



**RETFORD  
TOWN CENTRE**  
NEIGHBOURHOOD PLANNING GROUP

# Consultation Statement

## Retford Town Centre Neighbourhood Plan



*Prepared by Planning With People on behalf of the Retford Town Centre Neighbourhood  
Planning Group*

15 November 2023

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## Introduction

1. This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations in accordance with the Localism Act 2011 for Retford Town Centre Neighbourhood Plan. The legal basis of the statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations which states that a consultation statement should:
  - a) Contain details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
  - b) Explain how they were consulted;
  - c) Summarise the main issues and concerns raised by the persons consulted;
  - d) Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan
  
2. The emerging Bassetlaw Plan will see a projected 22% increase in the Retford built up area by 2037. In 2020 the Retford Business Forum was not only seeking to support its members to navigate the impact of covid, but it was also considering how best to ensure the Town Centre could support this expanded demand for services and facilities in the future. This was recognised as a challenge but also an opportunity and in March 2021 the Retford Town Centre Neighbourhood Plan Group (hereafter the RTCRTCNPNG) were designated as a Forum<sup>1</sup> (a Qualifying Body for the purpose of neighbourhood planning) and the Town Centre was designated as a Neighbourhood Plan Area. In September 2021 the designated Plan Area was extended based on further community consultation.

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<sup>1</sup> The local name given to the Forum is the Retford Neighbourhood Plan Planning Group. Under them a Management Group met more frequently to oversee the production of the NP. The RTCNPG is the collective name given to these two bodies.

## Pre- Regulation 14 Consultation

3. The RTCNPG have undertaken a comprehensive consultation with residents, businesses and visitors to the Town Centre from 2021 onwards. The press release at Appendix A is an example of the promotion and how the public were encouraged to comment from the outset. Appendix B is the communications plan for 2021 showing the organisation and spread of the efforts by the RTCNPG to engage people at the start of the process to ensure that the scope and content was informed by the issues local people raised.
4. Below is an example of the promotional material circulated.

# RETFORD TOWN CENTRE NEIGHBOURHOOD PLAN

JOIN THE CONVERSATION



Work to develop a Retford Town Centre Neighbourhood Plan has now commenced, following formal designation by Bassetlaw District Council in March 2021. A neighbourhood plan allows residents and businesses to analyse and document their local area, and to influence the way it develops, through the creation of locally-specific planning policies.

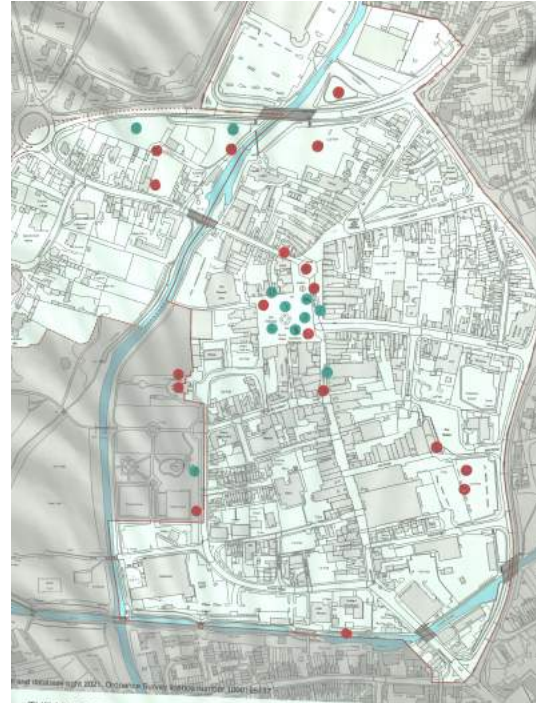
**Retford Town Centre Neighbourhood Planning Group** is leading the development process, exploring exciting ideas for the future of the area, including the green agenda, transport, healthy living, accommodation, business, heritage, and investment.



5. In May 2021 a flyer was sent to all households in the Bridgegate area seeking their comment on the proposal to extend the neighbourhood plan area see Appendix C.

Autumn 2021: Public consultation was undertaken on the initial aims and objectives, alongside a map providing the opportunity for people to identify positive and negative aspects or issues of the Neighbourhood Area.

### Consultation Materials Autumn 2021



### Carolgate Consultation Autumn 2021



## Autumn Consultation 2021



6. The Chair of the RTCNPG gave a presentation to the Retford Breakfast Business Forum to ensure that members were involved and could influence the shape and focus of the RTCNP.

### Presentation at Retford Business Breakfast Forum



7. Promotion of the work included awareness raising on social media, posters and articles in the local press including Retford Life and the Clarborough and Welham Newsletter.
8. The RTCNPG were keen to get feedback from young people and a RTCNPG member also visited Retford Oaks School and the Retford Youth Centre. Below is a write up of the feedback.

### **Retford Oak Consultation Feedback from Young People 23.5.22**

*Retford Oaks gathered a group of about 18 students of various ages. All contributed. Much of what they reported has been covered by the Youth Centre Group. They like and want to preserve 'old buildings'; want more green spaces, ;range of shops improved; like murals; and so on, I think we will need to separate evidence from consultations with young people from the more general, public ones. The same is like for special interest groups like those representing disabilities, business, and so on. I will return to these data and put them into a more analytical document when I have more time.*

*There were some new subjects for our consideration. The bold type indicates which themes they come within.*

*The public toilets on Chancery Lane are not clean ('rank is the word'). Improvement needed. **Health and Well-being***

*More leisure facilities – rock-climbing, ice skating, bowling, velodrome, escape rooms, paintballing = you get the drift. **Health and Well Being***

*Access to shops for disabled people. **Health and Well Being***

*Public bikes and scooters' **Health and Well Being***

*Green roofs and walls – have we considered them? **Ecology***

*Eco taxis **Ecology***

*Improve public transport to town centre. **Transport movement***

*The library should become a better resource for young people – range of books and possibilities for research. ? **Who might take this?***

*'Get a cosmo' – any idea what this means?*

*Water fountains for drinking are needed. **Visual and public realm.***

*The above might have led to wanting a cinema in Retford, which several mentioned.*

***Public realm***

*More events – The Square is important. **Heritage***

*Greater use of the Butter Market **Heritage***

*Give community groups free market stalls **Heritage***

*Youth clubs using empty shops for craft events. **Heritage***

*Rent caps for shops – **R Sunack and M Gove***

*A sensory garden **Ecology***

9. In October 21 there were a number of public consultation events, displaying all evidence base work undertaken to-date, and providing opportunities to comment / provide further input. One was hosted at Retford Town Hall between 10.00 and 14.00, and promoted by a flyer that was posted to all properties within the Neighbourhood Area. A copy of the poster is at Appendix D.

10. Retford Market Place is the heart of the Town Centre, and the Neighbourhood Plan was promoted regularly on market days during the Plan preparation. This included five market stall pitches and a stall at the Christmas Market.

**October 21**







### ***The Feedback Loop***

11. Feedback on the findings of the consultation was vital and overleaf is an example of the article that went into Retford Life, this is a free magazine distributed to 22,000 households in the wider Retford built up area as well as businesses and residents in the Town Centre.

**In Focus**

# Retford Town Centre Neighbourhood Planning Group progress update

**R**etford Town Centre Neighbourhood Planning Group (RTCNPG) is now completing the first phase of public consultation about the potential elements of a Neighbourhood Plan for the Retford Town Centre Area. The response from the public has been excellent so far with many helpful suggestions put forward. This phase of consultation continues until 22nd March 2022 and further input to the plan would be welcomed.

The designated Town Centre Area was increased during 2021 to include the North West Bridgegate area and leaflets were distributed to all properties in the area to inform the residents and businesses, and invite their participation in the Planning Group.

The plan has addressed the themes of the green agenda, health and accessibility, heritage, education, and the future of the high street. The following objectives have been constructed for consideration during the consultation:

- To create a plan for the development of the town centre that attracts and retains visitors.
- To support environmental enhancements to public spaces that create a more attractive shopping area.
- To support the growth of a vibrant day time and evening economy.
- To create an environment that makes it attractive for micro, small and medium sized businesses and shops
- To improve the accessibility

Information about the Neighbourhood Plan can be found on the Retford Business Forum website ([www.retfordbusinessforum.org.uk/RTCNPG](http://www.retfordbusinessforum.org.uk/RTCNPG)) and any comments should be sent to [chair@retfordbusinessforum.org.uk](mailto:chair@retfordbusinessforum.org.uk).



- of the town for all.
- To improve the legibility of the town to help people find their way around.
- To protect and improve the wide range of community facilities in the town centre to ensure it can meet the growing needs of an ageing and expanding population.
- To seek solutions that will accelerate the town to Net Zero by the end of the current planning period (2037) by promoting the use of solar energy, enabling cycling, improving biodiversity and wellbeing through enhanced green spaces, and delivering better recycling and waste management.
- To ensure that all new development is designed to a high standard and respects the style and layout of the historic town centre and enhances the character of the town centre.
- To expand the role of Retford Town Centre to support the growth of the local economy and provide a range of job opportunities

- for local people.
- To ensure that the housing stock is of a high quality, varied, and suitable to meet the needs of existing and future residents.
- To encourage developers to work with RTCNPG before planning applications are submitted so that they can produce schemes that ensure the most positive benefit for the town

The areas most mentioned during the public consultation so far have been: Movement / Transport; Retail, Hospitality, and Business; Built Environment and Public Realm; Safety; Housing; Green Spaces and the Environment; and Activity, Events, and Tourism.



## RETFORD TOWN CENTRE NEIGHBOURHOOD PLAN

Public consultation on the first phase has been carried out over the past four months with a great response and some very helpful ideas – thanks to all who have taken part so far

### VISION

By 2037 Retford will be a safe, healthy, accessible and sustainable town centre, supporting people of all ages, which is proud of its heritage buildings and attractive to businesses as a place to grow and prosper, providing a range of employment sites and premises.

Retford Town Centre is future facing, the home of people and businesses looking to reduce their carbon footprint. The value of natural assets will be enhanced and extended and investment will create a rich mix of shopping, leisure, sports, health, cultural and social facilities making Retford Town Centre appealing as a place to live, learn, develop, work and spend quality leisure time.

### WHY IS THIS IMPORTANT

The Neighbourhood Plan will establish planning policies for Retford Town Centre that will shape development up

to 2037. It will be used to determine all future planning applications in the Retford Town Centre Area. The Neighbourhood Plan should incorporate the collective wishes and aspirations of the residents, property owners, businesses and stakeholders in Retford Town Centre.

### CALL FOR SITES

Part of the process is to identify properties and land in Retford Town Centre which have the potential for development for a range of purposes e.g. housing, retail, public green spaces etc. If acceptable sites can be found, then the Neighbourhood Plan can propose appropriate development. RTCNPG needs to compile a comprehensive list of all potential development space. If you own land or property with the potential for development or know someone who does, please contact [chair@retfordbusinessforum.org.uk](mailto:chair@retfordbusinessforum.org.uk) for a short questionnaire by 25 March 2022. Once the list is established, there will be an independent assessment to determine which sites are the most suitable to accommodate the developments wanted in Retford Town Centre.

12. In August 2022 there was an Engagement event with the Planning Group, displaying all evidence base work developed to-date, and providing opportunities to comment / provide further input.

### **Engagement Event August 2022**



### Sites and Green Spaces Consultation

13. From 6 February to 26 February 2023 there was public consultation on potential development sites, and the proposed identification of significant green areas. The consultation format provided the opportunity to view maps and consultee / technical comments, and make comments, to inform site selection. This was promoted via a flyer, delivered to all properties in the Neighbourhood Area.

14. Below is a notice board advertising the site assessment consultation.

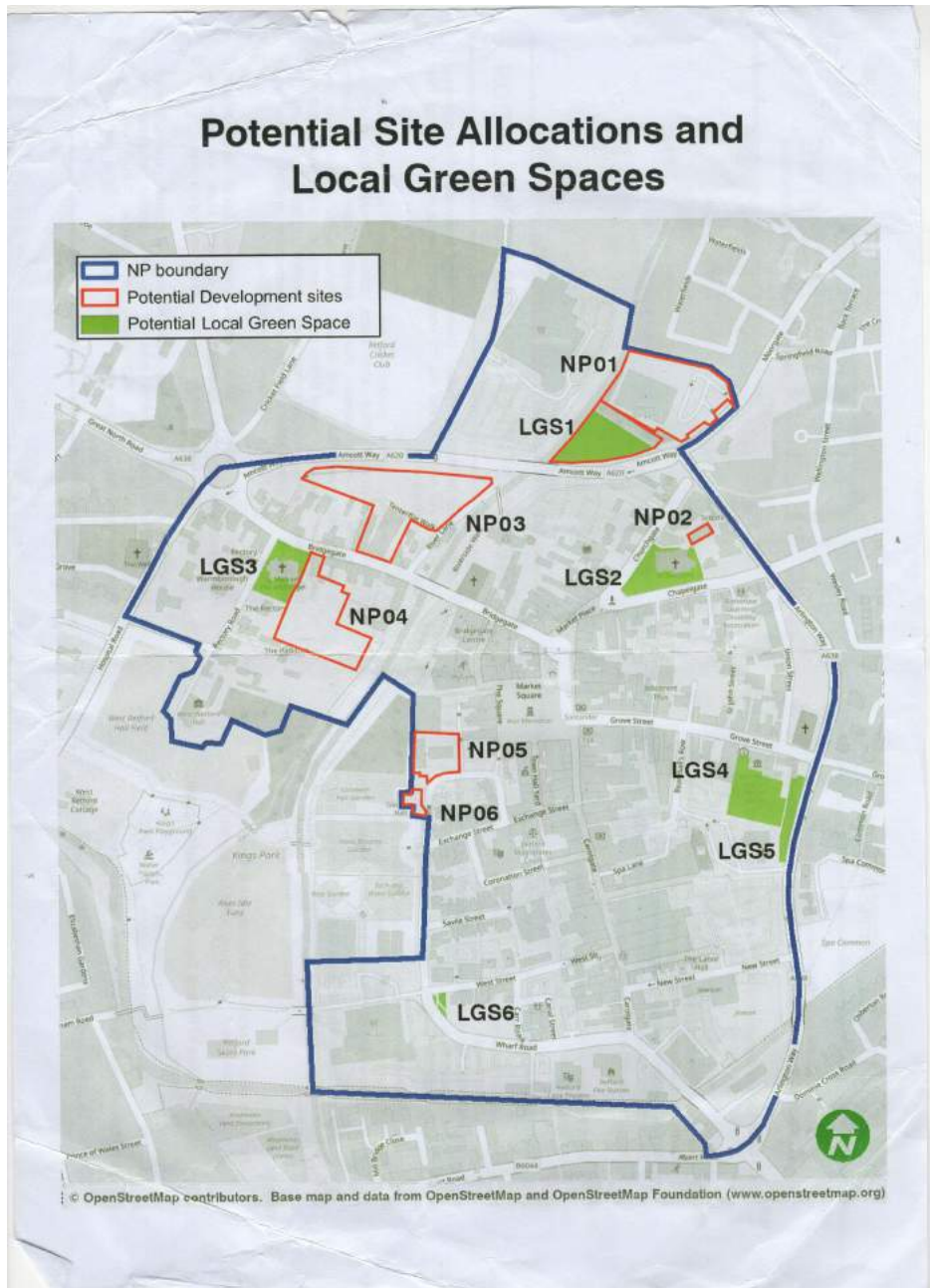
### Poster advertising Sites and Green Spaces Consultation



### Sites Consultation Drop In February 2023



15. The Sites Consultation invited people to review the maps and consider the sites and green spaces. Below is one of the maps used for this consultation.
16. The Feedback from the potential sites and green spaces consultation is at Appendix



17. The RTCNPG management group reported to the Full Planning Group quarterly in the ballroom at Retford Town Hall and this was also an opportunity to present information and to encourage discussion and feedback amongst Forum members.
18. In March 2023 the Reg 14 Neighbourhood Plan was reviewed ready for the statutory consultation.

## March 2023 Meeting of the Retford Neighbourhood Plan Planning Group



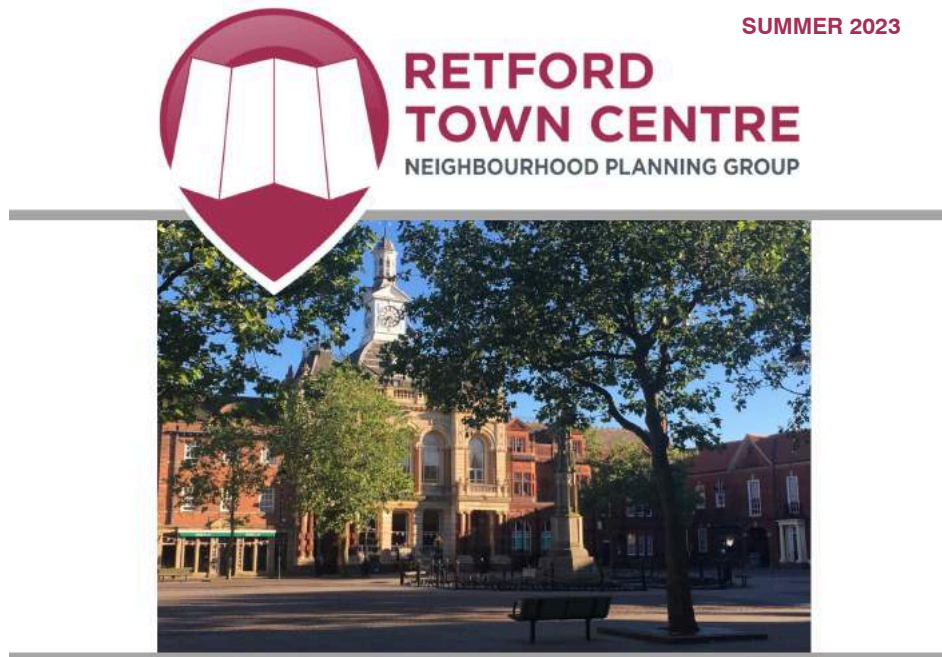
19. The RTCNPG is a standard item on the RBF agenda (see example of agenda attached at Appendix E.)

## Regulation 14 Consultation

20. The Regulation 14 consultation ran from 24<sup>th</sup> July to 8<sup>th</sup> September 2023.

21. An A4 pamphlet explaining the RTCNP and how to comment was delivered through every letter box in the Neighbourhood Plan Area. Three drop in consultations were held in July and August at varying times of the day to encourage anyone who lived or worked in the Plan area to comment on the content of the Pre Submission Draft.

22. The front cover of the pamphlet is below, the complete pamphlet is at Appendix G.



## DRAFT NEIGHBOURHOOD PLAN CONSULTATION

**Monday 24 July – Friday 8 September 2023**

- **Your chance to comment if you live, own property, or run a business in the Town Centre Area.**
- **Help us to shape this 15-year strategy for your local area.**
- **Find out more about the process, proposals, and opportunities.**
- **View and comment online, or attend one of the upcoming events - more details included inside.**

23. Responses could be provided via a consultation response form on the website or direct by e-mail to the chair of the Neighbourhood Plan Group.

24. Below are the written responses from residents with the RTCNPG comment and indicating whether the Plan was amended.

Responder 1

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	Could you tell me if there are any considerations for a 'Bank Hub' for residents of pension age. Plus, those who cannot deal with on line banking and computers.	The RTCNPG recognise that is that this is a concern for an ageing population. Whilst it is not a planning matter the suggestion has been added at Appendix A community Aspiration 8. The idea will be explored and where possible developed over the Plan period.	Y

Responder 2

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	I am pleased to see that some of my earlier comments have led to the document being improved.	Noted	
Policy 1	Policy 1(4)(a) The wording clearly implies that change of use of a heritage asset will only be permitted where the original use cannot be retained or reinstated. This is unnecessary and harmful. It would prevent the introduction of uses which would be normally acceptable and might be better for the functioning of the town than what is there now. Storage above a shop would have to be retained even if residential use would be better. The aim of the policy is to ensure that buildings have beneficial use so they are preserved. I suggest criteria (a) be deleted.	Accepted and Criteria added 1(4)(a)	Y
Design Code and relationship to NP	The Retford Design Code 2022 is an important part of the RTCNP'. This is legally inaccurate. There are references throughout the draft Plan to this and other related documents and care must be	Wording amended to 'The Design Code is integral to the formation of the policies in this Plan, especially Policy 2'.	Y



Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	<p>exercised over how they are referred to. They will not be part of the development plan when the NP is adopted, so policies in the NP cannot not require compliance with them. It is reasonable however say they should be taken into account when applying policies in the NP. One instance is in Policy 5a which requires compliance with the Design Code. Taking the Code into account to achieve a desired outcome is fine, but the Code is not part of the development plan and not even formally adopted supplementary planning guidance. Failure to 'comply' with it cannot on its own equate to failure to comply with the development plan.</p>	<p>Policy 5a 2 amended to 'take into account the Retford Design Code'</p>	<p>Y</p>
Policy 5c(1)	<p>Three typos picked up</p>		<p>Y</p>
Policy 5c(1)	<p>Ref to supporting murals being in a similar style</p>	<p>Amended to that depict the history of the area</p>	<p>Y</p>
Policy 6A B to D	<p>No need to require what building regs require As written, this imposes landscaping requirements on <u>all</u> development – including changes of use, shop fronts and rear extensions. This is unnecessary and impractical but could be interpreted in such a way as to impose unreasonable demands. The Policy should be more focussed. The Policy appears to just repeat national policies with no obvious added or local value. If there is anything specific to say for Retford, the NP should say it, but otherwise this Policy seems redundant.</p>	<p>Wording amended  'As appropriate to their scale, nature and location' added at the start of policy 6 (this is wording advised by examiners on other NPs and addresses the issue of the criterion not being applicable to all development).  The justification for this specific policy is explained in the preamble to policy 6 and elsewhere in the plan. Reference is also made to the ecology report that will result in specific planting that is locally appropriate being used. Also, landscaping schemes as part of development proposals have not always achieve their full potential, this policy highlights the importance, locally, of</p>	<p>Y  Y  Y  N</p>

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
Para 127	Para 127 The text here seems to make no sense at all. The Policy to which it relates is simpler and clearer.	increasing the coverage of Street trees and the value of hedgerows and grass verges. The Plan explains in detail the multi benefits of this approach. Now para 133 seeks to explain the rationale behind the identification of the significant green gaps and the extent to which these can be protected within the planning system.	N
Para 151	There is no basis for requiring the proposed dwelling mix referred to here. This is acknowledged in the previous two paragraphs. The nature of residential development in the town centre will be varied and generally small in scale and the accommodation provided is most likely to reflect the characteristics of the building involved. Expecting any specific dwelling mix in an individual development is unrealistic.	The AECOM assessment did take into account the function of the town centre	Y
Policy 10a	Policy 10a (1) and (2) The requirement that the housing mix should meet local need in accordance with the Housing Needs Assessment gives no indication of what, if anything, is expected. Para 150 accepts a dominance of 1 or 2 bed flats as it complements the mix in the wider Retford built up area. No specific required housing mix for the NP area is put forward in the NP or in the housing needs assessment. I suggest that Policy 10a(1) and (2) be deleted as they are unclear and not evidence based. Policy 10a (3). M4(2) would require step free access to all dwellings. It is realistic where new buildings are being provided, although unless the same requirement is made for new buildings across the entire District I see no justification for imposing it as an extra requirement in the NP	Add AECOM % to housing policy but merge 1 and 2 dwellings  Amended  When the Bassetlaw plan is adopted this will be a requirement across the district but the neighbourhood plan is likely to get to examination prior to the adoption of the Bassetlaw Plan. A caveat has been added in relation	Y  Y  Y

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	<p>area. M4(2) is almost certainly impossible to achieve where flats are being created by change of use and it seems a needless imposition requiring this to be demonstrated for conversion proposals. I suggest removing this requirement completely. If it already applies to the entire District there is no need to repeat it in the NP. No justification is put forward for treating the NP area specially.</p> <p>Para 161 This states that there is no specialist accommodation in the NP area. This is incorrect. Sloswickes Alms houses charity provides about 40 flats within the area for retired people of limited means aged over 60 who have a strong Retford connection.</p>	<p>to older properties that are being converted. The justification is set out in the preamble explaining that the Plan Area has an ageing population but is also well located for older people's accommodation due to access to services and topography. The policy has been amended to clarify this.</p> <p>Noted and text amended now para 168</p>	<p>Y</p>
Policy 13a	<p>Policy 13a(1)(a) Ebsworth Hall is virtually invisible from public viewpoints. It has no overall architectural merit and makes no significant contribution to the character of the conservation area. The entrance porch, the roof-mounted vent, front gable oval-shaped vent and foundation stone referred to in the Policy add a small amount of interest but are not special in any way. It is possible that some or all of these features could be incorporated into a new building, but this should not be a requirement as it would restrict architectural creativity and potentially prevent the design of a building of real quality. The requirement to retain these features should be removed.</p>	<p>See comments from conservation and the rector. Policy 13a has been amended to provide flexibility (depending on the outcome of the structural survey and further discussions with BDC.)</p>	<p>N</p>
Policy 13b	<p>Policy 13b Tenterflat Walk is, in part at least, still apparently public highway ....It may produce a better development if Tenterflat Walk is wholly closed and good access for all is incorporated into the design of the new development without the constraint of having to retain a redundant and historic feature. I</p>	<p>Discussions are underway with highways to stop up the public highway but the RTCNPG are keen to retain pedestrian and cycle access this makes the site permeable. It may also be necessary to have service access bur there is no</p>	<p>N</p>

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
Policy 13c	suggest that Policy 13b (2)c be removed. Policy 13c Redevelopment of Goodwin Hall is long overdue and community use would be welcome. However, para 2c seems to suggest that the replacement building should be primarily for use by the elderly or disabled as it is now. This is too restrictive and wider community use which links into use of Kings Park should be provided for. The Goodwin Trust link may favour focus on the elderly but there is no planning reason to incorporate this into the NP.	intention to have this off Amcott Way.  Noted and policy 13c criteria 2e amended to meet the housing needs of local people particularly (but not necessarily exclusively), providing level access homes for older people with limited support needs	Y

### Responder 3

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
Masterplan	Strong opinion on the unsuitability of some of the images in the master plan	The Masterplan was produced by a AECOM and was intended to provide ideas for the RTCNPG. The master plan examples our starting point and the RTCNPG will ensure that installations like cycle parking will be designed to be suitable within the historic town centre.	N
Wellness areas	There is no provision for Wellness areas to meet and gather for the community referred to in the objectives.	When the RTCNPG did an analysis of the range of uses within the plan area it was clear that there is no cluster of facilities that relate to health (see map 4 businesses in the town centre). However, the NP does focus on enhancing the public realm, The Square, Carolgate, creating enhanced spaces for people to meet.	N
	Use of colleges to submit designs that would be suitable in Retford	The RTCNPG encourages work with local groups, but this activity would not require planning	Y

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
		permission and is something that can be developed without being referenced in the neighbourhood plan. However, Appendix A includes Aspiration 6 particularly relating to promoting the wider involvement of the arts. Aspiration 6 has been extended to make reference to this.	
	Why have local people living in the focus areas not been invited to meet with town planners, consultants and your committee, to give input?	There has been extensive consultation on the neighbourhood plan including market stalls and public meetings. An A4 pamphlet was delivered to every letter box in the neighbourhood plan area. Three drop in consultations were also held between the 24th July and the 8th September. This statutory consultation process also allows for feedback.	N
	Where are the suggestions for Albert Road, Cobwell Road, Queen Street and Victoria Road, terrific parking issues for the residents and travellers using the train network for work	The RTCNPG agree that there are parking issues in relation to the train station but this is outside the designated neighbourhood plan area bit this is addressed in the Vision for Retford.	N

#### Responder 4

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	New shops have opened with shop fronts that are even more garish than some of the current facias so Carolgate and becomes increasingly tawdry and therefore harder to bring back to a state being aspired to both by the BID Neighbourhood Plan	Policy 5b is a policy on shop fronts and includes a need to take into account BDCs shop front design guide 2014. The more recent 2022 Design Code and Masterplan also	Y

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	I can't help thinking there is some sort of race to the bottom, whereas if all businesses complied with e.g. <a href="https://www.bassetlaw.gov.uk/media/2122/spd-shopfronts-signage-approved-1st-july-2014.pdf">https://www.bassetlaw.gov.uk/media/2122/spd-shopfronts-signage-approved-1st-july-2014.pdf</a> they would continue to do an equal amount of trade on a level footing without ruining the commercial areas of Retford by their becoming increasingly tawdry and therefore harder to bring back to a state in which both BID aspires to and which the conservation status is there to protect?	highlights the issues in this regard. Ref to the shop front design guide 2014 has been added to the policy 5b.	

25. BDC provided a comprehensive list of statutory consultees, and these were emailed seeking a response to the Pre-Submission RTCNP.

26. Those on the email list were chased up twice to remind them to provide a response if they wished.

### Statutory Consultees and other organisations

27. Below are the written responses from the statutory consultees with the RTCNPG comment and indicating whether the Plan was amended.

#### Bassetlaw District Council Planning Policy

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
Overall	Supportive of the vision and objectives	Noted	NA
Policy 2	Supportive of the policy approach which promotes well designed places that contribute to the priorities of the Retford design code.  Suggest adding where appropriate to Part 2 as it is unlikely all criteria will apply to each proposal for example a single dwelling	Noted  Amended	NA  Y
Policy 3	Policy approach supported	Noted	N
Policy 4a	Positive approach supported that promotes The Square for community events. In relation to heritage assets part 1A qualifies the type of proposals that would not be suitable in The	Wording amended	Y

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	Square, it might be useful to do the same with 1b to d by adding for example 'have a significant adverse effect...'		
Policy 5a	Support the approach taken reference should be to primary shopping area not primary retail frontage to broadly reflect the emerging local plan	The NPPF definition of main town centre uses has been added to the text. Policy 5a seeks to support (at ground floor level) class Ea which is more limited to protect the vitality of the town centre. Clarification provided in text but policy not amended.	Y
Policy 5b	Should include reference to the Retford Design Code	Amended	Y
Policy 5c	Although the Local Plan is not adopted yet, it has reached an advanced stage. The strategic Local Plan digital infrastructure policy has seen minimal Main Modifications and goes further than Policy 5c. It may be worth re-visiting to align the two	Wording added to text and policy 5c (1) amended to better reflect ST57.	Y
Policy 6a	<p>We support the positive wording within Part 1c) that recognise that only proposals 'where relevant' will be required to enhance greenery along frontages. We'd suggest that 'where relevant' is added in to the introduction to the policy because 1a), b) and d) may not apply to all proposals e.g. a single dwelling.</p> <p>It might also be useful to be more specific about where replacement trees referred to in 1a) are expected to go. Will this be on site, in the neighbourhood plan area or in the locality for example?</p> <p>In terms of frontages, is this the retail frontage? It may be useful to clarify.</p>	<p>Amended</p> <p>Text added to policy 6a 'the location of replacement trees may be on site, or elsewhere in the neighbourhood plan area, where it contributes to the street scene in accordance with the Retford Design Code and will be subject to agreement with BDC and the landowner'</p>	Y

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
		Text added to policy along through routes and residential frontages	
Policy 6b	<p>We welcome this policy and its aspirations. Part 1 rightly refers to applicable legislation and Part 3 and Part 4 to national and local policy but all three criteria make similar points in a slightly different way. This could lead to confusion when using the policy. It may be worth re-wording to align the three criteria.</p> <p>We'd suggest that Part 4 may need to be re-worded, as it is not reflective of the mitigation hierarchy in national guidance</p>	Wording of criteria 3 and 4 merged with criteria 1. Criteria 5 amended	Y
Policy 7	<p>We welcome the explanation of the 8m easement in the policy but suggest it might have greater weight if it is incorporated within Part 1. It may also be useful to add in to the supporting text the Environment Agency's definition of the 8m easement, as developers may interpret 'from the river bank' differently.</p> <p>If the Canal Trust have a similar policy to the Environment Agency we'd suggest the easement is defined in the policy and it is evidenced in the supporting text. Otherwise it may be difficult to require the same buffer from the canal.</p>	<p>Amended</p> <p>Comments from the Canal and River Trust support the approach (see below their comments on Policy 7). Additional text added to amplify.</p>	Y
Policy 8	Green areas can have many benefits including helping to mitigate the impacts of climate change such as through drainage, tree planting etc. It may be worth making reference to climate change mitigation subject to a proposal being consistent with other policies in the plan.	Text added to narrative and policy 8 (1) amended as follows 'The areas on Map 9 are identified as Significant Green Areas, they provide multi benefits for wildlife, climate mitigation, and contribute to the character of the Town Centre.'	Y
Policy 10a	The strategic Local Plan specialist housing policy goes further than Policy	Additional text added to narrative and policy	Y



Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	<p>10a. It may be worth re-visiting to align the two.</p> <p>We'd also advise that Part 3 may need to be re-visited to align with national planning practice guidance relating to the development of such homes outside of Flood Zone 1. This is particularly important in Retford given the extent of flood zones in the town centre area.</p>	<p>wording amended as follows: Proposals for the development of housing for older people, particularly sheltered accommodation with limited support, will be supported within the Plan Area, given its topography and the proximity of everyday services.</p>	
Policy 10b	<p>We advise that Policy 10b may benefit from re-wording to fully align with national planning practice guidance: once First Homes is secured, the priority should be securing the local policy requirement for social rented affordable housing and then other affordable housing tenures</p>	<p>Policy 10b is based on the HNA undertaken for Retford. Notwithstanding the fact that the Plan Area serves the needs of a wider housing market area, the HNA is clear that home ownership within the Plan Area is much lower than the rest of Bassetlaw. The provision of social rented properties is high. Paragraph 19 of the HNA states, the high number of social rented homes suggests ample provision for those in the greatest financial need. Policy 10b seeks a different mix of affordable housing products reflecting this imbalance.</p>	<p>No change to policy wording but additional text added at para 159 to comment on proportion of social rented.</p>
Policy 11	<p>We support the inclusion of this policy and the green aspirations for Retford town centre. We'd advise that all of Bassetlaw is designated as an area of serious water stress under Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended). Therefore, the tighter optional water efficiency requirement for residential development of 110 litres per person per day including five litres for external water use is being</p>	<p>Noted and policy 11 2h) deleted and new part three added as follows 'Residential development is required to meet the water efficiency standards of 110 litres per person per day.'</p>	<p>Y</p>

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	sought by the emerging Local Plan. We'd suggest that 2h) and Part 4 are not fully aligned with this position so may need re-visiting.		
Policy 13a	We'd suggest that Policy 13a takes a similar approach to Policy 13b - which works extremely well - and leads with the flood risk requirements with the other criteria being subject to flood risk being appropriately addressed.	Amended as suggested	Y

#### Conservation Team, Bassetlaw District Council

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
Policy 1	Add ' <i>and setting</i> ' in 1 (3) Add identified as causing ' <i>less than substantial</i> ' harm	Amended	NA
Policy 4a	Part 1a add ref <i>The Square's</i> heritage assets and <i>affect</i> not effect	Amended	NA
Policy 13a	Conservation does <b>not support</b> the allocation of this site. We said this in our previous comments. The building is listed (by curtilage association to the church) and is not subject to Ecclesiastical Exemption from Listed Building Consent as the building is not used for active worship. "Redevelopment" implies demolition and rebuilding, which is <b>not acceptable</b> unless the building is demonstrated to be beyond repair. I have seen no evidence to support that view. Again, I would strongly urge the NP group to <b>remove this policy and allocation entirely</b> . Repair and re-use of the building can easily be achieved through existing policies (subject to the church/PCC or other group obtaining funding, e.g. Heritage Lottery, BDC Heritage at Risk Fund, etc). I would be happy to pay for a full structural survey for the building (from our Heritage at Risk Fund) should the PCC wish.	See also response below from the Rector. Change all references to Renovation or redevelopment '  Text added at para 204 'BDC have offered to fund a full structural survey from the heritage at risk fund. The outcome of this survey will be critical in establishing the possibility of renovating the existing building. The Rector is committed to integrating the historic features identified to the West of the building.'	

Section of the Plan	Comments	RTCNPG Comments	Amendments Made

#### BDC Neighbourhood Planning

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	Capitalisation of Town Centre Check URLs Formatting points observed	Amended where appropriate and URLs checked	y
Map 2 Map 5	Query re significant boundaries Query re format	Boundaries have been checked BDC to produce map showing primary shopping frontage and town center boundary .	Y

#### BDC Growth and Enterprise

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
Appendix A	Ref to Parish Council and Parish in error	Amended to Plan Area and RTCNPG or successor	NA

#### Nottinghamshire County Council Highways

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
NP01	<b>Home Bargains and land adjacent to The Beck</b>  There does not appear to be a reasonable prospect of providing vehicular access to the site from the A620 Amcott Way without materially effecting the capacity of the local highway network and impacting on highway safety. It is therefore unlikely that the Highway Authority would be able to support the development.	Land adjacent to the Beck is not proposed for development that would require vehicular access	N
NP02	<b>Ebsworth Hall</b>  Presumably the site would be accessed through the existing entrance from Churchgate adjacent to St Swithun's Church. A replacement or refurbishment of the existing building for community use is likely to be	Noted	N

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	<p>acceptable in principle provided that the use has no or a very limited need for vehicular access.</p> <p>Appreciating that there may be conservation issues, the Highway Authority would likely wish to explore the possibility of improving the access from Churchgate</p>		
NP03	<p><b>Land adjacent to Tenterflat Walk</b></p> <p>There is likely to be a reasonable prospect of providing access to new development from Bridgegate. It should be noted that, although largely abandoned, Tenterflat Walk is public highway. Therefore, any development would either need to accommodate the highway as part of the layout or this would require stopping-up prior to the development taking place. The layout may need to make provision for retaining rear access to existing properties. Vehicular access to Amcott Way would not be supported, but a walking and cycle is likely to be sought as well as a pedestrian link to River Lane (East Retford Footpath 20).</p>	<p>The RTCNPG are aware that Tenterflat walk is a public highway and note the requirement to stop up the route (in terms of vehicular access from Amcott Way prior to development. It is agreed that vehicle access to Amcott Way would be wholly unsuitable for vehicles, but a walking and cycling connection is promoted in the neighbourhood plan and important in providing permeability to the site for pedestrians and cyclists.</p>	N
NP04	<p><b>Land to the rear of 27-37 Bridgegate</b></p> <p>The Highway Authority would be unlikely to support a proposal that is reliant on vehicular access through the existing building No.37. However, there may be a potential for residential development if there is no or a very limited requirement for vehicular access. Provision would be required such that refuse could be collected from Bridgegate without the potential for bins to be left on the footway for collection, possibly from within the undercroft. Alternatively, Trinity Place may be capable of providing suitable access arrangements.</p>	<p>This site had been removed from the neighbourhood plan due to planning constraints prior to the pre submission NP being consulted on.</p>	N
NP05	<p><b>Retford Registry Office (Chancery Lane)</b></p>	Noted	NA

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	The site is likely to be considered suitable for residential development subject to satisfactory details of access, parking, and servicing arrangements.		
NP06	<p><b>Goodwin Hall (Chancery Lane)</b> The site is likely to be considered suitable for redevelopment subject to satisfactory details of access, parking, and servicing arrangements.</p> <p>The large apron in front of the site which is marked on the ground as parking for the Hall is public highway. This area may require stopping-up as part of the proposal. The existing footway would then require replacing to the side of the carriageway. This will in effect make the site larger than indicated on the submitted plan.</p>	Noted the RTCNPG aware of the extent of the public highway at the front of Goodwin hall this has been taken into account in considering the future development of the site	NA

#### National Highways

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	<p>National Highways principal interest is in safeguarding the operation of the A1 trunk road which routes approx. 3 miles to the west of the Plan area.</p> <p>Due to the scale and anticipated distribution of any development growth being proposed through the Neighbourhood Plan, in Retford Town Centre, it is unlikely that there will be any significant impacts on the operation of the SRN in the area.</p> <p>As such National Highways has no further comments to make at this time.</p>	Noted	NA

#### National Grid

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	<p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>An assessment has been carried out with respect to NGET's assets which include high voltage</p>	Noted	NA

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	<p>electricity assets and other electricity infrastructure.</p> <p>NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p>		

#### Natural England

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	<p>We welcome the joined-up thinking and enhancements proposed to improve connectivity for people and nature within the Plan itself and the supporting documents.</p> <p>Natural England welcomes the use of the Retford Design Code and incorporation of some green elements into this document.</p> <p>Natural England notes there are no new allocations within the Neighbourhood Plan, but there have been some potential sites assessed for suitability at a future time, should they become available. With Retford Town Centre being in close proximity to the Clumber Park site, any new housing should consider and mitigate for the effects of increased recreation to the designated site, such as with the provision of Suitable Alternative Natural Green Space (SANGS) or Site Access Management and Monitoring (SAMMs). The proposed improvements to the town centre and improved access to the Kings Park, adjacent to the Neighbourhood Plan boundary, should provide some alternative green spaces for those seeking recreation in green spaces. Any new developments should also ensure they meet Green Infrastructure standards to ensure green space is provided on-site, where appropriate.</p> <p>Natural England notes both the River Idle, which connects to the Sutton &amp; Lound Gravel Pits SSSI and also the Chesterfield Canal, which connects to the Chesterfield Canal SSSI, are noted for their high ecological value and</p>	Noted	NA

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	marked for improvements to the blue-green corridors through the Neighbourhood Plan area. We welcome this activity to improve the quality of these important corridors to support biodiversity and also indirectly improve the water quality flowing into the designated sites.		

#### Historic England

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	<p>The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.</p> <p>If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record.</p>	<p>Noted, the NP focuses on this aspect.</p> <p>The RTCNPG have worked closely with BDCs conservation team</p>	NA

#### NCC - Local Flood Risk Authority

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	The LLFA have no further comments to make on this to those made previously	Noted	NA

#### Separate email from Martin Green Highways

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
Design Code	It is recommended that the Design Code considers the need for private refuse storage in accessible off-street locations.	Noted – this was written by AECOM	NA
Masterplan	Following the publication of the Inclusive Access Strategy, the Ministry of Housing, Communities & Local Government, and the Department for Transport paused the introduction of level-surface schemes in areas with relatively large amounts of pedestrian and vehicular	Noted	NA

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	movement, such as high streets and town centres. This will have a bearing on the potential to introduce shared surface streets within Retford unless the Government updates its current stance.		

#### Coal Authority

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	Our records indicate that within the identified Retford Neighbourhood Plan area there are no recorded coal mining features present at surface or shallow depth which may pose a risk to surface stability or public safety. On the basis that no recorded coal mining features are present in the plan area I can confirm that the Planning team at the Coal Authority have no specific comments to make on this document.	Noted	NA

#### Environment Agency

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	A large portion of the Neighbourhood Plan Area falls within flood zones 2 and 3 associated with the River Idle In accordance with the National Planning Policy Framework (NPPF) para 100-102, we recommend the Sequential Test is undertaken when allocating sites to ensure development is directed to the areas of lowest flood risk  It should be noted that the Environment Agency only give feedback on fluvial flood risks. Please note that surface water and ordinary watercourses fall within the remit of the Lead Local Flood Authority (LLFA) who in this case are Nottinghamshire County Council. They may hold modelled data relating to these elements.  Flood risk mitigation measures should look at opportunities to reduce flood risk both to the site and others. Flood risk mitigation should	Noted and map 12 shows this. The sequential test is a requirement for all the proposed NP sites. Noted and the RTCNPG have used information provided by the LLFA (and via BDC's input)  The RTCNPG have sought ways to increase	NA



Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	also consider multifunctional opportunities, for example providing additional wildlife habitat such as wetlands.	SuD across the Plan area to mitigate flood risk.	
Assets maintained by the EA	Retford Carr Pumping Station – pump house/compound Asset ID: 559940 Flood defences (high ground) Asset ID: 22041 and (flood wall) Asset ID: 24265 along the banks of the River Idle. The Environment Agency maintains the above raised defences within the Retford Town Centre area, adjacent to the River Idle. Any future development must consider the impact on these defences both now and into the future. During any construction activities and post development the Environment Agency must be provided unimpeded access to these flood defence assets so as to undertake our maintenance and potential future improvement works. Any works on or within 8m of the flood defences or the River Idle will require a flood risk activity permit.	Noted and clarification in policy 7(1) has been added re the 8m easement	Y
Biodiversity Net Gain	We welcome that the document highlights the opportunity to provide biodiversity net gain. The Environment Bill has now been approved through parliament requiring development to provide a minimum of 10% biodiversity net gain. Given the size of the proposed development areas we would encourage the neighbourhood plan to push for developers to provide biodiversity net gain in excess of the required 10% across these sites where possible/feasible.	Policy 6b(1) encourages the exceedance of this 10%	N
Green Infrastructure	We welcome that there are policies which seek to enhance or provide green infrastructure as part of development. This policy should also include ‘blue infrastructure’ as it would be beneficial to link it with green infrastructure. Development should integrate and increase blue/green infrastructure to build in multi-functional solutions to future impacts such as increased flood risks, water shortages and overheating. Blue and green infrastructure can work together to achieve these aims.	The blue infrastructure is referred to as the canal and river corridors. Blue infrastructure added to the title of section 17 and in para 124. The heading of section 17 Blue infrastructure also shown on Figure 2	Y

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
		from the masterplan .	
Sustainable Design	Bassetlaw lies within an area of serious water stress concern. We welcome the inclusion of a requirement for all new residential development to meet the tighter water efficiency measures of 110 litres per person per day, unless it can be demonstrated that this is not feasible.	Noted	N
Policy 7	We are pleased to note that Policy 7 does include a requirement for an 8m easement to be provided from the River banks of the Retford Beck and River Idle.		
Policy 13b	<p>We are pleased that point 204 recognises the flood risk associated with the site and highlights the requirement for a site specific flood risk assessment alongside the requirement to pass the sequential test.</p> <p>We would suggest that point 1 of Policy 13b wording does include reference to flood zones 2 and 3. We are however pleased to see reference made to the requirement to provide a minimum of 10% biodiversity net gain.</p>	Policy amended text added 'reflecting the site's partial location in flood zone 2 and 3.'	N  Y
Policy 13c	<p>We are pleased that policy 13c has taken our previous comments on board and recognise the major flood risk constraints associated with these sites. Points 211 and 212 reflect our comments and should be referred to by prospective developers when considering development in these locations.</p> <p>Again, we pleased to see reference made to the requirement to provide a minimum of 10% biodiversity net gain.</p>	Noted	N

#### Canal and Rivers Trust

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
General	Within the Plan area the Trust owns and operates the Chesterfield Canal. The canal is located on the southern edge of the Plan area for a stretch of about 500m running between the River Idle Aqueduct	Supportive and noted	

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	<p>(Aqueduct 7) and Budes Bridge (Br. 56A). This stretch of canal also includes Retford Bottom Aqueduct, Retford Town Lock and Carolgate Bridge. The canal is carried on a low embankment west of Town Lock.</p> <p>The canal within the Plan area falls within the Retford conservation area and is also designated as a Local Wildlife Site (Chesterfield Canal-Shireoaks to Welham).</p>		
Policy 1	Policy 1 sets out a positive and appropriate approach to considering development proposals, although we suggest that it could include specific consideration of the value of the canal, and perhaps include a requirement to consider the effect of development proposals in proximity to the canal on its character and setting.	Policy 1 relates to heritage assets the canal is a designated wildlife site but not a heritage asset per say. Based on the Trust's comments, the RTCNPG propose the Chesterfield Canal as a non-designated heritage asset. This will be determined by BDC. A new criterion 2 has been added as follows The Chesterfield Canal runs through the Conservation Area. The effect of a proposal on the significance of the canal, including its setting, will be taken into consideration when determining planning applications.	Y
Policy 2	We support the specific advice that development proposals should seek to provide active frontages- engagement with the canal is very important in helping to unlock its potential as a walking route and recreational resource and the value of providing a degree of natural/passive surveillance is rightly acknowledged as significantly improving perceptions of the canal		NA

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	<p>towpath and encouraging people to make more use of it.</p> <p>We welcome the reference to the canal in Policy 2, setting out an expectation for new development to maximise opportunities to integrate with the canal.</p>		
Policy 3	The significance of views along the canal are rightly identified as important views and we welcome the additional protection that Policy 3 offers in protecting these views from obstruction or harm from inappropriate development	Noted	NA
Policy 6b	The principles set out in Policy 6b are appropriate and whilst the canal is not specifically mentioned in the policy, its importance is highlighted within the supporting text, and we consider that Policy 6b should serve to ensure that adverse effects on the ecological value of the canal are avoided or adequately mitigated and opportunities for enhancements secured wherever possible.	Noted	NA
Policy 7	Paragraph 124 of the supporting text to Policy 7 identifies the value of the towpath as a walking and cycling route and states that it should be protected and where possible enhanced. We support this approach and recommend that Policy 7 should seek to secure developer contributions where appropriate and relevant towards improving and/or maintaining the towpath, particularly where new development is likely to result in increased footfall.	Additional sentence added to 7(3) 'Where appropriate, for example where development increases footfall this could be secured via developer contributions'.	Y
Policy 8	We note that much of the land adjoining the canal towpath between Carolgate Bridge and the River Idle Aqueduct is identified as a Significant Green Area; Policy 8 will therefore help to reinforce the protection of the canal corridor from	Noted	NA

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	inappropriate development that might adversely affect its value as a wildlife habitat, and we therefore welcome its inclusion.		
	We consider Policy 9 to be appropriate and, whilst it does not specifically reference the canal towpath, the supporting text does acknowledge that the towpath forms an important element of the wider walking and cycling network in the town. Paragraph 141 notes that the towpath is not well suited to cycling and, as we have indicated above in relation to Section 17, it may be appropriate to amend the Plan to include a requirement to consider the case for securing developer contributions towards towpath improvements as this could help facilitate wider use of the towpath.	Noted	NA

#### St Swithun's

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
Redevelopment of Ebsworth Hall	<p>The hall that has effectively been condemned. This is due to significant subsidence at the far south corner which led to the insurers insisting that all contents be removed, all usage ceased, weekly inspections of deterioration recorded and yearly review by a structural assessor (at no small cost). The subsidence is such that the wall has moved away from some stairs and windows have broken as their frames have deformed. The wooden floor has buckled and plaster has fallen. It is necessary to wear hard hats to inspect the hall.</p> <p>My HTB London network advisor who is Director of Buildings and MCI0B visited</p>	<p>Policy heading amended to Renovation or redevelopment and additional text added BDC have offered to fund a full structural survey from the heritage at risk fund. The outcome of this survey will be critical in establishing the possibility of renovating the existing building. The Rector is committed to integrating the historic features identified to the West of the building.</p> <p>Policy title amended to Renovation or redevelopment based on comments from the BDC</p>	Y

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	<p>and suggested that the smallish cost difference of a rebuild (versus repair) would be worth it to receive a purpose built/ fit-for-purpose building. He did not think that incorporating/ maintaining some of the feature west end features would be that prohibitive,</p> <p>The PCC would welcome a funded survey, not least because Mr Tagg's opinions appear to lack up-to-date local and specific knowledge of the building and its severe deterioration.</p> <p>We would therefore be grateful if the Planning Group would maintain generosity in its wording toward the Ebsworth Hall to allow the best option for the needs identified. We have no intention of rebuilding for the sake of it and remain open to all options that will facilitate funding and the provision of an asset to the town.</p>	<p>conservation officer. The RTCNPG hope that a middle way can be found to reuse the building whilst protecting its heritage attributes.</p>	

#### Nottinghamshire CC Public Health

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
<p>5 elements of the assessment criteria for this rapid HIA have been highlighted</p>	<p><u>Access to healthcare services and other social infrastructure</u> - uncertain about the opportunities for shared community use and Co location of services</p> <p><u>Access to open space and nature</u></p>	<p>There is a doctor's surgery and a health centre within the NP area. This is shown on map 4 under health and well-being provision. There are additional facilities immediately outside the plan area.</p> <p>The plan goes into considerable detail about the existing open spaces and the importance of</p>	N

Section of the Plan	Comments	RTCNPG Comments	Amendments Made
	<p><u>Accessibility and active transport</u></p>	<p>nature and the need to enhance biodiversity and green the streets.</p> <p>The plan encourages the extension of active travel identifying opportunities to extend the cycle network. The topography of the town lends itself to relatively easy access for people with disabilities. The section getting around provides a web link to Bassetlaw's AccessAble website see page 53 which identifies the buildings that can be easily accessed by wheelchair.</p>	
	<p>Health Impact Assessment provided on the RTCNP</p>	<p>The RTCNPG note that the vast majority of the policies in the NP were assessed as having a positive impact. Aspects that were classed as uncertain for example access to healthcare services have been addressed above. The RTCNPG consider that the scope of the plan was broad and as wide reaching as possible given the involvement of key parties, focus of the RBF and consultation feedback.</p>	<p>N</p>

## Appendix A Press Release September 2021



### PRESS RELEASE

Tuesday 21<sup>st</sup> September 2021

For immediate use

### **Retford Town Centre Neighbourhood Planning Group begins wider consultation**

Retford Town Centre Neighbourhood Planning Group (RTCNPG) commenced its wider public consultation phase with a stall at Retford Market on Saturday 18<sup>th</sup> September 2021. As part of a planned programme of public appearances and communications RTCNPG will be appearing on Thursday, Friday, Saturday and Christmas markets over the next two months.

Formed from residents, elected representatives and people employed in the designated Retford Town Centre Neighbourhood Area, RTCNPG has been working, since its official recognition by Bassetlaw District Council in March of this year, on draft proposals to discuss with the public.

The RTCNPG team will also be offering to meet with community groups based in, or with a significant interest in, the Retford Town Centre Neighbourhood Area.

The draft proposals for consultation, which seek to build on the current strengths of Retford are:

#### Vision

By 2037 Retford will be a safe, healthy, accessible and sustainable town centre, supporting people of all ages, which is proud of its heritage buildings and attractive to businesses as a place to grow and prosper, providing a range of employment sites and premises.

Retford town centre is future facing, the home of people and businesses looking to reduce their carbon footprint. The value of natural assets will be enhanced and extended and investment will create a rich mix of shopping, leisure, sports, health, cultural and social facilities making Retford town centre appealing as a place to live, learn, develop, work and spend quality leisure time.

#### Community Objectives

CO1 To create a plan for the regeneration of the town centre that attracts and retains visitors to spend time and money in the shops, cafes and cultural centres.

CO2 To bring more vitality to the town centre by supporting environmental enhancements to public spaces that create a more attractive shopping area, including improving and extending the green corridors (parks and water ways) and adding eco corridors across the town centre.

CO3 To support the growth of a vibrant day time and evening economy (cafes, pubs, restaurants and other leisure facilities).

CO4 To create an exciting environment that makes it attractive for micro, small and medium sized businesses and shops to locate and flourish in the town by ensuring that there is a range of suitable sites and premises.





CO5 Improving the accessibility of the town by providing a network of connecting movement corridors that are safe, accessible and direct for walkers and cyclists into and across the town centre. In so doing encouraging opportunities for workers, residents and visitors to be healthier and more active.

CO6 Improving the legibility of the town, so users can easily, directly and safely find the businesses and services that they need.

CO7 To protect and improve the wide range of community facilities (including health care provision) in the town centre to ensure it can meet the growing need of an ageing and expanding population.

CO8 To seek innovative solutions that will accelerate the town to Net Zero by 2035 by promoting the use of solar energy on roofs as part of a community energy scheme and boosting the provision of electric charging points.

CO9 To ensure that all new development is designed to a high standard and that it 2 a) respects the materials style and layout of the historic town centre (where applicable) b) enhances the existing character of the town centre.

CO10 To protect and enhance the historic character of the town centre by implementing a range of improvements to the historic buildings and spaces as part of a wider improvement program with the marketplace as the focal point.

CO11 To expand the role of Retford town centre as a focus for trade and the exchange of knowledge and learning that combine to mutually support the growth of the local economy and provide a range of job opportunities for local people.

CO12 To ensure that the housing stock is of a high quality, varied and suitable (in terms of type and tenure) to meet the needs of existing and future residents.

CO13 To encourage developers to work with the Neighbourhood Forum before planning applications are submitted so that developers can produce schemes that ensure the most positive benefit for the town

The process for constructing a Retford Town Centre Neighbourhood Plan will take place over the next 18 months completing with a referendum. Once adopted, developments within the Neighbourhood Plan Area will need to conform to the plan requirements and supporting activities will be progressed in parallel with the appropriate organisations.

A website, social media and other communication facilities will be developed over the next three months, as funding becomes available, to enable as many people as possible, with an interest in Retford Town Centre, to be able to take part.

#### Notes for Editors

Photograph attached is of the RTCNPG stall at Retford Market on Saturday 18<sup>th</sup> September 2021.

Retford Town Centre Neighbourhood Planning Group is administratively supported by Retford Business Forum and Bassetlaw District Council but remains an independent group with its own constitution and Management Committee.

For further information, please contact Rick Brand at [rickbrand@hotmail.com](mailto:rickbrand@hotmail.com) or 01427 891376.

## Appendix B Communications Plan 2021

	activity	19/09/21	03/10/21	10/10/21	17/10/21	24/10/21	31/10/21	07/11/21	14/11/21	21/11/21	28/11/21	05/12/21	12/12/21
Saturday	Market stall					30/10/21							
Thursday	Market stall							11/11/21					
Friday	Market stall			15/10/21									
Sunday	Christmas Market stall									21/11/21			
September	press releases	x											
October	press releases Clarborough &			x									
November	Welham							x	x	x	x	x	x
November	Retford Life (8/10)					x	x	x	x	x			
Library	Posters		x	x	x	x	x	x	x	x	x	x	x
	Website		x	x	x	x	x	x	x	x	x	x	x
	Social Media		x	x	x	x	x	x	x	x	x	x	x

## Appendix C Consultation on Extension of Neighbourhood Plan Area

# Retford Town Centre Neighbourhood Plan

## BRIDGEGATE EXTENSION CONSULTATION



Work to develop a **Retford Town Centre Neighbourhood Plan** has now commenced, following formal designation by Bassetlaw District Council in March 2021. A neighbourhood plan allows residents and businesses to shape the way their local area develops, through the creation of locally-specific planning policies.

**Retford Town Centre Neighbourhood Planning Group** is leading the development process, exploring exciting ideas for the future of Retford Town Centre, including the green agenda, transport, healthy living, accommodation, business, heritage and investment.

One of the first tasks is to consider a **potential extension of the boundary of the area to include the full extent of Bridgegate**, as voiced following the previous consultation. The Neighbourhood Planning Group Management Committee is keen to capture local opinion on the proposal, as detailed overleaf.

## CONSIDERING THE BRIDGEGATE EXTENSION

The map below shows the western edge of the agreed Retford Town Centre Neighbourhood Area boundary marked in blue, and also the proposed extension outlined in red. If there is sufficient public interest in wishing to be included, all premises, whether residential or business, would be seamlessly included in the Retford Town Centre Neighbourhood Area.



You have received this leaflet as you live and/or work in the proposed extension area. The Neighbourhood Planning Group would like to know your views on whether you want to be included in the plans for the future of Retford Town Centre.

Please send any comments on the proposal, along with your name and contact details, to Cllr Garry Clarkson:

Email: [Garry.clarkson@cldr.bassetlaw.gov.uk](mailto:Garry.clarkson@cldr.bassetlaw.gov.uk)  
Post: 68 North Road, Retford. DN22 7XJ

Comments must be received no later than **12 noon on Friday 11 June 2021** (comments arriving after this time will not be considered).

### Data Protection Privacy Policy

In order to continue to be able to contact you about the Retford Town Centre Neighbourhood Plan, including meetings, events, membership, surveys, marketing and sponsorship, we need to hold your contact details on file, for an appropriate period of time. We will only respond to you in the same way that you contact us – email is the preferred method. You may request removal from our database at any time by contacting Cllr Clarkson in writing via email or post. Your details will be stored on servers which may be located within or outside of UK, EU or USA. We will not sell your details to any third-party organisation. We may provide your details to organisations working directly on our behalf for the purposes of analysis and/or communication. By responding to this consultation you are assumed to agree to this privacy policy.

This flyer was printed in May 2021 on behalf of the Retford Town Centre Neighbourhood Planning Group as part of the Neighbourhood Area extension proposal consultation.



**Public Consultation**

**Retford Town Centre Neighbourhood Plan**

**Thursday 20th October 2022**

**10.00am to 2.00pm**

**Retford Town Hall Council Chamber**

Catch-up on the progress of the Neighbourhood Plan  
and have your say on the Vision for Retford

**Retford Town Centre Neighbourhood Planning Group**

**If you:**

**Live in**

**Own or run a business in**

**Own or manage property in**

**the Retford Town Centre Neighbourhood Area**

**You can be a part of the Planning Group and help to shape  
the Neighbourhood Plan and Vision for Retford**

**The next meeting of the Planning Group is at**

**7pm on Monday 24th October**

**Retford Town Hall Ballroom**

Contact [chair@retfordbusinessforum.org.uk](mailto:chair@retfordbusinessforum.org.uk) for more information

Appendix E Example Retford Business Forum Agenda where the RTCNP is a standard item.



**AGENDA**  
**Monday 2<sup>nd</sup> October 2023 – 6pm**  
**Online via Teams**

Item	Subject	Lead
1	<b><u>Welcome and apologies for absence.</u></b>	RBr
2	<b><u>Minutes of last meeting</u></b> (4 <sup>th</sup> September – circulated with this agenda)	RBr/SR
3	<b><u>Young People’s Cafe</u></b>	SW
4	<b><u>BDC: Economic Development/Growth &amp; Enterprise</u></b> <b><u>D2N2: Growth Hub</u></b> <ul style="list-style-type: none"> <li>UKSPF &amp; REPF &amp; general update</li> </ul>	JB/NC/DF/RBr
5	<b><u>Events &amp; Promotions</u></b> <ul style="list-style-type: none"> <li>See p2.</li> </ul>	RBr/SW/JP
6	<b><u>Business developments</u></b> <ul style="list-style-type: none"> <li>Openings &amp; Closings – All</li> <li>Wilko</li> <li>High Street Task Force</li> <li>AccessAble</li> <li>Markets – JS/JB</li> <li>Security update</li> </ul>	RBr/SW/All
7	<b><u>Membership, Finance, Administration, and Communications</u></b> <ul style="list-style-type: none"> <li>Membership – Member 2 member offers (M2MO) update.</li> <li>Finance update</li> <li>Volunteers/Succession – we urgently need someone to take over from SW at the end of the year</li> <li>Communications</li> </ul>	AL/MW/RBr
8	<b><u>Retford Town Centre Neighbourhood Planning Group</u></b> Next RTCN Planning Group Meeting – <b>Monday 23<sup>rd</sup> October 2023</b> , Retford Town Hall – <b>please note the change of date</b>	RBr/WW
9	<b><u>North Notts BID</u></b> <ul style="list-style-type: none"> <li>Update</li> </ul>	RBr
10	<b><u>STEP Project</u></b> <ul style="list-style-type: none"> <li>Update</li> </ul>	RBr/SW
11	<b><u>AOB</u></b> (only if time allows – please request items before the meeting starts)	

Dates of future meetings: 5.45pm for 6.00pm via Microsoft Teams unless otherwise stated: -

2023 >>					Nov 6 <sup>th</sup>	Dec 4 <sup>th</sup> **
2024 >>	Jan 8 <sup>th</sup>	Feb 5 <sup>th</sup>	Mar 4 <sup>th</sup> **	Apr 8 <sup>th</sup>	May 13 <sup>th</sup>	June 3 <sup>rd</sup> **

\*In person – \*\*location urgently required for December 4<sup>th</sup> meeting

2<sup>nd</sup> October 2023

Retford Business Forum

1

## Appendix F Community Feedback on the Sites and Green Spaces Consultation

### Retford Town Centre Neighbourhood Plan

#### Potential Development Sites and Local Green Spaces Consultation

##### Response Data

#### Potential Development Sites

##### NP01: Land west of Moorgate and north of Amcott Way

###### R01:

This green area needs preserving as a managed small wetland and green space for plants and creatures. It needs no further encroachment by any building, and the existing trees (astonishingly not protected despite requests from a local Cllr) require managing as well. A small raised pathway over culverts needs to be created under the highway to allow bikes from the Morrisons shop side of the river to approach the river and use a dedicated cyclist suitable route (including a new (2nd) bridge to and from the Churchgate car park. The Retford Beck is a critical part of the presently inadequate flood management of the town and the Idle valley. No further reduction of its capacity should be permitted, and a managed pool/wetland with a raised pathway will assist greatly on this land.

###### R02:

Develop completely. 'Green Space' not a practical option. When open, was used by drug addicts.

###### R06:

This isn't really a development site or certainly no more than any other commercial building in the town. This is a large retail unit let on a commercial basis and unlikely to be redeveloped, or certainly no more so than any other large buildings in the town. If such a building were to be specifically identified as a development site then so should Morrisons Store and car park, or indeed Sports Direct and My Gym. More likely development sites are listed at the end of this consultation (sites 1, 2 and 3), particularly the highly prominent and under-utilised builders merchant which sits on a significant potential development site.

###### R07:

There are flooding issues which can probably be dealt with, but I see no in principle problem with the current proposal to expand the Home Bargains site up to the stream. The rest of the site has acquired, through neglect, some ecological value but was of negligible recreational use when it was open to the public as a small park. It may be best left to nature. However, if flooding concerns can be addressed it has some development potential with access through the Home Bargains site.

## **NP02: Ebsworth Hall, to the rear of St Swithun's Church**

### **R01:**

Canon Ebsworth seems indeed a good person. I'm afraid his hall is no longer fit for purpose, and I'm confident that a replacement hall (The New Ebsworth Hall) built with today's environment requirements, and well used, would be exactly what Canon Ebsworth would like to see. A new hall can feature (with planning help) much of the distinctive patterns of the old hall, and the access issues are irrelevant other than for emergency vehicles – there's extensive disabled parking on Churchgate, a public car park too, and we are heading towards an era of limited vehicles. Include it in the plan with a suitable sympathetic rebuild.

### **R02:**

Pull-down and redevelop. Community hall a good idea.

### **R06:**

This isn't really a development site or certainly no more than any other commercial building in the town centre. Site is hidden and very small and would constitute a very small scale scheme of little significance or importance in terms of town centre development and its impact.

### **R07:**

I disagree strongly with conservation's comments about this building. It has minimal architectural merit, is largely hidden from public view and does not enhance the conservation area or the setting of the church. There are massive cracks in the structure and it would be very expensive to restore even if this were possible. The conservation area and church setting would not suffer if this building were removed. Reuse of the site would be difficult, with one option being parking for the church. Given the limited size of this site and its complexity, it would be best not commented on in the NP. There should certainly not be anything in the NP restricting its future use or redevelopment.

### **NP03: Land adjacent to Tenterflat Walk**

#### **R01:**

Tenterflat Walk is indeed a mediaeval Bridle Way, and for many years emerged near Retford Roundabout on Amcott Way. A market gardening business then gated the top entrance (I have a picture), and supine Cllrs and residents didn't challenge it. A re-opened Tenterflat Walk will provide a good safe lit surface route into town and also to Morrisons for Mobility Scooters, Cyclists, pedestrians (and horses if they want to) because the roundabout on Amcott Way needs redesigning to make it light-controlled safe and friendly for bikes and mobility scooters across all of its exits - not the patchwork quilt we currently have.

Then the Tenterflat Walk will become another key non vehicular route into and out of town for Hallcroft, the Galway Estate and the new Trinity development. The development itself needs moving on – permissions were granted years ago, and Charlie Clark's façade was demolished in recent times, but nothing has followed. The Holy and Undivided Trinity should be consulted about how they might be able to help to get things moving. It's good to note that significant wildlife has developed in that part of town - it's unrealistic to imagine that badgers will stay there once the planned development is concluded. It's essential that if any planned green space (ie adjacent to Amcott Way) in the development does come forward it is connected to the banks of the Idle, having an isolated 'pocket' will help neither fish nor fowl (or much else).

#### **R02:**

Do not use for domestic / commercial development. Access severely restricted – will cause serious problems in Bridgegate. Perhaps better as 'green space'.

#### **R03:**

Concern – Access to any development here would by necessity increase the traffic flows in Bridgegate – a possible solution would be to put yellow lines on both sides of the road, or even make Bridgegate "Access for residents / businesses only".

#### **R06:**

This development site obtained planning consent for 32 houses (terraced and semi detached properties) on appeal but the consent has since lapsed. The land was sold just over 12 months ago and has a new owner who will no doubt looking to bring forward proposals in due course. Of all the sites on the consultation document this is considered to be one of the most likely to come forward in the near future and proposals should be considered as to what we want for this part of the town centre. I think the provision of housing as per the original scheme granted planning should be what the site is developed for and will maintain life/vitality and community within the town both during the day and evening. The site has access issues and is surrounded by existing houses and is most suited to housing, particularly flats/terraced and semi detached 2/3/4 bed houses that are affordable or for rent and bring more social life to the town. I consider commercial development of this site would not be suitable nor likely to be successful in the long term. Commercial development of a hotel or retail is not suited to the site because of the boundary and access constraints. Various rumours are circulated about possible uses but the site should be used for a social housing



residential scheme. A care home would be inappropriate for this site and would add nothing to the town centre location.

**R07:**

I broadly agree with conservation's comments here. There is potential for development, but the Bridgegate frontage is very important. The sense of enclosure and the Trinity Hospital style along this street should be reflected in any development. Residential use is suitable but commercial use is also possible. The tree screen along Amcott Way should be retained and enhanced and the frontage to the riverside path must have visual interest.

## **NP04: Land to the rear of 27 – 37 Bridgegate**

### **R01:**

The lower part of this pocket of land flood whenever Carr Dyke floods due to water levels in the adjacent Idle, and uncontrolled water additions into Carr Dyke from the land near Retford Railway Station. This large pocket of land is unsuitable for any housing unless on stilts and a much more effective use of it would be as a managed green wetland and planned floodplain. If this was engineered over say the lowest 2/3 of the land (adjacent to the Carr Dyke and the River Idle, the remaining 1/3 might conceivably be suitable for non-stilt housing development - notwithstanding the loss of heritage 'view' and vehicle access issues, which would require consents from neighbours in most instances unless the new vehicle access was via Trinity Court.

### **R02:**

Flood risk and significant access problems.

### **R03:**

Access concerns, as per response for NP03 (traffic flow on Bridgegate). Land liable to flooding. Wildlife – disturbance of habitat.

### **R04:**

1: The Plan acknowledges that much of the site is subject to flooding and therefore unsuitable for development. This is confirmed by the attached photographs of the 2018 floods and the much greater 2007 flood although the latter was subsiding by the time the picture was taken having reached about 30cm below ground level. The extent of the 2007 flood on this site is marked on the attached modified site plan.

2: It should be noted that the site has a number of sewers running through it mainly in the unsuitable portion. The approximate location of the three sewers is marked on the attached modified site plan.

3: The site is eminently inaccessible. The access through 37 Bridgegate is clearly impractical and alternative access through Trinity Place is mooted by the Plan. This also has its problems. Trinity Place is a gated community and both entrance and courtyard and designed appropriately for the apartments and associated car parking which they serve. It is unsuitable as an access road to a further development and exiting on to Bridgegate is difficult enough for the volume of traffic currently using it. Furthermore, to have all the construction traffic involved in building more dwellings traversing the community would be intolerable and unsafe for residents.

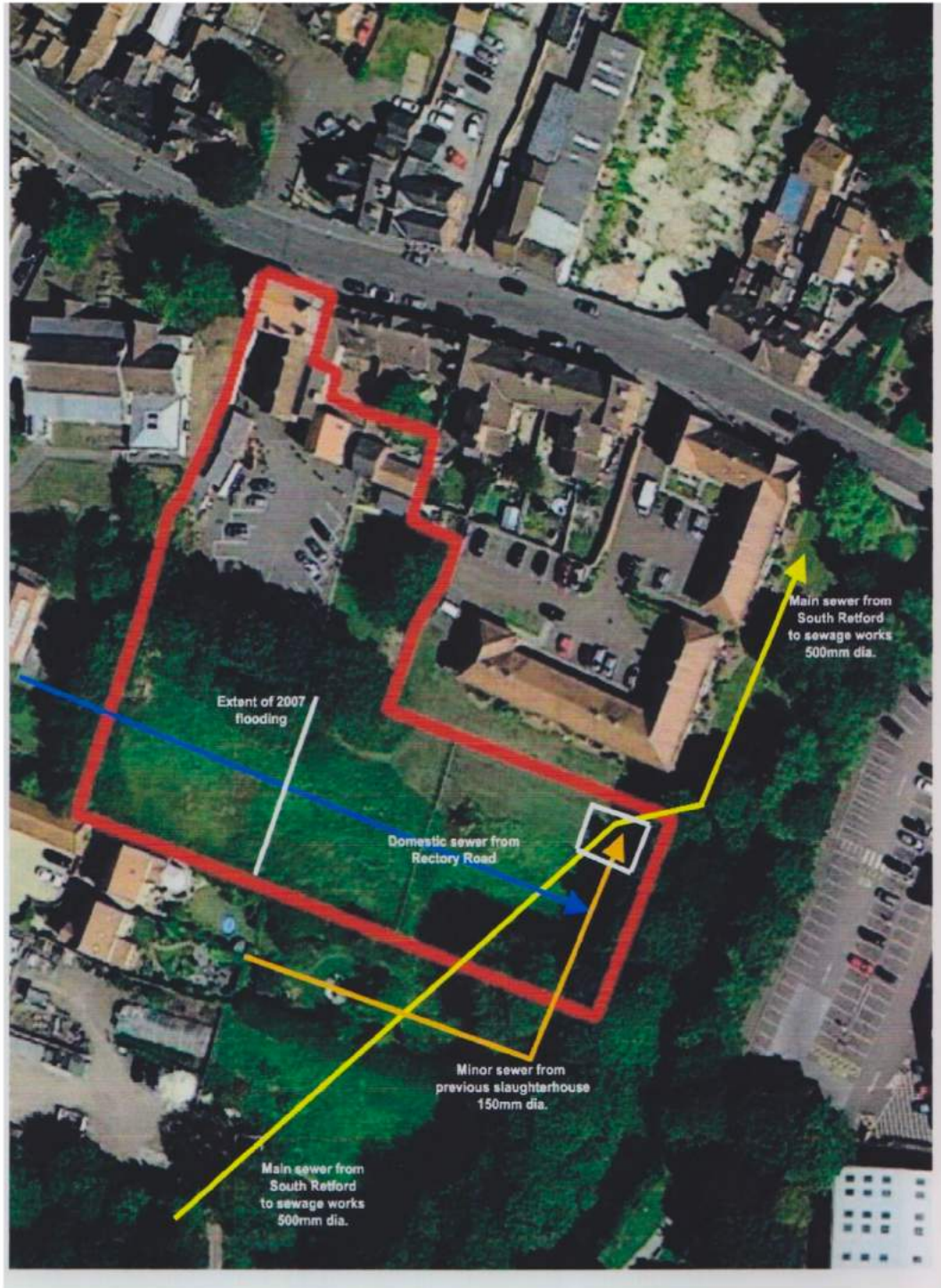
4: The site is a habitat for wildlife. There is much wildlife activity throughout the night and foxes, squirrels, and Muntjac deer have been observed during the day. Owls are frequent visitors, attracted no doubt by food availability at the site and the vantage point provided by surrounding trees. In effect this site is an extension to the park except that it is largely free from human occupation. This site should be re-designated as a Local Green Space and measures implemented to encourage further wilding.



R04 – Image 1



R04 – Image 2



R04 – Site analysis for NP04

**R05:**

Thanks for hosting the meeting in town hall last week , as agreed pls find photos of area NP04,, taken a few years ago , this was when the water was declining and not at its peak , massive flood area , you can see how high the trinity building is above the field and the gradient which puts it all into perspective.



R05 – Image 1



R05 – Image 2

**R06:**

This is the charity's site. The land is to the rear of the existing 22 flat scheme known as Trinity Place which is a pleasing visual scheme along Bridgegate and for which there is good demand

from more mature residents who can live independently but still access the town and all the supporting facilities it has. The land to the rear is thought to be suited to an extension of the existing flat scheme to provide 1 or 2 bedroom flats in the heart of the town centre ideally located and suited to the needs of residents like the Trinity Place residents, provide parking in a gated and secure environment.

**R07:**

Trinity's newish flats look good and meet a need. There may be scope to extend this complex to the south but otherwise poor access restricts development. Flooding issues will limit what can be built and may ensure that land near the river stays open.

## **NP05: Retford Registry Office, Chancery Lane**

**R01:**

Includes NP06 - the two adjacent sites need demolition of existing buildings and a new build to permit two storey construction (upper storey ramped for access) and to create a visually attractive plaza with meeting room and units downstairs and dwellings upstairs. As that development is planned, it's essential that a non-vehicular route for cyclists, pedestrians, mobility scooters which utilises a (1- way) Emergency services vehicles route (camera controlled and bollarded with minimal encroachment into King Park) to travel from Chancery Lane to Bridgegate via the Swannacks Car Park (this will save precious minutes for Fire Services vehicles and Police vehicles to reach Retford roundabout and the North of the town). The nature, purpose and style of such a Plaza development is open to conjecture, but a new Goodwin Hall is essential for community cohesion.

**R02:**

Develop subject to restrictions – keeping height etc.

**R06:**

The site is owned by the District and County Council. It was used by the County Council as their operational/staff offices. Loss of employment use in the town centre is disappointing and further employment uses (offices) should be encouraged or a residential flat scheme similarly to that recently built at West Street.

**R07:**

Redevelopment potential exists here with scope to combine the sites and even take in part of the Park in a comprehensive reorganisation. Given its history and location, the community use of Goodwin Hall should be retained in some form and there should be better visual and physical access into the Park. A café/restaurant providing views and access into the Park would be a good use. Residential or business uses both acceptable.

## **NP06: Goodwin Hall, Chancery Lane**

### **R01:**

Repeat from NP05 - the two adjacent sites need demolition of existing buildings and a new build to permit two storey construction (upper storey ramped for access) and to create a visually attractive plaza with meeting room and units downstairs and dwellings upstairs. As that development is planned, it's essential that a non-vehicular route for cyclists, pedestrians, mobility scooters which utilises a (1- way) Emergency services vehicles route (camera controlled and bollarded with minimal encroachment into King Park) to travel from Chancery Lane to Bridgegate via the Swannacks Car Park (this will save precious minutes for Fire Services vehicles and Police vehicles to reach Retford roundabout and the North of the town). The nature, purpose and style of such a Plaza development is open to conjecture, but a new Goodwin Hall is essential for community cohesion.

### **R02:**

Loss of community asset? Assess current usage.

### **R06:**

Goodwin Hall gifted to the people of Retford. A valuable community building/service/resource bringing a focal point for people to meet and enjoy both the town centre and access to the Kings Park. This building and the site should be protected in perpetuity for the purposes it was given.

### **R07:**

Redevelopment potential exists here with scope to combine the sites and even take in part of the Park in a comprehensive reorganisation. Given its history and location, the community use of Goodwin Hall should be retained in some form and there should be better visual and physical access into the Park. A café/restaurant providing views and access into the Park would be a good use. Residential or business uses both acceptable.

## Potential Local Green Spaces

### LGS1: Land north of Amcott Way and south of The Beck

**R01:**

Requires maintaining as a green space managed wetland as per comments in NP01 to assist with flood management issues of Retford Beck and the River Idle. No building development of any kind except raised culverted pathway over managed wetland, and a bridge over the River Idle.

**R02:**

Develop. 'Green space' not a practical option. Has been used by drug addicts.

**R06:**

Poor quality green space which is fenced with no access. So not really available at present for use by the public. Would need investment of time and money to make it useable but unlikely to add much to the town as it is outside the ring road and would not be utilised by the public.

**R07:**

See comments above re NP01. Green space designation would rule out development even if it turned out that the site could be developed through Home Bargains site. I am not sure that the NP can or should determine the future of this site.

### LGS2: St Swithun's Churchyard, Churchgate

**R01:**

No comment other than to retain.

**R06:**

Not really green space as it is the church grounds.

**R07:**

St Swithuns and St Michaels. Giving these sites a special designation achieves nothing. They are graveyards with many restriction already affecting them.



### **LGS3: St Michael's Churchyard, Bridgegate**

**R01:**

No comment other than to retain.

**R06:**

Same as LGS3 and not really public space.

Not really green space as it is the church grounds.

**R07:**

St Swithuns and St Michaels. Giving these sites a special designation achieves nothing. They are graveyards with many restriction already affecting them.

### **LGS4: Bassetlaw Museum Garden, Grove Street**

**R01:**

No comment other than to retain.

**R02:**

Definitely protect this.

**R06:**

This is the grounds of the museum. Not really accessible or visible to the public and is limited as green space as it is effectively a garden area for the museum.

**R07:**

This is under Council control and is linked to the listed building. Designation would achieve nothing. Had the site been protected as open space some years ago it would not have been possible to extend the museum facilities. A designation in the NP could prevent further improvements to the museum.

### **LGS5: Land to the west of Arlington Way**

**R01:**

No comment other than to retain.

**R02:**

Not realistic proposal.

**R06:**

This is highway verge/landscaping and provides visual landscaping.

**R07:**

These sections of highway verge are no different from several others around the NP area. Their designation would achieve nothing as it would not lead to better maintenance and there is no risk of development.

## **LGS6: Land at the junction of West Street and Wharf Road**

### **R01:**

No comment other than to retain.

### **R02:**

Not realistic proposal

### **R06:**

This is highway verge/landscaping and provides visual landscaping

### **R07:**

These sections of highway verge are no different from several others around the NP area. Their designation would achieve nothing as it would not lead to better maintenance and there is no risk of development.

## Any other comments

### R01:

In the areas defined in this document fruit trees (Apple, Plum & Pear) need to be planted unless there are overriding reasons not to on any pieces of land - they will provide 'free' harvest for residents in due course. The border areas of car parks in town should also have fruit trees planted for the same reason.

### R03:

Should either of the developments of NP03 and NP04 go ahead, it would be imperative to lengthen the yellow lines in Rectory Road – especially on the blind bend. Rectory Road is a 'rat run' at any time, and people do not take care on the bend, nor have any concern of residents' access. It might be too much to ask that Rectory Road be designated "Access for residents only" – but it remains a possibility.

Final thought: Perhaps some of the area described in NP03 could provide assigned private parking for Trinity Hospital tenants.

### R06:

**Site 1** – this site is the former surgery and currently vacant and on the market with a commercial agent (NG Commercial). This site will come forward with development proposals if it is sold and will need to be considered as to what is wanted on this site but not really a "town centre" issue. Possible uses as per the former surgery or healthcare use or redevelopment for housing.

**Site 2** – the BT workshop offices. 1960's building well past its economic lifespan and eminently suited to redevelopment. Consideration needs to be given to what the town needs if this site is brought forward for redevelopment. Whilst not overly prominent it is a reasonably sized site and development uses need to be considered.

**Site 3** – this site is a builders merchant in a key location and highly visible part of the town. The current use is financially viable and the reason it has not yet been brought forward for redevelopment but the site is extremely well positioned and potentially in much demand by developers should it be placed on the market. Extremely good retail store (food operator or drive-thru) location with the potential for a number of national retailers. Highly visible site which should be seriously contemplated as to acceptable uses and development.

**Site 4** – Kings Park House. Former HMRC offices which I believe are now vacant and being marketed by Fisher German (Doncaster Office). Little demand for this size of offices in the town. Either serviced offices or similar should be considered but again unlikely to be high demand or very likely to be brought forward with proposals for conversion to residential. Careful consideration as to such a scheme as there is no parking and it would be naïve to allow conversion to residential without some parking.

**RETFORD MARKET SQUARE – THE BIGGEST UNDERUSED ASSET FOR THE TOWN CENTRE AND DETRIMENTALLY AFFECTING THE VITALITY OF THE TOWN BY DISCOURAGING VISITORS AND SHOPPING, LARGE CONCRETE AREA WHEN THE TOWN HAS NO GREEN/PLANTED AREAS.** It is understood there are “issue” with the sub base of the Market Square and as these investigations are undertaken perhaps now is the time to address some fundamental use of the area and the mistakes of the past in concreting over a major area of the town centre and creating access and parking issues. The previous scheme of slabbing the area was ill thought through and was not the best idea for a small market town. The ring road was designed to take traffic around the town but keeping Grove Street and Bridgegate open has created a short-cut or rat run through the town. Traffic needs to access the town to keep it alive for visitors but quick short term shopping is difficult because of a lack of town centre parking on none market days (it is easier to go to Morrisons or Asda to get cash from an ATM and then it is spent elsewhere rather than spending it in the town). Consideration needs to be given to a scheme that still allows and encourages vehicles and potential customers in the town as well as bus traffic but discourages vehicles simply using it as a short cut. The use of the market Square on none market days for parking and on market days the parking area could be used for market stalls with the circular road closed for through traffic and cars being allowed to use the bus road for market days (as per existing access is taken).

I have attached a plan – very basic and not covering all issues as I am not a transport or planning expert and very roughly hand drawn – but hopefully raises long term considerations for planning of the town centre that addresses the needs of businesses and people in a small market town rather than the “pedestrianize everything and discourage cars” mantra. The proposal would provide much needed town centre parking (short term 30 min or 1 hr free or a small charge) maintain access for vehicles and encourage shopping and customers, enhance the sitting and visual aspects of the market rather than it being a large expanse of unused concrete, maintain access through the town but make it a slower journey so no longer a short cut (longer route with speed humps to slow vehicles), provide dedicated bus access, provide landscaping to soften the hard landscape and visuals of the current Market Square, seating area for outside catering venues, improve the visual character and also create the “green Space” on the market which is lacking in the town. I appreciate there is potential costs but it is for the long term vitality and what a small market town needs to encourage visitors and customers and maintain its life for the years ahead.



R06 – Proposal for The Square

R07:

**Other Development Sites.**

I am surprised and disappointed to see no reference to other sites where in the medium term change is possible/desirable/likely. The NP need not be restricted to sites brought forward in the call for sites or where the landowners have shown interest in change. The NP comments on green spaces in the expectation that doing so will influence what occurs – both stimulating improvements and preventing harm. A similar approach should be taken to development sites where the landowner has shown no current interest in development. Circumstances and intentions could change and the NP would be failing if it did not provide a basis for responding if this happens.

The Lidl development could have been accommodated within the town centre, enhancing trade and vitality there, if there had been something in Local Planning policy to steer it towards alternative sites. But in the absence of anything identifying preferred sites the Council had to concede that there was no alternative to out of centre development. Identifying possible development sites does not ensure they are developed, but it puts pressure on developers to seriously explore the possibility of using them, even at some cost, rather than taking easier options.

### **Additional sites which should be referred to in the NP**

Jewsons, New Street. This has clear potential for redevelopment which would add to the town centre business function – mainly retail but possibly leisure related. The NP should restrict any redevelopment or change of use here to such uses. There is not at present demand for more big shop sites but this will probably change in time. Aldi could even look to expand. It would be a sad loss if the commercial potential of this site were squandered by residential development.

Private car park off Wharf Road. This former warehouse site currently provides its owner with some income from parking fees. But at some time he will look for a more profitable option through development. It would be suitable for housing, but this would be a lost opportunity. As one of very few substantial sites likely to come forward, its redevelopment should be restricted to uses which add to the town centre business function – probably retailing but possibly leisure related. Any development should provide at least as many car parking spaces as are likely to be required by users of the site to minimise the impact of losing the public carpark function.

West Street car park. Losing the public parking provision would harm the vitality of the town centre. However the location of this site lends itself to development. There is potential for this to be part of a comprehensive development involving also the adjacent private car park with buildings being towards West Street and access with a substantial area of parking being from Wharf Road. This would of course involve joint working of BDC and the private owner.

### **R08:**

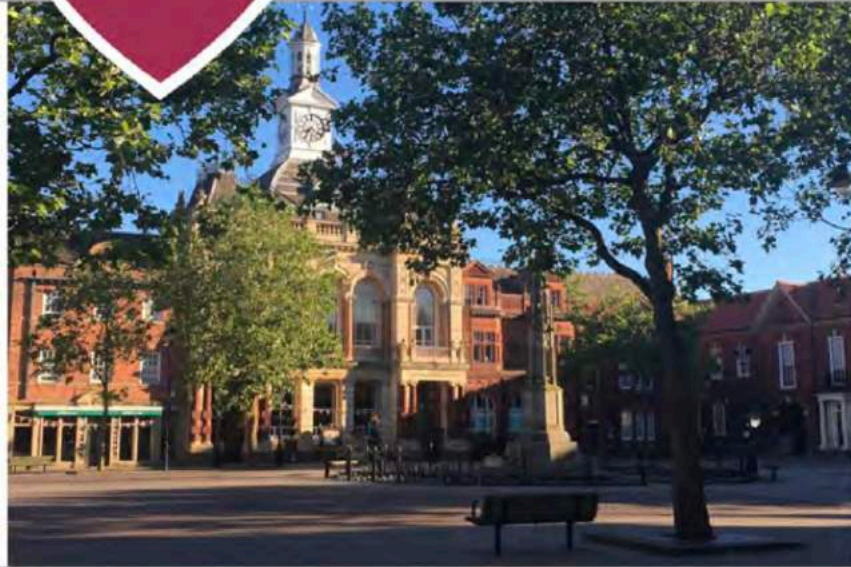
There are systemic problems in the British planning system which basically tends to focus on 'yesterday's problems', and to assume that the allocation of sites for development or protection is the key to unlock development (which is demonstrably incorrect). I would therefore suggest that the key feedback on the town centre consultation should be:

- 1) What are the anticipated impacts of global climate change on Retford Town Centre, and what should be the response through site selection or remedial action to address these?
- 2) What are the established and anticipated trends on demography, housing, retailing and movement in the town centre and in what way (if at all) will the site allocations in the Retford town centre positively impact these?
- 3) Does the Consultation identify the level of unused space available above ground floor level and, critically, identify any clear mechanism to bring this back into profitable use? (This is a significant issue for the health and viability of very many town centres, and is very rarely addressed by town planners.)
- 4) What steps, if any, and on what timescale, will be taken to provide practical design guidance for allocated sites to ensure sustainable, viable and early development of the allocated sites?

SUMMER 2023



**RETFORD  
TOWN CENTRE**  
NEIGHBOURHOOD PLANNING GROUP



## **DRAFT NEIGHBOURHOOD PLAN CONSULTATION**

**Monday 24 July – Friday 8 September 2023**

- **Your chance to comment if you live, own property, or run a business in the Town Centre Area.**
- **Help us to shape this 15-year strategy for your local area.**
- **Find out more about the process, proposals, and opportunities.**
- **View and comment online, or attend one of the upcoming events - more details included inside.**

# OVERVIEW

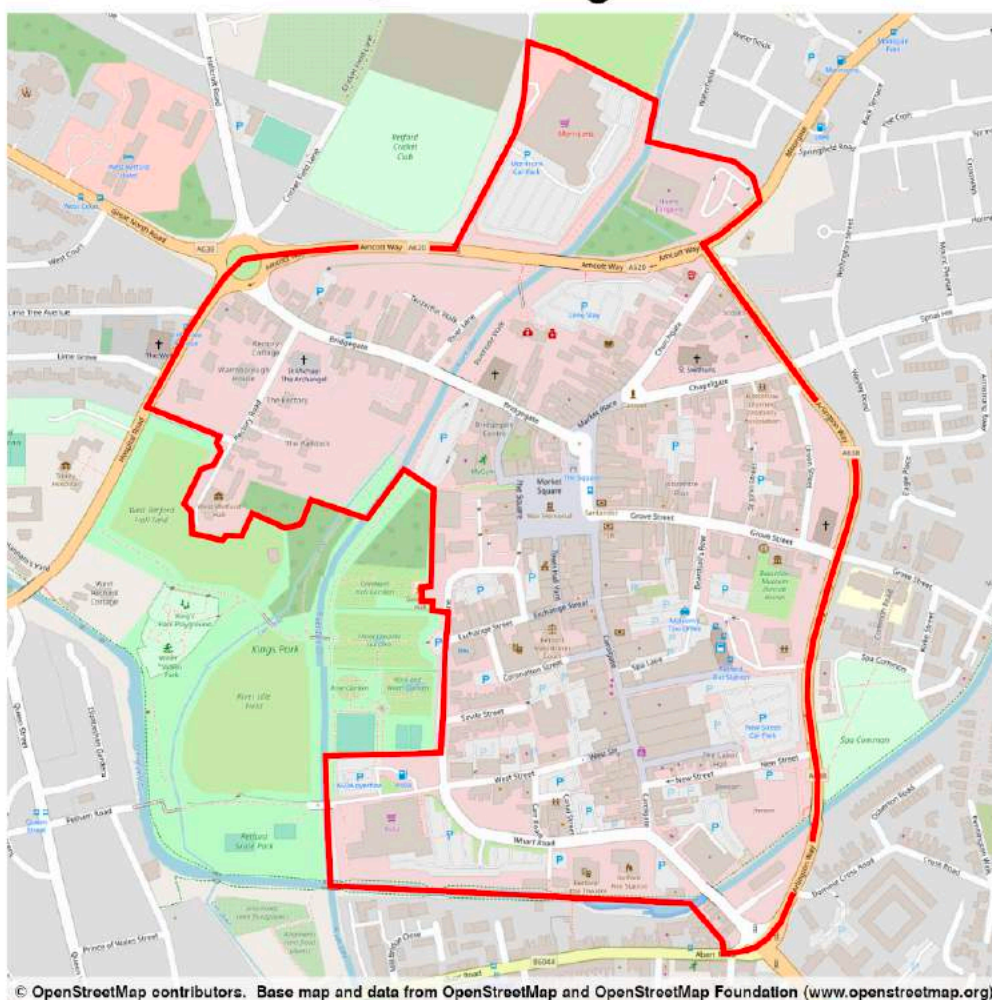
The Retford Town Centre Neighbourhood Plan is designed to provide a framework of planning policies for managing and enhancing the Town Centre over the coming 15 years.

The Plan addresses a broad range of themes, informing policies that seek to protect, enhance, and regenerate the Town Centre. The boundary of the area addressed by the Plan is detailed on the map below.

This guide provides a concise summary of each of the sections of the Plan, including page numbers to assist further reading and comment.

Details of where to view the Neighbourhood Plan, upcoming consultation events, and how to submit responses are detailed on the back page.

## Retford Town Centre Neighbourhood Area





# SECTIONS 1 TO 12

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## Sections 1 to 10: Context, Vision, and Objectives (Pages 6 to 14)

- Outlines the context for the Neighbourhood Plan, including the 8 objectives defined through initial community consultation.



## Section 11: Protecting and Enhancing Heritage Assets (Pages 15 to 17)

- Whilst protecting and enhancing the historic character of the Town Centre the Plan will promote the development of key spaces and vacant or underutilised properties to a high standard to the benefit of business and residents.

## Section 12: Achieving Well Designed Place (Pages 18 to 26)

- Development should respond to the historic context of the Town and contribute positively to the experience visitors, local businesses, and residents have of the Town Centre. Design should reflect the Design Codes guidance and be sustainable, providing measures to mitigate climate change (where possible), achieve visual coherence, and deliver opportunities for improvements.

## SECTIONS 13 TO 15

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### Section 13: Significant Views (Pages 26 – 28)

- Views across public spaces, courtyards and alleyways, impressive historic buildings and structures, green areas and the Canal and River provide a range of key views which provide a dramatic backdrop for the day-to-day activity of the Town. Proposals are required to demonstrate how they will respond to, conserve, and enhance these significant views and protect the historic character of the Town Centre.

### Section 14: Improving the Public Realm (Pages 28 to 32)

- The public realm is the space around buildings that is publicly accessible, with significant areas of the realm as the Market Square, Carolgate and Cannon Square. Evidence from the public consultation, Design Code and Ecology Study suggested improving these areas by adaptation measures (e.g., planting), providing amenity space, creating spaces for social activities to enhance the attractiveness of the Town Centre as a destination.



### Section 15: Maintaining the Vitality and Vibrancy of the Town Centre (Pages 33 to 38)

- The Plan aims to support businesses to locate and grow in the Town Centre and to ensure that the fabric of the Town is both visually attractive and works for its businesses.
- The conversion of ground floor retail units to non-retail uses is supported only where the proposal increases the provision of services and facilities for the wider community. The execution of further public murals using a similar style will be welcomed and supported.

## SECTIONS 16 TO 18

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### Section 16: Protecting and Enhancing Biodiversity (Pages 39 to 46)

- An important focus of the Plan is to encourage a more coherent landscape planting and management regime. This 'Greening of the Town' will increase the number of trees, planting, and green spaces. Development proposals which would have significant negative ecological impacts will not generally be supported and should achieve a net biodiversity gain that is measurable. Development proposals should also incorporate appropriate Sustainable Drainage Systems.



### Section 17: Improving the Canal and River Corridors (Page 47)

- There are sites within the Plan area along the River and Canal which over time may be redeveloped, and this development should assist in the delivery of an uninterrupted and attractive pedestrian and cycle corridor through the Town. This has a range of benefits including enhancing the Town as a place to spend leisure time as well as to shop.

### Section 18: Significant Green Areas (Pages 48 to 50)

- Significant Green Areas are not intended to be a bar to development but to provide more information about the variety of the townscape and to identify the pockets of green spaces that are valued by the community. Development may take place within them, but this should minimise its impact on these green areas and demonstrate an understanding of the value of these Significant Green Areas to the wider setting of the Conservation Area.

## SECTIONS 19 TO 21

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### Section 19: Getting Around the Town Centre (Pages 51 to 56)

- Improving active travel reduces car usage, improves health and well-being, and represents sustainable development. The topography of the Town Centre is relatively flat and compact making it an ideal place to encourage more cycling and walking. The absence of a north- south link away from Carolgate is the single most significant obstacle to increasing cycling usage in the area.

### Section 20: Housing in the Town Centre (Pages 57 to 63)

- Flats of 1 or 2 bed dominate the Town Centre and this need not necessarily be an issue as it complements the wider Retford built up area with more 3 bed plus houses. Recent applications in the Town Centre have included very small flats with limited natural light. This will not create healthy living spaces and dwellings should conform to the minimum national space standards. Proposals for accommodation for older people, particularly sheltered accommodation with limited support, would meet a local housing need and is supported.



### Section 21: Renewable Energy and Low Carbon Technologies (Pages 63 to 64)

- The government identifies the planning system as having a significant role to play in tackling climate change. Energy used to heat and cool homes needs to be reduced as well as shifting to net zero carbon sources. The design and layout of new development can significantly affect the energy efficiency of buildings. The Plan supports low carbon motorised transport, including increased provision of charging points, and appropriate solar powered methods of street lighting and signage illumination.

## SECTIONS 22 TO 23

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### **Section 22: Reducing the Risk of Flooding (Pages 65 to 66)**

- Over 50% of the Plan area is currently identified in Flood Zone 2 or 3. BDC will require applicants to undertake site specific flood risk assessments for all development in Flood Zones 2 and 3. Sustainable drainage systems are supported, including increasing the amount of permeable surface. These can be specifically designed (e.g., rain gardens and geopaving), or increased shrubs, trees, and grassed areas to provide ways to capture water to soakaway.

### **Section 23: Regeneration and Site Allocations (Pages 67 to 78)**

- Addresses three potential development sites, considering their context and constraints, in order to define policies to guide their future regeneration. The sites are: Ebsworth Hall (Policy 13a), Land between Amcott Way, Bridgegate and River Lane (Policy 13b), and Goodwin Hall and the former Registry Office Buildings (Policy 13c).

### **Supporting Documents**

The Neighbourhood Plan is also supported by the following evidence base documents, all available to view or download from the website:

- Design Guide (AECOM, 2022)
- Ecology Assessment (EMEC Ecology, 2022)
- Ecology Study Report (N. Wraith, 2022)
- Housing Needs Assessment (AECOM, 2022)
- Masterplan (AECOM, 2022)
- Site Assessment (AECOM, 2022)
- Vision for Retford (RTCNPG, 2023)

# JOIN THE CONVERSATION

## When

Consultation on the Pre-Submission Draft Neighbourhood Plan runs from **Monday 24 July until Friday 8 September 2023**.

## Who

We are keen to involve all Retford Town Centre residents, businesses, and organisations - this will be **your** Plan.

## Why

The aim of the consultation is to allow the first full draft of the Neighbourhood Plan to be inspected, discussed, and for any comments to be logged. Any comments received will be used by the Planning Group to assist them in refining the Plan ahead of submission to the District Council for independent examination.

## How

The Neighbourhood Plan and all associated evidence base documents can be viewed online at:

[www.retfordbusinessforum.org.uk/rtcnpg/neighbourhood-plan](http://www.retfordbusinessforum.org.uk/rtcnpg/neighbourhood-plan)

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

All documents will also be available for inspection at **three public events**, including opportunities for discussion with representatives from the Planning Group and the District Council's Neighbourhood Planning Team. All events are to be hosted in **The Council Chamber, Retford Town Hall, DN22 6DB**, as follows:

- **Thursday 27 July 2023**, between 9 AM and 12 PM.
- **Wednesday 16 August**, between 12 PM and 3 PM.
- **Wednesday 30 August**, between 4 PM and 7 PM.

Comments on the Neighbourhood Plan should be made in writing, and can be returned via email (as per below) or using the consultation response form available from the website. Forms will also be available in hard copy at the three listed events.

## Further information

For any queries about this consultation, or the Retford Town Centre Neighbourhood Plan in general, please contact:

**Rick Brand, Chair of Retford Town Centre Neighbourhood Planning Group**

Email: [chair@retfordbusinessforum.org.uk](mailto:chair@retfordbusinessforum.org.uk)