refers to: A1 Corridor Logistics Assessment: Bassetlaw | Legal compliance and soundness: Plan is legally compliant and complies with the | Comments: The A1 Corridor Logistics Assessment: Bassetlaw Council (August 2021) will require updating to reflect the up-to-date position. | Suggested changes: None. | Officer comments: It is considered that the Addendum to the A1 Corridor Logistics Assessment, April 2022 addresses this matter. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Quod on behalf of DHL Real Estate Solutions | Council (August 2021) | Duty to Cooperate. Plan is sound. | | | |
| Representation Reference: AD-REF006.7 Name: NJL Consulting on behalf of Caddick Developments Ltd | Refers to: Sustainability Appraisal January 2022 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Welcome the updated Bassetlaw Sustainability Appraisal Report ('SA') (PUB-016) particularly in respect of Apleyhead where the SA notes the potential for the site to contribute to strategic sustainability goals and being capable of being served by sustainable transport. These changes reflect the factual position of the site, in that it is close to nearby residential populations in Worksop and is positioned on a key route (the A57) meaning it is accessible by a range of means of sustainable transport (including cycling and walking, as well as public transport). | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-REF006.8 Name: NJL Consulting on behalf of Caddick | Refers to: Infrastructure Delivery Plan (January 2022) | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: Notes the findings in the updated Infrastructure Delivery Plan ('IDP'), and that its conclusions differ slightly from previous versions. In particular, the updated IDP identifies costs associated with various infrastructure improvements and these are seemingly linked to the development at Apleyhead. Do not object to the principle of | Suggested changes: Further detail is needed on how the costs in the latest IDP have been arrived at and how the costs are apportioned to the various development sites, noting the draft plan and IDP indicate a number of | Officer comments: The Infrastructure Delivery Plan is a living document updated as the Plan progresses to provide the most up to date position, based on evidence base work - in this case the Bassetlaw Transport Study 2022, accepted by the Local Highways Authority - and |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: Developments Ltd | | | financial contributions to new infrastructure, nor delivering new infrastructure as part of a development. However, any contributions must pass the tests set out in Part 122 of the Community Infrastructure Levy Regulations. Further detail is needed on how the costs in the latest IDP have been arrived at and how the costs are apportioned to the various development sites, noting the draft plan and IDP indicate a number of allocations (not just this site) may necessitate infrastructure improvements. | allocations (not just this site) may necessitate infrastructure improvements. | infrastructure partners informed views. It is considered the IDP Update, April 2022 provides a robust, up to date and legally compliant basis to inform site-specific policies with regard to infrastructure requirements. Details relating to how the costs in the latest IDP have been arrived at and how the costs are apportioned to the various development sites is set out within the Bassetlaw Transport Study 2022. |
| Representation Reference: 2048518.6 Name: BDC and NCC Councillor | Refers to: Bassetlaw Community Infrastructure Levy Viability Assessment Dec-21 and Infrastructure Development Plan Update Jan-22 | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: BCILVA Dec-21 (1.18-1.22) and IDPU Jan-22 (3.16, 3.18, 3.19 contradicts 4.1.1, 4.1.2, 4.2.1, 4.2.5, 4.2.7 discusses the anticipated funding gap of £89M, 6.5, 7.5 and 7.6 discuss the degree of funding gap. | Suggested changes: Be clear on the housing numbers as required by the UK Government and also the use of the strategic developments in not now contributing to infrastructure improvements and what this will mean in terms of impact for the community. Be clear on the lack of an agreement for a school at Ordsall South and the Funding Gap of £89 Million as identified by | Officer comments: National policy states that the standard method is a minimum starting point for assessing housing need. National policy states that the housing requirement can exceed that. The HEDNA, 2020 assessed the housing need based upon modelling of forecasted economic growth. The 2022 HEDNA Addendum maintains that approach and informs the updated position to the spatial strategy taken in the May 2022 Second Addendum. It is considered this evidence provides a robust, up to |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | Nottinghamshire County Council. | date basis to inform the approach taken by Policy ST1. To inform public consultations, officers of the County Council, acting within their delegated powers, had made clear in written responses to BDC that Ordsall South as proposed would generate sufficient demand to sustain a primary school. At no point in these discussions had NCC Officers suggested that there was any likelihood that the County Council would oppose the provision of a school. On that basis, it was reasonable for BDC Officers to set out this position at public meetings. This was confirmed by NCC in their representations. The Infrastructure Delivery Plan is a living document updated as the Plan progresses to provide the most up to date position, based on evidence base work and infrastructure partners informed views. It is considered the IDP Update, April 2022 provides a robust, up to date and proportionate position to inform the deliverability of the site |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | | | allocations in the Local Plan. It should be noted that the IDP accompanying the May 2022 Second Addendum provides an up to date position with regard to the funding gap, anticipated developer contributions and CIL contributions from Local Plan growth. By doing so, it is considered that any potential inconsistencies have been addressed. |
| Representation Reference: 2048518.7 Name: BDC and NCC Councillor | Refers to: Bassetlaw Community Infrastructure Levy Viability Assessment Dec-21 and Infrastructure Development Plan Update Jan-22 | Legal compliance and soundness: Plan is not legally compliant, does not comply with the Duty to Cooperate and is unsound. | Comments: It has been considered unsound by Nottinghamshire County Council and the Strategy fails to integrate all aspects of Bassetlaw's developments and ignores the factors previously identified in the Bassetlaw Transport Strategy and Infrastructure Development Plan where the use of Community Infrastructure Levies is stated as a key requirement, but for the 6 Strategic Developments has suggested that ZERO CIL is to be applied. There is an estimated funding gap of £89 Million as a result. There are contradictions in the Local Plan, where Fairygrove HS11, Retford is a strategic site so has ZERO CIL contributions but the breakdown of infrastructure and costs shows two items as being CIL funded from a Zero CIL | Suggested changes: Be clear on the housing numbers as required by the UK Government and also the use of the strategic developments in not contributing to infrastructure improvements and what this will mean in terms of impact for the community. Be clear on the lack of an agreement for a school at Ordsall South and the Funding Gap of £89 Million as identified by | Officer comments: The Infrastructure Delivery Plan is a living document updated as the Plan progresses to provide the most up to date position, based on evidence base work and infrastructure partners informed views. It is considered the IDP Update, April 2022 provides a robust, up to date and proportionate position to inform the deliverability of the site allocations in the Local Plan. It should be noted that the IDP accompanying the May 2022 Second Addendum provides an up to date position with regard to the funding gap, anticipated developer |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>development. In HS13 Ordsall South the Primary School is identified as 'essential' and is costed at £4.937M (this was the school that was incorrectly identified as having a written agreement with Notts CC for provision, stated publicly during a by-election in that ward and later proved to be incorrect.) The appendix shows 'Likely' Section 106 contributions from the developer of £3.911M, where is the other £1M+ coming from? This is vitally important as Nottinghamshire County Council, in their formal response to BDC, have made it clear that any school "Shall be funded in its entirety by the developer". The lack of CIL funding raises the questions relating to roads, junction improvements and services within the community such as school and healthcare provision and where the funds will come from. Experience of where Section 106 contributions are sought, then developers have successfully challenged these to avoid contributions (A620 Babworth Rd/Ordsall Rd roundabout) and infrastructure improvements have not materialised. Policy HS13 and other sites in Retford do not include any requirement to contribute to road infrastructure improvements as indicated in the Bassetlaw Transport Strategy, which was clear that it would. BDC have repeatedly told the public</p> | Nottinghamshire County Council. | <p>contributions and CIL contributions from Local Plan growth. It is also considered that the Whole Plan Viability Assessment May 2022 provides a robust and up to date position relating to financial viability of development, including the approach taken to CIL and the strategic sites. By doing so, it is considered that any potential inconsistencies have been addressed. This includes the approach taken to developer contributions per dwelling for the strategic CIL exempt sites and that the primary school identified at Ordsall South should be developer funded. Officers of the County Council, acting within their delegated powers, had made clear in written responses to BDC that Ordsall South as proposed would generate sufficient demand to sustain a primary school. At no point in these discussions had NCC Officers suggested that there was any likelihood that the County Council would oppose the provision of a school. This was</p> |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | that over 10,000 homes HAVE to be built as a result of a directive from the UK Government. This is UNTRUE as the government formula calculates the requirement to be 4,896 homes. This brings in to question the legality of the Plan in the way it has been falsely communicated to the public. This also demonstrates that the level of co-operation is not correct as the public have been given false information. A 1,300 person petition has been reported as a single objection by BDC, if this is correct then this is being disingenuous. | | confirmed by NCC in their representations. The Bassetlaw Transport Study 2022, accepted by the Local Highways Authority states the appropriate mechanisms that can be used to secure funding from development for strategic transport infrastructure; including developer contributions and CIL. The site specific Local plan policies identify that necessary, proportionate contributions will be required to mitigate impacts at relevant junctions within Retford. The Local Plan does not state that the housing numbers are a Government requirement. The Consultation Statement recognises the number of people that have signed each petition relating to the Local Plan. |
| Representation Reference: 2049337.1 Name: BDC Councillor | Refers to: Bassetlaw Community Infrastructure Levy Viability Assessment Dec-21 & Policy 21, | Legal compliance and soundness: Plan is not legally compliant, does, is unsound and does not comply with the Duty to Cooperate. | Comments: NO to all - due to untruths about 10,000 homes being the govt target (it isn't, the govt formula requires 4,896 homes), a school being stated as agreed in writing with NCC, (which it isn't), and that the consultation was flawed due to the previous two things being stated as true. Considered unsound by Nottinghamshire | Suggested changes: None. | Officer comments: The Local Plan does not state that the housing numbers are a Government requirement. Officers of the County Council, acting within their delegated powers, had made clear in written responses to BDC that Ordsall South as proposed |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | HS13 Ordsall South. | | County Council and the Strategy fails to integrate all aspects of Bassetlaw's developments and ignores the factors previously identified in the Bassetlaw Transport Strategy and Infrastructure Development Plan where the use of Community Infrastructure Levies is stated as a key requirement, but for the 6 Strategic Developments has suggested that ZERO CIL is to be applied. There is an estimated funding gap of £89 Million as a result. Contradictions in the Local Plan, where Fairygrove HS11, Retford is a strategic site so has ZERO CIL contributions but the appendix showing the breakdown of infrastructure items and costs shows two items as being CIL funded from a Zero CIL development. In HS13 Ordsall South the first item is a Primary School which is identified as 'essential' and is costed at £4.937M (the school that was incorrectly identified as having a written agreement with Notts CC for provision. This was stated publicly during a by-election in that ward and later proved to be incorrect.) The appendix shows 'Likely' Section 106 contributions from the developer of £3.911M then where is the other £1M+ coming from? This is important as Nottinghamshire County Council made it clear that any school "Shall be funded in its entirety | | would generate sufficient demand to sustain a primary school. At no point in these discussions had NCC Officers suggested that there was any likelihood that the County Council would oppose the provision of a school. This was confirmed by NCC in their representations. The Infrastructure Delivery Plan is a living document updated as the Plan progresses to provide the most up to date position, based on evidence base work and infrastructure partners informed views. It is considered the IDP Update, April 2022 provides a robust, up to date and proportionate position to inform the deliverability of the site allocations in the Local Plan. It should be noted that the IDP accompanying the May 2022 Second Addendum provides an up to date position with regard to the funding gap, anticipated developer contributions and CIL contributions from Local Plan growth. It is also considered that the Whole Plan Viability Assessment May 2022 |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | by the developer". The lack of CIL funding raises the questions relating to roads, junction improvements and services within the community such as school and healthcare provision and where the funds will come from. Experience of where Section 106 contributions are sought, developers have successfully challenged these in the past to avoid contributions (A620 Babworth Rd/Ordsall Rd roundabout) and infrastructure improvements have not materialised. Policy HS13 and other sites in Retford do not include any requirement for this development to contribute to road infrastructure improvements as indicated in the Bassetlaw Transport Strategy, which was clear that it would. | | provides a robust and up to date position relating to financial viability of development, including the approach taken to CIL and the strategic sites. By doing so, it is considered that any potential inconsistencies have been addressed. This includes the approach taken to developer contributions per dwelling for the strategic CIL exempt sites and that the primary school identified at Ordsall South should be developer funded. The Bassetlaw Transport Study 2022, accepted by the Local Highways Authority states the appropriate mechanisms that can be used to secure funding from development for strategic transport infrastructure; including developer contributions and CIL. The site specific Local Plan policies identify that necessary, proportionate contributions will be required to mitigate impacts at relevant junctions within Retford. |
| Representation Reference: 2049337.3 | Refers to: Bassetlaw Local | Legal compliance and soundness: Plan is not legally | Comments: Two examples provided to demonstrate either the naivety or over optimism of a clearly | Suggested changes: None. | Officer comments: The Strategic Flood Risk Assessment considers the impact |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: BDC Councillor | Plan Sequential Test Report | compliant, does, is unsound and does not comply with the Duty to Cooperate. | unsound view of the problems to be faced: Bassetlaw Garden Village LAA453/455 Ollerton Road, South Ordsall (LAA141, LAA270, LAA276, LAA246, LAA247, and part of LAA508). Flooding mitigation and biodiversity are not adequate to support areas outlined. Surface water or pooling and runoff issues are quite significant and the response may be suitability mitigated is severely undermining the issues experienced in these areas pre development. Further to which the spatial plan has been found unsound by NCC (this appears to have been omitted altogether from the Reports) along with the proposed changes to the highways. Structural changes as planned will shift flooding to other local areas and will cause water plain issues from key developed areas impacting on Bassetlaw as a whole. | | of flood risk from all sources for all relevant proposed development allocations. Where flood risk or drainage issues has been identified, then mitigation has been identified. The sequential test report is required to show that the Plan is identifying development in areas at low risk from flooding, in preference to areas at higher risk. Both reports have been accepted by the Environment Agency. |
| Representation Reference: 2049904.7 Name: Sheffield City Council | Refers to: Clumber Park SSSI Recreation Impact Assessment Draft Report | Legal compliance and soundness: Legal compliance, compliance with the Duty to Cooperate and Soundness not indicated. | Comments: Paragraph 1.3 of the Introduction states that "This report comprises a Recreation Impact Assessment of Clumber Park SSSI, the findings of which will inform the preparation and implementation of the Bassetlaw Draft Local Plan. The latter includes proposals for a new Garden Village in proximity to Clumber Park and employment allocations at nearby Apleyhead. The reports will also inform the | Suggested changes: The overall aims and objectives of this Assessment need to be clearly set out at the outset, they need to be consistent and they need to be subjected to a methodology that is transparent and robust. | Officer comments: The RIAs were developed in partnership over the last 2 years with a Project Group covering authorities within 15km of the relevant protected sites as agreed by Natural England (Bassetlaw District Council, Newark and Sherwood District Council, Nottinghamshire County Council, |

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| | | | Habitats Regulations Assessment of the Local Plan, as well as helping inform other relevant Local Plans, the preparation of masterplan frameworks for housing allocations, and supplementary planning documents (such as the Worksop Central Development Plan Document).” Paragraph 1.6 extends the scope of the Assessment to Newark and Sherwood Local Plan: “The aim of the work is to identify the level of recreation impacts currently observable on site, the distribution of recreation in relation to sensitive ecological features, and where new development might result in recreation impacts for Clumber Park SSSI. The implications are then discussed with respect to allocations in both the Bassetlaw and Newark and Sherwood Local Plans, including those allocations sited in close proximity to the site along with recommendations, where relevant, to minimise the impacts of any increased levels of recreation access resulting from the Local Plan allocations” (bold our emphasis). As these are key aims of the Assessment, the implications for Sheffield (and other local authorities within the Assessment’s stated “zone of influence”), especially with regard to the ongoing work on the Sheffield Local Plan and in development management decisions, | There needs to be engagement with all relevant authorities. The report would benefit from having clear recommendations and conclusions that are derived from the preceding assessment, relate to the aims and objectives of the Assessment and demonstrate how any necessary mitigation measures are to be delivered. | Rotherham Metropolitan Borough Council, Bolsover District Council, Gedling Borough Council, Ashfield District Council and Mansfield District Council, Natural England, National Trust, and the RSPB). It was acknowledged within the final RIA that further work was needed to be undertaken prior to a strategic solution being put into place, and that would be required to agree and implement the required mitigation/funding set out within the RIA. This strategic solution was proposed to be led by Natural England. Natural England confirmed that they did not require a finalised RAMS to be produced in the short term, however an ‘interim plan’ was required prior to the adoption of the Bassetlaw Local Plan. The interim plan was expected to set out proposed solutions and the implementation timescales. The Council were committed to this interim arrangement and as per this commitment, shared the draft RIA for Clumber Park with all 14 |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>need to be fully examined based on a robust and transparent methodology in the report. Map 15 showing the zone of influence and housing allocations only shows those housing allocations that are within Bassetlaw and Newark & Sherwood and despite paragraph 1.6, it's not clear where the implications for allocations in the Bassetlaw and Newark & Sherwood Local Plans are set out in the report. To alleviate any adverse impacts of recreation on the Clumber Park SSSI, paragraph 7.13 on "Suggested mitigation approaches for Clumber Park SSSI" suggests that "In line with other mitigation approaches around the country, mitigation could consist of both SAMM (Strategic Access Management and Monitoring) and SANG (Suitable Alternative Natural Greenspace)/infrastructure projects away from the SSSI" and sets out various examples. There is nothing explicit in how mitigation projects are funded and implemented. It's noted that under "Recreational Zone of Influence" in the Summary, it's stated that "Within this (influence) zone there will be a differential effect relating to distance, such that new development closer to the SSSI is likely to result in proportionally greater impact". It's not clear how this differential</p> | | <p>authorities falling within the draft 'zone of influence' (those previously identified authorities, plus the additional authorities falling within the draft zone of influence proposed by the RIA). It was Bassetlaw's intention to set up a steering group (hosted by Bassetlaw and led by Natural England). It was acknowledged that any costs associated with the RAMS would need to be proportionate, fair and reasonable for each of the affected Local Authorities. Natural England considered the Garden Village to be the driver for the RIA; following the withdrawal of the Garden Village in the May 2022 Second Addendum, Natural England advised that as Clumber Park is a SSSI (rather than a European site) a strategic solution would be hard to justify as recommended within RIA, thus the May 2022 Second Addendum re-visited the policy position. The RIAs are considered to be useful background evidence to support the Local Plan.</p> |

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| | | | effect has been quantified or how different types and sizes of development affect this differential – clarification is required. | | |
| Representation Reference: 2050038.1 Name: Resident | Refers to: SS-021 - Site Selection Methodology Update, December 2021 | Legal compliance and soundness: Plan is legally compliant, sound and complies with the Duty to Cooperate. | Comments: Suggest that all developments and proposals are considered initially in conjunction with the Agricultural Land Classification Scheme. Grades 1 and 2 should not be developed but Grades 4 and 5 can be. Grade 3 land should be mandatorily tested to see if it is 3A or 3B with the developer bearing the cost. 3A being land suitable for agricultural purposes, with 3B not so can be developed. This will ensure that maximum land is used for food production which will become a necessary feature in years to come as the UK's population rapidly increases. | Suggested changes: All developments and proposals are considered initially in conjunction with the Agricultural Land Classification Scheme. | Officer comments: The Council's Sustainability Appraisal has identified the agricultural classification for sites where relevant. The Local Plan aims to allocate as much brownfield land as possible for new development, but unfortunately there is insufficient brownfield land available and suitable to meet identified needs. |
| Representation Reference: AD-NRF036.10 Name: Nottinghamshire County Council | Refers to: Emerging Worksop Transport Assessment | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: The County Council is expecting to review the Worksop Transport Assessment shortly. Reserve the right to make further representations in due course regarding transport mitigation in Worksop. | Suggested changes: None. | Officer comments: Noted. |

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| Representation Reference: AD-NRF036.13 Name: Nottinghamshire County Council | Refers to: Bassetlaw Infrastructure Delivery Plan 2022 | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate not specified. | Comments: 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. Gather that the £42m is the sum of the expected contributions in the 'Infrastructure Schedule', which lists the key pieces of infrastructure needed for each allocation, including education and transport (with reference to the Transport Study 2022) with the highway schemes down to be delivered through 'S106/S278'. Note that in many cases the 'expected contribution' for the site is short of the estimated cost of the project and 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. | Suggested changes: None. | Officer comments: The Infrastructure Delivery Plan is a living document updated as the Plan progresses to provide the most up to date position, based on evidence base work and infrastructure partners informed views. It should be noted that the IDP accompanying the May 2022 Second Addendum provides an up to date position with regard to the funding gap, anticipated developer contributions and CIL contributions from Local Plan growth. It is considered the IDP Update, April 2022 provides a robust, up to date and proportionate position to inform the deliverability of the site allocations in the Local Plan. The £89m funding gap previously identified was derived from anticipated known costs at that time. It is also considered that the Whole Plan Viability Assessment May 2022 provides a robust and up to date position relating to financial viability of development, including the approach taken to CIL and the strategic sites. |

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| Representation Reference: AD-NRF039.2 Name: Spawforths on behalf of Network Space | Refers to: Consideration of the Covid19 Pandemic in the EDNA | Legal compliance and soundness: Plan is not legally compliant compliance or sound. Compliance with the Duty to Cooperate is not specified. | Comments: 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. 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. 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 is reflected in the Government's plans to Build Back Better and prioritise Levelling Up. It is concerning that given this political and strategic aims at a | Suggested changes: <ul style="list-style-type: none"> • 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 extension land at Manton Wood Distribution Park. | Officer comments: It is considered that the HEDNA 2020 and the 2022 Addendum is robust, takes into account the impacts of Covid and Brexit and provides an up to date assessment of employment need. It is considered that Policy ST7 in the May 2022 Second Addendum appropriately identifies a mix and choice of employment sites to meet identified needs. No additional employment sites are required. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | national, 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. 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. Vacancy rates are low in the area at circa 2.98% and there is only 0.34 years supply of employment land. This points towards the need for further employment land. The Local Plan will need to substantially increase employment delivery and the choice and number of sites to ensure the right conditions for a competitive market and create the number of sites are needed to achieve the employment requirement. Extension land at Manton Wood Distribution Park be allocated in the Local Plan. | | |
| Representation Reference: AD-REF015.1 Name: Stone Planning | Refers to: A1 Corridor Logistics Assessment | Legal compliance and soundness: Legally compliance, soundness and compliance for | Comments: Welcome the A1 Corridor Logistics Assessment. Agree that demand for logistics and distribution space is at an all-time high and in our view the current growth will accelerate. Paras 2.3 and 2.4 point to | Suggested changes: The report has confirmed to the Council the growing importance of the A1 corridor in terms of economic growth. | Officer comments: The purpose of the A1 Corridor Logistics Assessment is to focus on the overall market positioning and outlook for logistics in the A1 corridor within the wider PMA |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Services on behalf of Charterpoint (NG22) | | the Duty to Cooperate not specified. | Bassetlaw being statistically self-contained, but having strong links to South Yorkshire and NE Derbyshire. However, at para 2.5 it describes Bassetlaw as being 'broadly self-contained from commuting perspective'. No matter the boundaries of the LEP or D2N2 or statistical areas, the economy works within a more fluid geography. As the Council is now cognisant of the A1 corridor between Doncaster and Newark, then an 'all eggs in one basket' strategy is emerging which needs to maximise opportunities for growth along the A1 corridor. Paras 3.8 – 3.9 state that the 2019 Bassetlaw EDNA indicated no demand for super sheds, yet a demand for a smaller scale sub-hub; the district's needs met by supply. The basis for this is questionable as labour demand and completions trends were used. Paragraph 3.8 refers to the M1; Bassetlaw being outside the corridor. Much has changed in 3 years. 3.9 indicates that the District's needs are met by its supply and that Apleyhead Junction would be an additional site. There may be a quantitative case for the assertion, but qualitative factors would demonstrate that a number of sites are unsuitable for logistic operations. In the meantime retail patterns have continued to change and Covid has created a shift towards | Markham Moor creates an "Area of Opportunity" for future logistics growth; don't believe that has been fully explored. | context to inform the Bassetlaw Local Plan. The aims are set out at paragraph 1.2. It is considered that the Assessment provides an appropriate appraisal of known supply and demand within the property market area and is consistent with the requirements of national planning practice guidance for logistics needs assessments for Local Plans. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>home deliveries (para 3.29). 4.2 recognises that the A1 corridor has historically not seen much activity but there has been a surge in demand as 'the M1 becomes increasingly supply constrained, congested and expensive'. "New market" deliveries in the A1 Property Market Area average for the last five years is confirmed as 2.4 million square feet per annum (para 4.11) and at paragraph 5.8 it is indicated that there is around eight years worth of future supply based on take up, or 11 years based on historic delivery rates. It talks of limited capacity, lack of supply, rising rents, repressed market activity, very low immediate availability, all suggesting business needs are not being met. The emerging Local Plan continues to endorse Apleyhead, providing a fraction of the 11 years supply in the overall period of the Local Plan to 2038: "Apleyhead junction site accounts for 4.4 million square feet of pipeline or around 1.5 years of historic requirements alone ... the total levels of supply are likely to be inadequate for the future 15 year period of local planning. This suggests that Apleyhead makes an important contribution. More deliverable sites are required along the A1 corridor if need is to be satisfied and jobs created. Apleyhead Junction is the only Bassetlaw logistics site named in</p> | | |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | the review. It is disappointing that the review did not incorporate other A1 junctions, in particular Markham Moor. The impression is that it's function is to endorse Apleyhead Junction rather than review opportunities along the A1 Corridor. | | |
| Representation Reference: AD-REF015.4 Name: Stone Planning Services on behalf of Charterpoint (NG22) | Refers to: Landscape Assessment Update 2022 | Legal compliance and soundness: Legally compliance, soundness and compliance for the Duty to Cooperate not specified. | Comments: <ul style="list-style-type: none"> • Its methodology is limited in scope; viewpoint considerations are only at boundary or field level. • It identifies constraints, but not opportunities; there is a lack of balance. • There seems a concern with slope and visibility from the site. The site is not a dominant part of the wider landscape • If a similar assessment at Apleyhead Junction then its visual impact from the A57 and A1 corridor would be very significant. • It assumes no scheme or mitigation; no cut/fill or re-profiling • It refers to "taking actively farmed greenfield land"; that is of course the case at all other allocations eg. Apleyhead Junction and the Garden Village • Views from the south on higher ground will look over and not onto the site if developed. • If LAA528 was developed in isolation views across to the north would not be "lost"; they would be interrupted and mitigated. | Suggested changes: The Landscape Assessment needs to be considered in the planning balance. The site lies adjacent the A57/A1 Markham Moor junction in a location attractive to end users. The Icen Report, whilst only specifically assessing Apleyhead Junction, confirms the importance of the A1 corridor to economic growth in the District. Has highlighted potential constraints, it has not assessed its economic potential in the same way that it has considered Apleyhead Junction where vast areas of existing Sherwood Forest will need to be removed to facilitate | Officer comments: The Site Allocations Landscape Assessment has been based on the Council existing Landscape Assessment (2009). This assessment has been independently produced to consider the existing and important landscape features, and the capacity of the landscape to accommodate new development. These have been used to help inform the site selection process, the Sustainability Appraisal and, where sites have been selected, inform site-specific policies. The Assessments have been subject to consultation since 2019, comments made have been taken into account, and where relevant updates made. It is also incorrect to say that vast areas of Sherwood |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <ul style="list-style-type: none"> • refers to other potential sites to the rear of the Service Station at Markham Moor. Not aware of any alternative land being available in this locality. The most recent development at the junction is the Council Highway depot where a very high dominant storage building has recently been erected. To give some context the Markham Moor Depot which is 2 buildings one 40 x24m with a profiles metal roof 10.65m to ridge and the second 33x14m both of which dominate the views to the North from the wider viewpoints and site itself. The buildings block views to the south from the A1 and beyond. They are dominate features on the landscape and seems to get little or no reference within the Landscape Assessment. WYG's landscape and visual baseline (Attached) commissioned by our client and previously submitted concluded that 'Views from the North and West are generally restricted by localised topography and existing mature tree cover' yet the Council's landscape assessment suggests 'that the site is visible from a wide area to the North and west '. It is also important to note that the site does not fall within any designated landscape area. | access improvements and landscape impacts result. The development of all potential sites has constraints. All have landscape impacts and impacts from public vantage points. | Forest will need to be removed to facilitate access to Apleyhead. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Representation Reference: AD-REF023.2 Name: ID Planning on behalf of Lidl | Refers to: Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, December 2021 and the Infrastructure Delivery Plan, December 2021. | Legal compliance and soundness: Plan is not legally compliant and is unsound. Plan complies with the Duty to Cooperate. | Comments: Previously submitted comments in response to the Publication Draft (Reg 19) Local Plan and the Community Infrastructure Levy Draft Charging Schedule. Confirm the comments previously submitted (dated 20th October 2021) in respect of the Community Infrastructure Levy Draft Charging Schedule still apply as there have been no changes to assumptions contested in respect of the CIL and viability. | Suggested changes: Previous objections prepared by Cushman & Wakefield, 20 October 2021, and that by ID Planning, dated 20 October 2021, still stand. | Officer comments: It is considered that the assumptions used in the Whole Plan Viability Assessment 2022 are appropriate to inform the Local plan and the draft CIL Charging Schedule. |
| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
| Representation Reference: AD-REF003.4 Name: GPS Planning & Design Limited | Refers to: LAA Land interest at Misterton. | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with Duty to Cooperate not indicated. | Comments: Land fronting Grovewood Road between the Primary school and Gravelholes Lane represents a logical and ideal parcel of land for such an allocation to deliver the increased quantum of housing required at Misterton. | Suggested changes: Allocate the land represented. | Officer comments: The Local Plan is currently only seeking to allocate land for housing in Worksop, Retford and Tuxford. The site will be assessed through the next LAA Review and will be put forward for consideration through a review of the Misterton Neighbourhood Plan. |

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-REF005.2 Name: Quod on behalf of DHL Real Estate Solutions | Refers to: Land Availability Assessment January 2022 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: It is noted the Land Availability Assessment January 2022, which forms part of the evidence base updated in January 2022, now correctly includes reference to Bevercotes Colliery. | Suggested changes: None. | Officer comments: Comments noted. |
| Representation Reference: AD-NRF030.9 Name: Spawforths on behalf of Albemarle Homes | Refers to: Omission Site: Blyth Road, Blyth/Harworth (LAA494) | Legal compliance and soundness: Plan is not legally compliant compliance or sound. Compliance with the Duty to Cooperate is not specified. | Comments: Object that site at Blyth Road (LAA494) is not allocated. See representation for site promotional material. | Suggested changes: <ul style="list-style-type: none"> • Allocate the site at Blyth Road, Blyth/Harworth & Bircotes for housing. • Review the site assessment. | Officer comments: The Local Plan is currently only seeking to allocate land for housing in Worksop, Retford and Tuxford. The site will be assessed through the next LAA Review and will be put forward for consideration through a review of the Blyth Neighbourhood Plan. |
| Representation Reference: AD-REF011.1 Name: Barton Willmore | Refers to: LAA435 | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is unsound. | Comments: As previously, the assessment through the January 2022 Land Availability Assessment (LAA) (Appendix J) concludes that site reference LAA435 has a capacity of 54 dwellings, is considered “suitable” for development and has “no significant constraints identified at this stage”. Consider it is an appropriate site to allocate through the | Suggested changes: Allocate LAA435 | Officer comments: The Local Plan is currently only seeking to allocate land for housing in Worksop, Retford and Tuxford. The site will be assessed through the next LAA Review and will be put forward for consideration through a review of the Blyth Neighbourhood Plan. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | Local Plan to deliver much needed housing in a sustainable rural large village. This is demonstrated on the Vision Document also appended. | | |
| Representation Reference: AD-REF013.4 Name: Mc Loughlin Planning on behalf of William Davis | Refers to: Omission of LAA206 Land at Mansfield Road, Worksop as an allocation | Legal compliance and soundness: Plan is unsound. Legal compliance and compliance with the Duty to cooperate not indicated. | Comments: The current consultation represents a missed opportunity to diversify the range and choice of development sites in accordance with the spatial strategy to help spread the risk on delivery and offer a sufficient housing buffer for any delayed or undelivered housing sites. To introduce an element of flexibility, choice of sites, and to ensure the housing requirement is delivered (and reflecting the matters above) a wider source and supply of development sites should be considered in the sustainable communities identified. This should be in terms of quantum and size of sites, as well as their distribution. Paragraph 68 of NPPF sets out that policy makers should have a clear understanding of the availability of land in its area. Paragraph 68a requires planning policies to identify a supply of deliverable sites for years 1-5 of the plan period. Continue to seek the promotion of land at Mansfield Road, Worksop for development. Its necessary to consider the evidence base for | Suggested changes: <ul style="list-style-type: none"> bring forward site LAA206 (preferred option) on the edge of Worksop as an allocation to reduce the risk of future under delivery as part of Local Plan policy HS15. It is deliverable and has a reliable housing developer to bring the site forward. amend the proposed planning policy map to address the issues associated with emerging Local Plan policies GG4 and ST38. | Officer comments: Whilst the LAA assesses the site as being potentially suitable development of this site has the potential to harm heritage assets (the setting of Grade I listed building Manor Lodge). It is considered that the Sustainability Appraisal, Land Availability Assessment and Site Selection Methodology are consistent with national policy and provide a robust basis by which to determine the most sustainable sites to be allocated to meet the identified need for housing in the Plan. It is considered that the Green Gap Study appropriately evidences the identification of a green gap GG4. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | <p>the allocation of the site. The key evidence is the Land Availability Assessment where the site is LAA206, this concludes that:</p> <ul style="list-style-type: none"> • The site is available for development. • The site is in a suitable location, adjacent to existing residential development – from this it can be concluded that it is also compatible with the development strategy of the plan. • Is not subject to any physical constraints. Given the concerns on the deliverability of major sites, the need for additional flexibility in housing supply necessitates the allocation of new sites and the allocation of this site is supported by the evidence. The allocation would, be consistent with the guidance in the Framework and would meet the tests in the NPPF at paragraph 68a in that it is readily available and deliverable. | | |

Statement of Common Ground

| Representation Reference: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| Name: | | | | | |
| Representation Reference: AD-REF004.2 Name: Network Rail | Refers to: Statement of Common Ground | Legal compliance and soundness: Plan is legally compliant and complies with the Duty to Cooperate. Plan is sound. | Comments: Have entered into a statement of common ground with the Authority as requested under the duty to co-operate required by the Act. This has been refined to specifically address our concerns over level crossings in particular. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-NRF034.5 Name: Rotherham Borough Council | Refers to: Statement of common Ground and Duty to Cooperate. | Legal compliance and soundness: Legal compliance, Soundness and Compliance with the Duty to Cooperate - not specified. | Comments: 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. | Suggested changes: None. | Officer comments: Noted. |
| Representation Reference: AD-REF009.1 Name: Mansfield County Council | Refers to: Duty to Cooperate and Statement of Common Ground | Legal compliance and soundness: Plan is legally compliant, complies with the Duty to Cooperate and is sound. | Comments: Mansfield District Council considers that Bassetlaw Local Plan meets all of the tests of soundness that are contained within paragraph 35 of the National Planning Policy Framework (2021). Legally compliant: BDC has undertaken various consultations and given consideration to the responses made throughout the preparation of its Local Plan. Based on the contents of the supporting documents that have been prepared, it is considered that BDC has demonstrated how it has met all of the various legal requirements. | Suggested changes: None. | Officer comments: Noted. |

| Representation Reference: Name: | Refers to: | Legal compliance and soundness: | Comments: | Suggested changes by consultee: | Officer Comments |
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| | | | Throughout the plan making process, BDC has liaised with all the relevant county and district councils (including Mansfield DC) on the various strategic and cross boundary matters that have been identified as the plan has progressed. As part of this, MDC has had the opportunity to provide input into the various evidence documents which have been prepared to support and justify the content of the Local Plan including: · Bassetlaw Transport Study; and · A1 Logistics Study, the Clumber Park SSSI & Birklands and Bilhaugh SAC/Sherwood Forest NNR Recreational Impact Assessments. As a result two Statements of Common Ground have been agreed. Based on the content of the Local Plan and the supporting evidence base, MDC are supportive of the Bassetlaw Local Plan. | | |