

Review of 2nd Addendum – Bassetlaw Local Plan

Bassetlaw Local Plan Site Selection Methodology – Update May 2022

| LAA5 80 | Land to the North of Serlby Road | Harworth and Bircotes | 7.4 | 6 | Site submitted in the Reg 19 Addendum Consultation Jan 2022 site | Site was involved in numerous planning applications regarding the existing employment site | Site is greenfield, lies in FZ1 and is Grade 3 agricultural land. Site is in Source Protection Zone 3. | Site is adjacent to the settlement boundary of Harworth and Bircotes. Site is | The development would need to promote walking, cycling and | The site has poor access to services and | The nearest heritage assets are a substantial distance away, those | The site isn't a Local Wildlife Site. It is, however, greenfield with a pond adjacent to it. There is a | No known contribute as site is greenfield. | No known amenity issues have been identified. | Site is surrounded by the county side as it is on the edge of settlement and by existing employment space. | A site in one of the 3 towns within Bassetlaw, with limited accessibility to local services. Site is adjacent an existing employment site which potential development could connect to, however, there is no | Potential for logistics – the site is within close proximity to the A1. Subject to appropriate mitigation strategies and provision of appropriate highways infrastructure. Subject to appreciate | Reasonable Alternative Document. See Appendix B |
|----------|----------------------------------|-----------------------|-----------|------------------|--|--|--|--|--|--|--|---|--|---|--|--|--|--|
| 132 | | | | | | | | | | | | | | | | | | |
| Site Ref | Site Address | Settlement | Site (ha) | Developable area | Capacity | Planning Status inc NP/ELR | Planning application reference | GI/SP | ALC | Flood Zone | MSA | Relationship with nearest settlement | Highways impact (Red-Responses) | Accessibility | Heritage (Red-Responses) | Natural Environment | Landscape/character/topography | Status of the site through the Selection Methodology A/B |
| | | | | | is currently arable field and is adjacent to an existing | adjacent to site. No planning applications | COMAH site to East of proposed site. | bordered by Serlby Road to the South, arable land to the West, existing employment | public transport to be compliant, it is unclear as to | facilities | being various grade II Listed Buildings (shown blue on the map | possibility of protected species such as common lizard, great crested | | | | know established highways infrastructure on site. Site is in close proximity to the A1. | mitigation on potential impact on the SSSI. | |

Following submission of Reps, the site has been assessed by Planning Department. The below is the response from Site Selection Update Document and an attempt to correct the data entry.

Site Reference

LAA5 80

Site Address

Land to the North of Serlby Road

Settlement

Harworth and Bircotes

Site Ha.

7.4ha

Developable Area

6ha

Capacity

Site is adjacent to the settlement boundary of Harworth and Bircotes. Site is bordered by Serlby Road to the South, arable land to the West, existing employment uses to the East and former railway line to the North.

Planning Status include NP/ELR

Site submitted in the Reg19 Addendum Consultation Jan 2022 Site is currently arable field and is adjacent to an existing employment site.

Planning Application Reference

Site was involved in numerous planning applications regarding the existing employment site adjacent to site. No planning applications on site in last 5 years. (2017)

GF/BF

GF

ALC Agricultural Land Classification

Site is greenfield, lies in FZ1 and is Grade 3 agricultural land.

Flood Zone

FZ1 - Site is in Source Protection Zone 3 COMAH site to East of proposed site.

MSA – Mineral Safeguarding Area

N/A?

Relationship with Nearest Settlement

Site is surrounded by the country side as it is on the edge of settlement and by existing employment space.

The site has poor access to services and facilities

Highways Impact

The development would need to promote walking, cycling and public transport to be NPPF compliant. It is unclear as to whether sufficient space exists to provide a footway within the existing highway that would need to link the site with existing facilities in Styrrup and with the existing footway on the west side of Blyth Road, Harworth. It appears highly unlikely that an LTN1/20 compliant cycle track could be provided in any direction. The carriage way would require widening to a minimum of 7.3m from a point west of any site access junction to Blyth Road such that two lorries can comfortably pass and so they are not forced into close proximity of pedestrians or cyclists. It is not certain this would be feasible, at least

within the existing highway, or viable. The proposed development would be anticipated to connect into a 225mm **foul** sewer in Brunel Close, Due to the scale of the development Capacity improvements may be required.

Accessibility

A site in one of the 3 towns within Bassetlaw, with limited accessibility to local services. Site is adjacent an existing employment site which potential development could connect to. However, there is no know established highways infrastructure on site. Site is in close proximity to the A1.

No known amenity issues have been identified.

Heritage

No known contribute as site is greenfield.

The nearest heritage assets are a substantial distance away, those being various grade II Listed Buildings (shown blue on the map above) in Styrrup and Harworth villages, together with a range of surrounding non - designated heritage assets (shown orange), mostly of two storeys, other than Harworth Church. Given this large distance, and the fact that the A1 and adjacent industrial estate already present a modern industrial landscape to this area, Conservation has no concerns with the principle of employment -related development. However, note that overly large structures are unlikely to be supported given the proximity to those heritage assets shown.

Natural Environment

The site isn't a Local Wildlife Site. It is, however, greenfield with a pond adjacent to it. There is a possibility of protected species such as common lizard, great crested newt, slow worm and grass snake to be present in the boundary habitats of the site. A Preliminary Ecological Report will be required with the possibility of further targeted species-specific surveys being required with appropriate mitigation.

A development of this type on this site would trigger an Impact Risk Zone for the River Idle Washlands (See NE's IRZs on MAGIC Map). As a result, any development application would need to be accompanied by an assessment of all potential impacts to the features of this SSSI, which includes breeding bird assemblage s and aggregation s of non - breeding birds (bewick's swan). These species may use the site as functional land. Additionally, the southern extent of the site may lie within the surface water catchment of this SSSI; thus any surface water discharges from the site which may contain pollutants should either discharge to the north, outside this catchment, or be subject to a suitable SuDS scheme which contains components which treat the water (In line with CIRIA's SuDS Manual (C753)) before it discharges towards the SSSI.

Landscape/Character/Topo

Status of the site through the selection RAGE

Reasonable Alternative. Discounted. See Appendix B

Potential for logistics – the site is within close proximity to the A1. Subject to appropriate mitigation strategies and provision of appropriate highways infrastructure. Subject to appropriate mitigation on potential impact on the SSSI.

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|--------|----------------------------------|-----------------------|--|----|---|
| LAA580 | Land to the North of Seriby Road | Harworth and Bircotes | <p>Minor negative for Biodiversity and Geodiversity due to the likely impact on the SSSI and the LWS. Potential impact on protected species/ wider ecology on the site.</p> <p>Minor positive for Transport and Wellbeing</p> <p>Major negative land use, soil and water due to the likely impact on water course within 150m of the site.</p> <p>Major negative for cultural heritage due to the impact on local heritage assets</p> <p>Minor positive for landscape and townscape.</p> | No | The site has not been taken forward as an employment allocation because there are other, more suitable and less constrained sites available with planning permission which can meet the general employment need of Bassetlaw District. Whilst this greenfield site provides an opportunity to deliver employment, there is considerable development underway at the more established employment area to the south east of Harworth. Therefore it is not considered that the site should be allocated for employment uses at the present time. |
|--------|----------------------------------|-----------------------|--|----|---|

Bassetlaw Local Plan Sequential Test Report Update May 2022

The Sequential Test is applied during preparation of a Local Plan to steer the allocation of development sites towards areas of lowest flood risk i.e. Flood Zone 1.

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|-------------------------|----|------|---|----|
| Land at Harworth LAA580 | No | None | <p>and will help to address the accommodation needs outlined in the Gypsy and Traveller Accommodation Needs Assessment (2019).</p> <p>The site has not been taken forward as an employment allocation because there are other, more suitable and less constrained sites available with planning permission which can meet the general employment need of Bassetlaw District. Whilst this greenfield site provides an opportunity to deliver employment, there is considerable development underway at the more established employment area to</p> | No |
|-------------------------|----|------|---|----|

| Site | Is the site PARTLY OR FULLY within a Flood Zone | Known surface water or drainage issues | Reason why the site has or has not been allocated in the Local Plan (Sustainability Appraisal) | Is the site proposed as an allocation within the Local Plan? |
|--|---|--|--|--|
| | | | the south east of Harworth. Therefore it is not considered that the site should be allocated for employment uses at the present time. | |
| Land at Manton Wood off the A57 LAA581 | No | None | Although the site is located close to the A1/A57 the development is also considered harmful to designated heritage assets, primarily the Grade I registered Historic park and Garden and Manton Lodge. | No |

**Bassetlaw District Council - Sustainability Appraisal of the Bassetlaw Local Plan -
Publication Version Second Addendum May 2022**

Direct Reference to the site within the sustainability Appraisal has been outlined below -

SA objective 1: To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green and blue infrastructure network.

Employment Sites

Significant negative effects are identified for nine employment site options³² (*footnote 32 - Bawtry Road, East of Markham Moor, Snape Lane, Apleyhead, High Marnham Power Station Carlton Forest, Land North of Plumtree, Land to the North of Old Coach Road – Manton Wood, and Carlton Forest Quarry*) with regards to SA objective 1 as they either contain or are within 500m of a nationally designated biodiversity or geodiversity site. Of these, five sites (Apleyhead, Worksop; Carlton Forest, Carlton Forest Quarry, Land to the North of Old Coach Road – Manton Wood, and Carlton in Lindrick) are also within 5km of the Sherwood Forest ppSPA. In addition, the separate HRA Report for the Local Plan identifies the Apleyhead site as providing suitable foraging habitat for woodlark.

Therefore, the development of these sites may result in adverse effects on biodiversity and geodiversity.

Minor negative effects are identified for six employment sites (South of Markham Moor parts 1, 2 and 3), South of Gamston Airfield, **Land to the North of Serlby Road**, and Coalpit Lane) as they are either located within 100m of a locally designated biodiversity or geodiversity site, are within 500m of one or more nationally designated biodiversity or geodiversity sites or are within 5km of the Sherwood Forest ppSPA. Therefore, they have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. One of the six sites (Apleyhead) with potential significant negative effects is proposed to be allocated in the Publication Local Plan, while the other four have not been included.

SA objective 13: To conserve and enhance the District's historic environment, cultural heritage, character and setting.

Employment Sites As above, the likely effects of the employment site options on the historic environment have been assessed by the Council as part of its site assessment work, and this assessment has directly informed the SA.

All but one of the employment site options are considered likely to have a minor or significant negative effect on the historic environment as they were assessed by the Council as having a likely effect on heritage assets and/or archaeology. Of these sites, 11 (*Footnote 44 - East of Markham Moor, Snape Lane, Apleyhead, South of Markham Moor parts 1, 2 and 3, High Marnham Power Station, South of Gamston Airfield, Coalpit Lane, Land to the North*

of Serlby Road and Land to the North of Old Coach Road – Manton Wood.) were identified as having significant negative effects on the historic environment as BDC officers identified a potential significant effect on heritage and/or archaeology. Five of the employment site options (Harworth and Bircotes Town Centre Extension, Carlton Forest Sandpit, Land North of Plumtree, Carlton Forest Quarry, and Bawtry Road) are identified as having a minor negative effect. South of Gamston Airport is the only site option that is identified as having a negligible effect because BDC officers did not identify any concerns in relation to heritage or archaeology from development.

One of the 11 employment site options with potential significant negative effects (Apleyhead) is proposed to be allocated in the Publication Local Plan.

| Site | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|--|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Harworth and Bircotes Town Centre Extension, Scrooby Road (HB001/LAA538) ²⁴ | 0 | 0 | + | + | + | + | - | - | 0 | N/A | N/A | 0 | - | + |
| Land to the North of Serlby Road, Harworth and Bircotes (LAA580) | - | 0 | ++ | N/A | + | + | - | - | 0 | N/A | N/A | 0 | - | + |
| Land to the North of Old Coach Road – Manton Wood, Worksop (LAA581) | - | 0 | + | N/A | + | + | - | - | 0 | N/A | N/A | 0 | - | - |

Summary

It would appear that the site has been considered by the Local Authority and did not get dismissed as a potential development site which may allow for promotion of the site for future Local Plan reviews (has to be done every 5 years) or sooner.

Strategy/Questions?

- Assess scores and comment with reps. Comments within the Sequential test could be argued against.
- Ideally attempt one last round of comments through Reg 19 reps (comment on 2nd addendum).
- Should we update the site capacity study to respond to initial comments
- Ecology – We should allow for an on-site receptor site for reptiles/slow worms
- Seek to improve/detail on site SUDS on capacity plan
- Highways improvements/Off site works would need to be considered