



Treswell with Cottam Neighbourhood Plan Review

Consultation Statement

February 2024



1.1 Why have we produced this Statement?

This Consultation Statement accompanies the Treswell with Cottam Neighbourhood Plan Review document. It updates the Consultation Statement that was submitted with the Made Neighbourhood Plan, which was Made in March 2016.

As with the Made Neighbourhood Plan, an underlying principle is to have local people actively involved in ongoing consultation on important planning issues. The Neighbourhood Plan steering group has been committed in undertaking consistent, transparent, effective and inclusive periods of community consultation throughout the development of the Neighbourhood Plan, its Review and associated evidence base.

The Neighbourhood Plan Regulations require that, when a Neighbourhood Plan is submitted for examination, a statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised and how these have been considered and, where relevant, addressed in the proposed Plan.

Legal Basis:

Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations sets out that, a consultation statement should be a document containing the following:

- Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- Explanation of how they were consulted;
- Summary of the main issues and concerns raised by the persons consulted; and
- Description of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

1.2 Our Consultation Summary

This statement outlines the ways which have led to the production of the Treswell with Cottam Neighbourhood Plan in terms of consultation with local residents, businesses in the parish, stakeholders and statutory consultees.

In addition, this summary will provide a summary and, in some cases, detailed descriptions of the numerous consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan. The appendices detail certain procedures and events that were undertaken by the Neighbourhood Plan group, including; producing questionnaires, school events and running consultation events.

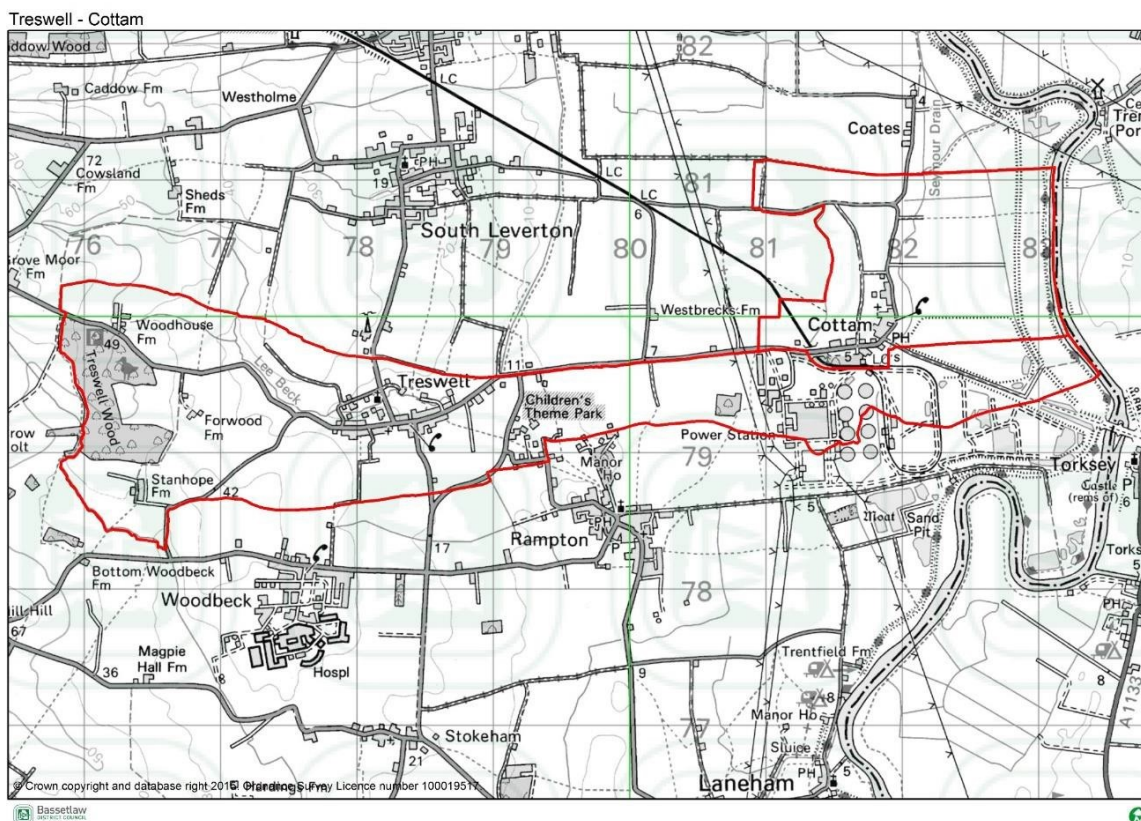
1.3 The Neighbourhood Plan designation

As part of the process, a Neighbourhood Plan area needs to be designated to allow a scope of work to be produced. The neighbourhood plan area covers the entire Parish of Treswell with Cottam which allowed the Parish Council to act as the qualifying body to lead and

manage the Neighbourhood Plan process.

The area designation request from Treswell with Cottam Parish Council was submitted to Bassetlaw District Council (BDC) on the 5th November 2015 and it was consulted on for a six-week period, ending on the 15th January 2015. No objections were received, and the Council approved the Neighbourhood Area on the 20th March 2015.

Figure 1: Treswell with Cottam Neighbourhood Area



As previously stated, BDC consulted people who live, work or carry out business in the area about the Neighbourhood Plan designation request along with the proposed area. The full application and relevant information on how to make representations was made available on the Council's website www.bassetlaw.gov.uk and within the Retford Times and a local newsletter.

During the six-week consultation period, no objections were received to the proposed Neighbourhood Plan area and on that basis, BDC granted Treswell with Cottam Parish Council the ability to proceed with a Neighbourhood Plan.

1.4 Establishing a Neighbourhood Plan steering group

People from our community will be making the plan. Everyone who offers their opinion, idea, argument or hands on help is part of making the Plan. For the Made Neighbourhood Plan, the Neighbourhood Planning Group consisted of people who volunteered to work together

Treswell with Cottam Neighbourhood Plan Review Consultation Statement. February 2024 to begin the process. They met once a month, or more if needed, to report on progress and to review comments and ideas, as well as look at new ways to engage with our community. The group often report back to the wider Parish Council when appropriate.

The Neighbourhood Plan group received direct support from Planning professionals and officers at BDC. This support was aimed at both guiding and directing the Neighbourhood Plan group in the right direction with regards to the process and with the production of evidence base studies.

The steering group engaged with the whole community in establishing the issues, opportunities, future vision and objectives for the next 18 years. The benefits of involving a wide range of people and businesses within the process, included:

- More focus on priorities identified by our community;
- Influencing the provision and sustainability of local services and facilities;
- Enhanced sense of community empowerment;
- An improved local understanding of the planning process; and
- Increased support for our Neighbourhood Plan through the sense of community ownership.

The Neighbourhood Plan process has clear stages in which the steering group has directly consulted the community on aspects of the emerging Neighbourhood Plan, including events, surveys and workshops. The public were also kept up-to-date on the progress of the Plan through minutes of meetings and regular updates on the Parish Council website.

1.5 Professional support and advice

The Neighbourhood Plan group received direct support from Planning professionals. This support was aimed at both guiding and directing the Neighbourhood Plan group in the right direction with regards to the process and with the production of evidence base studies.

1.6 The Consultation Process

The steering group engaged with the whole community in establishing the issues, opportunities, future vision and objectives up to 2038.

The benefits of involving a wide range of people and businesses within the process, included:

- More focus on priorities identified by the community;
- Influencing the provision and sustainability of local services and facilities;

- Enhanced sense of community empowerment;
- An improved local understanding of the planning process; and
- Increased support for the Neighbourhood Plan and its Review through the sense of community ownership.

The Neighbourhood Plan process has clear stages in which the steering group directly consulted the community on aspects of the emerging Neighbourhood Plan, including events, surveys, presentations and workshops.

The development of the Neighbourhood Plan involved an inclusive consultation process. The issues that the community expressed concerns over at the consultation events and through the community questionnaire have formed the vision and objectives for the plan area. From the Vision and Objectives, the necessary policies have been developed to achieve these.

The events and publicity received a good turnout from residents and many were interested in either being part of the process or just to be 'kept-up-to-date' with progress. Figure 6 identifies the activities and events that were arranged throughout the process in a single table, and the following tables show the detail of these activities.

1.7 Agencies contacted at Regulation 14 stage.

Anglian Water

Bassetlaw District Council – Development Management

Bassetlaw District Council – Planning Policy

Bassetlaw District Council – Property Services

Bassetlaw District Council – Strategic Housing

Cadent Gas

Canal & River Trust

EDF Energy – Cottam Power Station D&D Team

Environment Agency

Highways England

Natural England

National Farmers Union

Historic England

Internal Drainage Board

Treswell with Cottam Neighbourhood Plan Review Consultation Statement. February 2024
Lincolnshire County Council Archaeology (providing services to Nottinghamshire County Council)

National Association of Gypsy and Traveller Liaison Groups

National Grid

Network Rail

Nottinghamshire County Council – Highways

Nottinghamshire County Council – Planning Policy

Nottinghamshire County Council – Public Health

Nottinghamshire Wildlife Trust

Coal Authority

NHS (Local Plans / Property Team)

NHS (Local Place Partnership / CCG)

Severn Trent Water

Sport England

Sustrans

Western Power

West Lindsey District Council

Headon cum Upton, Grove, and Stokeham Parish Council

North Leverton & Hablesthorpe Parish Council

Rampton & Woodbeck Parish Council

South Leverton Parish Council

Torksey Parish Council

District Councillor Any Coultate

County Councillor John Ogle

Figure 2: Example of Consultation material and publicity



Neighbourhood Development Plan-Steering Group

A few days ago members of the NDP Steering Group delivered to your home a **Residents' Survey** that enquired about your aspirations for the growth and development of your village over the coming years. We hope that you were able to complete the survey. If you did – THANKYOU! It will be collected before the 29th April. If you have not yet completed your survey this is a gentle reminder. Your collective views are vital. They will be included in the plan, so we hope you will find a few minutes to complete the survey. The outcomes will be collated and the group will keep you informed as your Neighbourhood Development Plan is created.

Maralyn Papworth
Clerk to Treswell with Cottam Parish Council and NDP Steering Group
15th April, 2016

Figure 3: Example of Consultation material and publicity

Treswell with Cottam - Neighbourhood Development Plan
Residents of Treswell and Cottam have, in the past, been invited to events concerning the drawing up of a Neighbourhood Development Plan (NDP).

What is a NDP?

- A plan that is created by the local community for the local community
- It sets out the vision for our villages
- Should focus on land uses in our communities
- Its preparation should guide future development-not prevent it! However, a clear plan for future development might just prevent the imposition of unwanted development too!

The NDP Group currently consists of a small number of parishioners supported, but not led, by the Parish Council. It is very important that ALL residents of Treswell and Cottam are invited to contribute to this NDP and to say how you want the villages to develop over the next 15 years. Your views are not just welcome, they are fundamental to the plan!

Want to know more?

Drop in and join us at Treswell Village Hall on:

Tuesday 1 st December	at	10-12md
Wednesday 2 nd December	at	7- 9pm
Tuesday 8 th December	at	2- 4pm

Maralyn Papworth, Clerk to the Parish Council
01777 248805

Figure 4: Example of Consultation material and publicity

Treswell with Cottam Neighbourhood
Development Plan

Public Meeting Wednesday 22nd March
Treswell Village Hall, 7.30pm

Your Neighbourhood Development Plan, that you have helped to write, is almost ready for its 6 week Public Consultation prior to Referendum. This plan will become part of the statutory planning process and when decisions are made on planning applications, the policies and proposals in the NDP must be taken into account by the local planning authority Bassetlaw District Council. This enables our communities to inform future planning, to shape our environment and to influence the type, and quality, of development ensuring that change brings with it local benefit. Make sure it represents your views and aspirations!

First drink at the bar FREE!
Light refreshments, Tea and Coffee will be provided

Please come along and view this important document.

Also available by email from maralyn.papworth@btinternet.com and on the Parish Council's website at www.bassetlaw.gov.uk

Figure 5: Example of Consultation material and publicity

TRESWELL with COTTAM PARISH COUNCIL

Representatives from Bassetlaw District Council have been invited to a special drop in to inform the residents, in Treswell and Cottam, of the benefits of drawing up a Neighbourhood Development Plan for our villages. Such a plan is drawn up by a group of parishioners, with the guidance of planning professionals, and depends heavily on the views, the planning aspirations and, not least, the support of our residents. The detailed process includes a local referendum before a draft Neighbourhood Development Plan is submitted by the Parish Council and therefore our parishioners need to be well informed.

Come and find out more... Please join us at
TRESWELL VILLAGE HALL
SATURDAY 20th JUNE
At 10am-12md, Light refreshments free!



Tel: 01777 248805 or
maralyn.papworth@btinternet.com
Clerk to Treswell with Cottam Parish Council



Figure 6: Overview of consultation stages and methods

Event	Date	Attendance	Comment
Made Neighbourhood Plan			
Introduction to Neighbourhood Planning	September 2015	39 people	First public event
Public Event in the village hall	1st December 2015	24 People	Public drop-in session
Public Event in the village hall	3rd December 2015	12 people	Public drop-in session
Public Event in the village hall	8th December 2015	13 people	Public drop-in session
Neighbourhood Plan Survey	March/ April 2016	152 returns = 58%	Village Survey
Public event in the village hall	20th June 2016	33 people	Public drop-in session
Feedback from recent survey event	26th July 2016	22 people	The NDP group provided an update to residents.
Draft Plan presentation	7th December 2016	27 people	The NDP presented the draft Plan to the community.
Revised Draft Plan and Character Work event	22nd March 2017	46 people	The revised NDP was presented to the community
Regulation 14 Public consultation Event	9th September 2017	43 people	
Final Plan and Character Assessment Public Event	3rd May 2018	34 people	
Review of Neighbourhood Plan			
Neighbourhood Plan 'Call for Land' consultation	March/April 2019	13 sites were submitted	
Proposed Sites Public Consultation	23 rd September 2019	26	
Proposed Sites public Consultation	6 th October 2019	22	
Neighbourhood Plan Group Sites Decision	13 th January 2020	8 group members attended and two other people attended	
Regulation 14 Consultation	31 st March	21	

Figure 7: Call for development land letter

Call for Potential Development Land – Treswell with Cottam Neighbourhood Plan Review

Dear Resident,

As you may be aware, a successful referendum took place in February this year on the final Treswell with Cottam Neighbourhood Plan. As the majority of people who voted supported the plan, it has since been adopted by Bassetlaw District Council for the use of determining future planning applications within the area.

At the same time, Bassetlaw District Council are renewing their existing Local Plan and are now allocating a number of houses to each settlement within the District. In order to comply with the emerging Bassetlaw Local Plan, the Neighbourhood Plan group have decided to review parts of our Neighbourhood Plan over the next few months.

The emerging Bassetlaw Local Plan is proposing up to 25 new homes between Treswell and Cottam over the next 20 years. We now have the opportunity to plan for where this development should go and include this within our revised Neighbourhood Plan.

We are now asking landowners, in the area, to come forward with areas of land they wish to be included as potential sites for the Neighbourhood Plan group to assess. If you are wanting to submit any land for consideration, you should include all the following and send them to Maralyn Papworth at maralyn.papworth@btinternet.com by the 12th May 2019.

1. The site must be no larger than 0.50 ha in size or 1.2 acres;
2. The site must be within, or directly adjoining the built-up areas of either Treswell or Cottam;
3. You must provide a red-lined boundary plan of the site(s) submitted; and
4. Provide your contact details so we can get in touch with you through the process.

Figure 8: Non-Technical Site Assessment Report

**TRESWELL WITH COTTAM
NEIGHBOURHOOD PLAN REVIEW**

**NON-TECHNICAL SITE ASSESSMENT
REPORT**

August 2019

Introduction

The purpose of this report is to provide a non-technical assessment of the sites that were submitted (by local landowners) as “potential development sites” for consideration as residential allocations in the review of the Treswell and Cottam Neighbourhood Plan.

The aim of this document is to identify enough suitable land to accommodate the proposed 10% increase in residential development required as part of the emerging Bassetlaw Local Plan 2018- 2037.

Please Note: any planning applications submitted before the review of the Neighbourhood Plan is complete or the adoption of the Bassetlaw Local Plan, will be subject to current planning policy.

Methodology

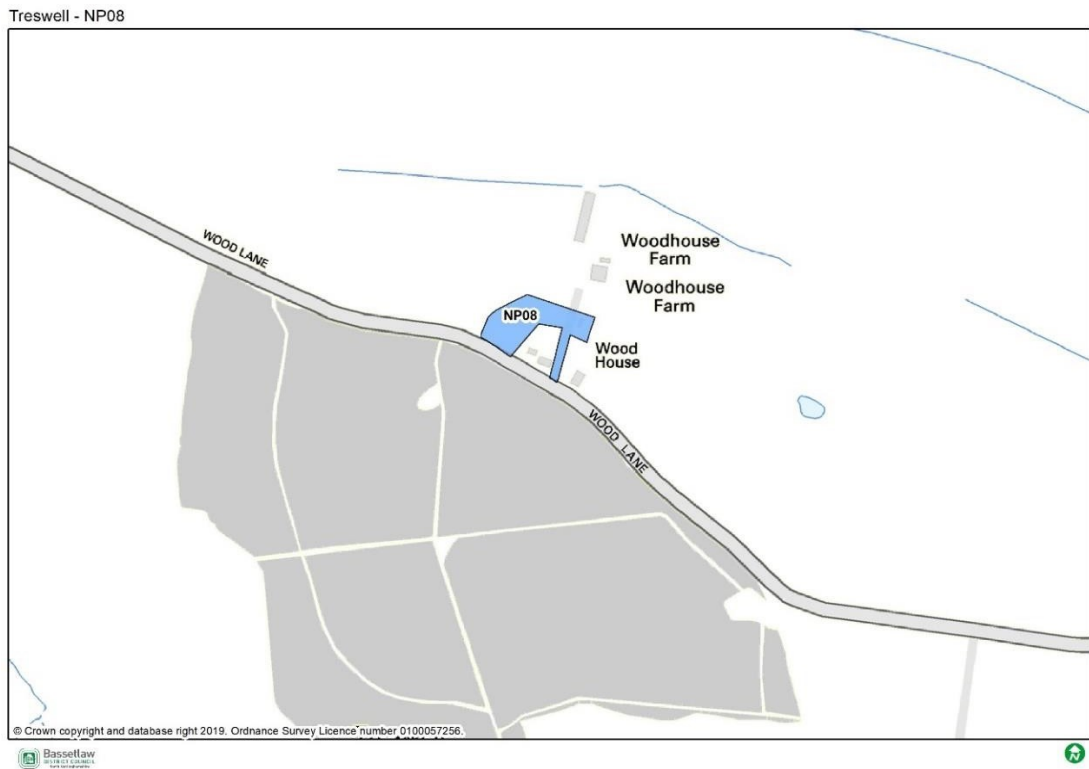
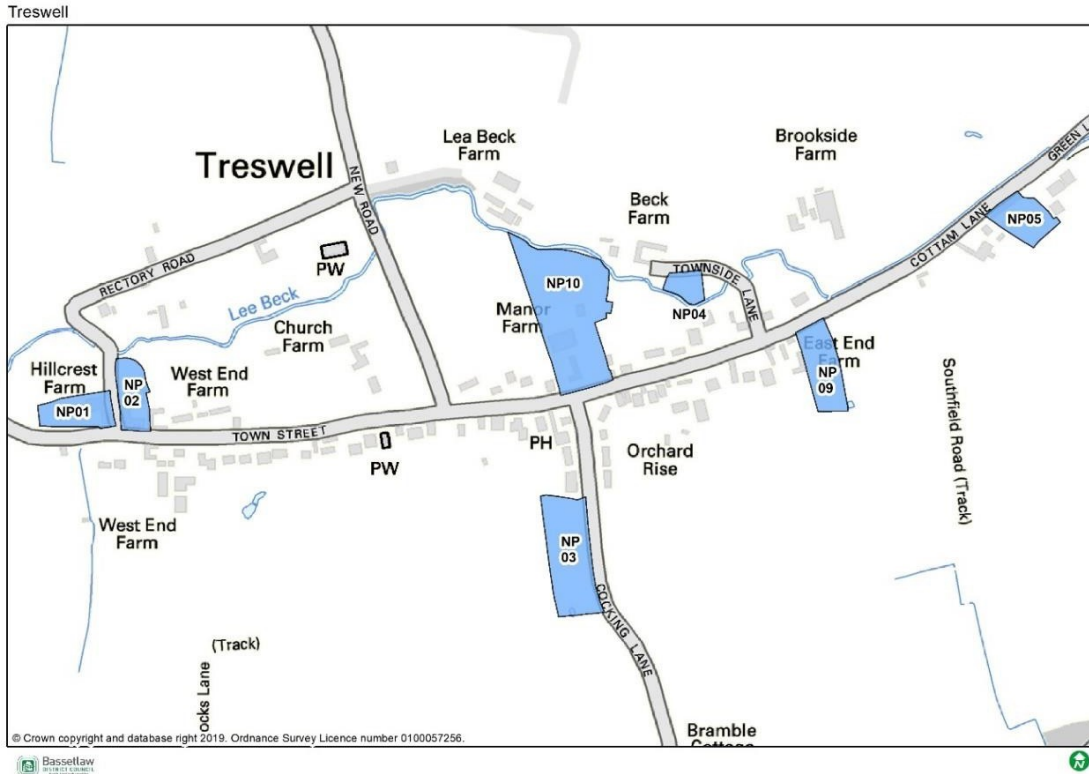
The assessment builds on the Bassetlaw Land Availability Assessment (LAA) and adapts the methodology for the LAA. In addition, each site is also appraised against the Core Strategy and National Planning Policy Framework in terms of their compliance to current planning policy.

This report comprises an assessment of those sites assessed as potentially suitable in the LAA and other sites identified through the “call for land” consultation for the Neighbourhood Plan review. In doing so, the report qualifies, where relevant, the assessment made in the LAA and it applies further information based on the consultation that has taken place with the statutory consultees.

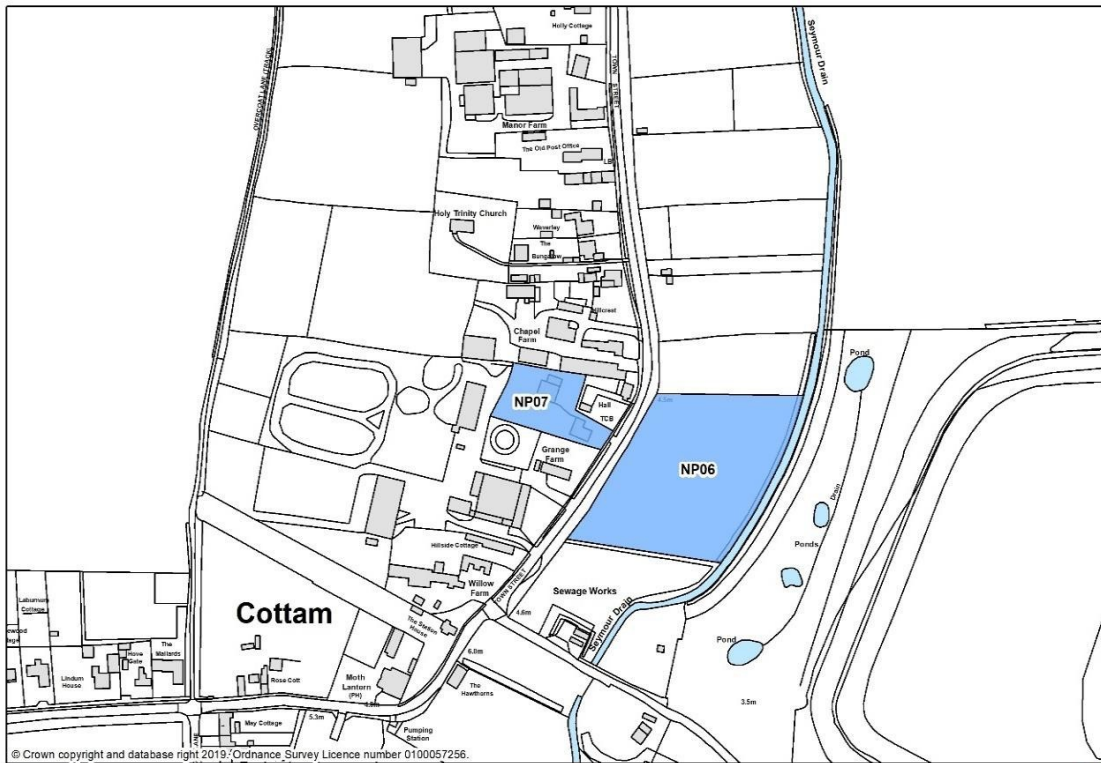
The consultation with statutory consultees helped to inform decision on whether the site is “suitable” for allocation, “potentially suitable” for allocation or “not suitable” for allocation.

This document will then provide a recommendation on what sites, or part of sites, are likely to be considered acceptable for allocation in the review of the Treswell and Cottam Neighbourhood Plan.

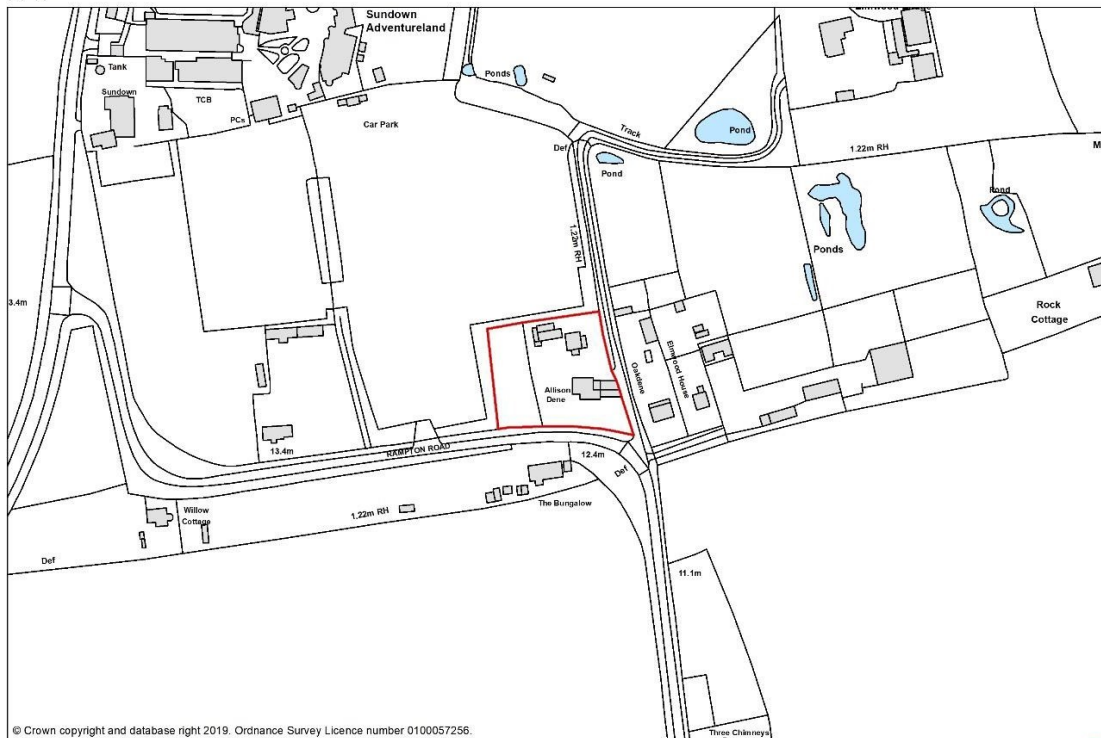
Site locations being assessed are identified on the following maps.



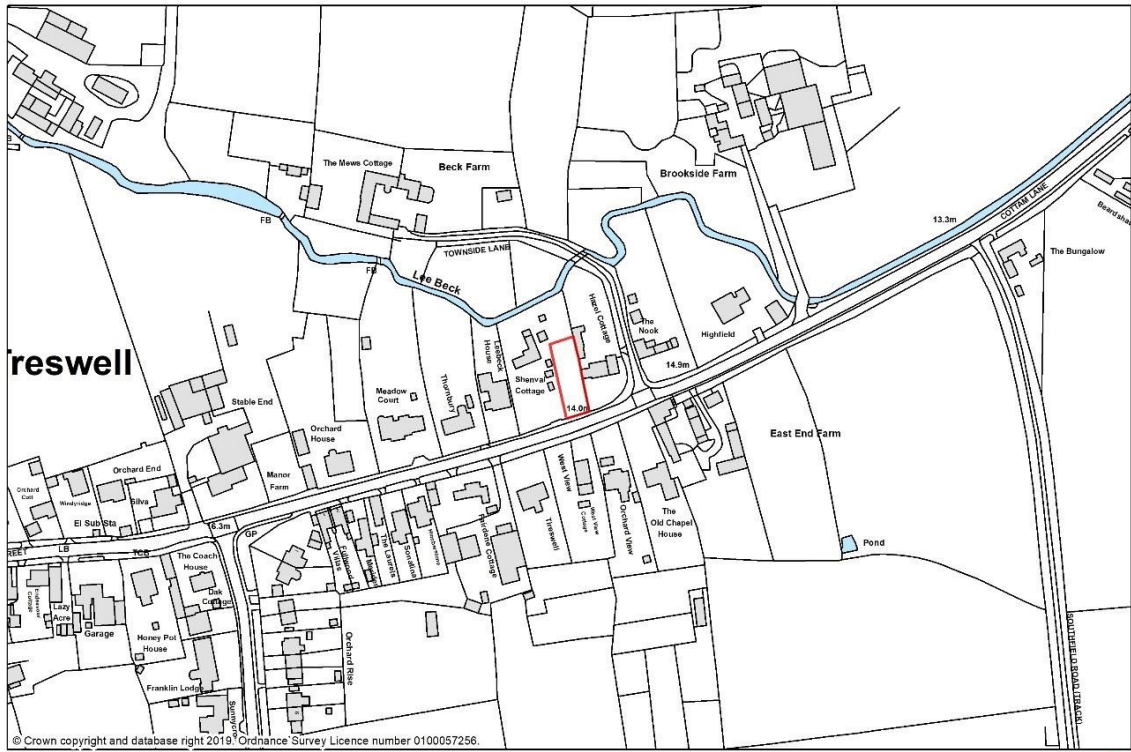
Cottam



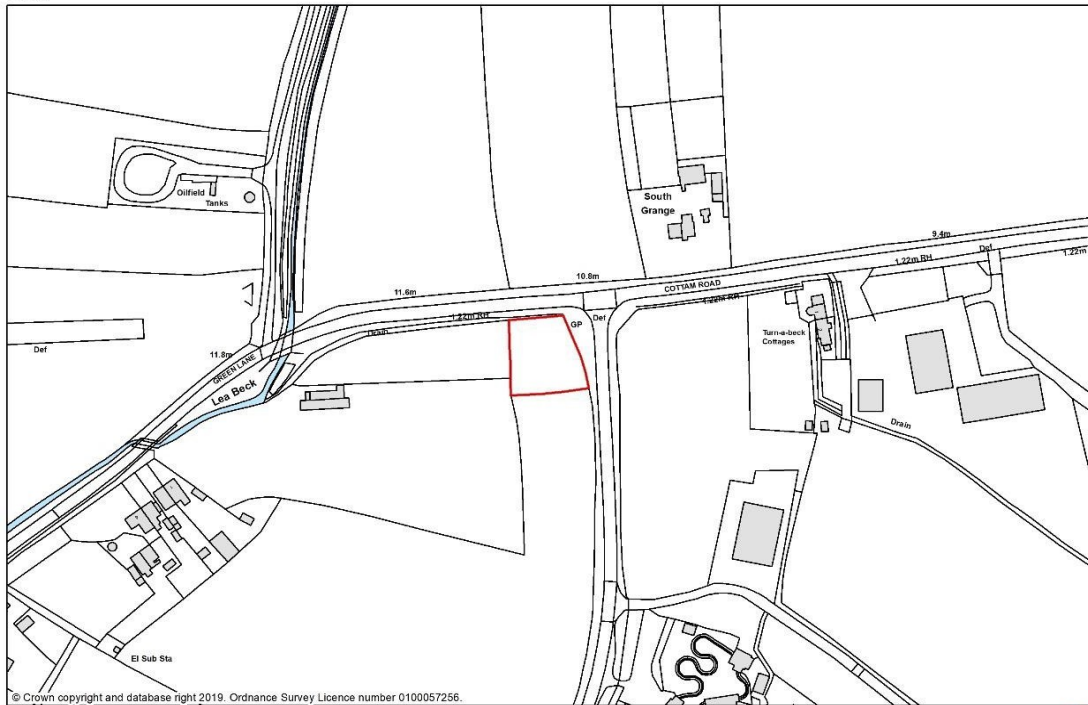
NP11



NP12



NP13



Site Details	
Site Reference	NP01
Location	Treswell
Site Plan	
Current use(s)	Storage
Previous use(s)	Storage
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 3 dwellings on the front of the site.
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access available from an existing access point.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This equates to around 10 new dwellings. The site is located directly adjoining the existing built form of the village. There is also a residential property to the south of the site.
Flooding and Drainage	The area identified on the site Plan is not situated within a recognised flood zone. Not issue.

Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLY SUITABLE
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Site Details	
Site Reference	NP02
Location	Treswell
Site Plan	<p>NP02</p> <p>Any queries on the precise location and alignment of any right of way must be made to the Ordnance Survey Map team at Nottinghamshire County Council. © Crown copyright and database right 2019. Ordnance Survey Licence number 0100057256.</p> <p>Bassetlaw PLANNING</p>
Current use(s)	Farm buildings
Previous use(s)	Farm buildings
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Reuse of existing buildings – frontage development
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access available through and existing access point.
Conservation	The historic buildings on this site are regarded as non-designated heritage assets, identified in line with the Council’s approved criteria. These comprise a traditional farmhouse together with a small cart shed, both dating to the late-18th/early-19th century period. The remaining buildings on the site appear to be mid-20th century in date and of limited significance. With regard to the potential allocation of this site, Conservation is concerned as to how the rear of the site would be accessed without causing significant harm to those historic buildings to the front of the site. With this in mind, Conservation does not support the allocation of this site.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This equates to around 10 new dwellings. Although part of the site is

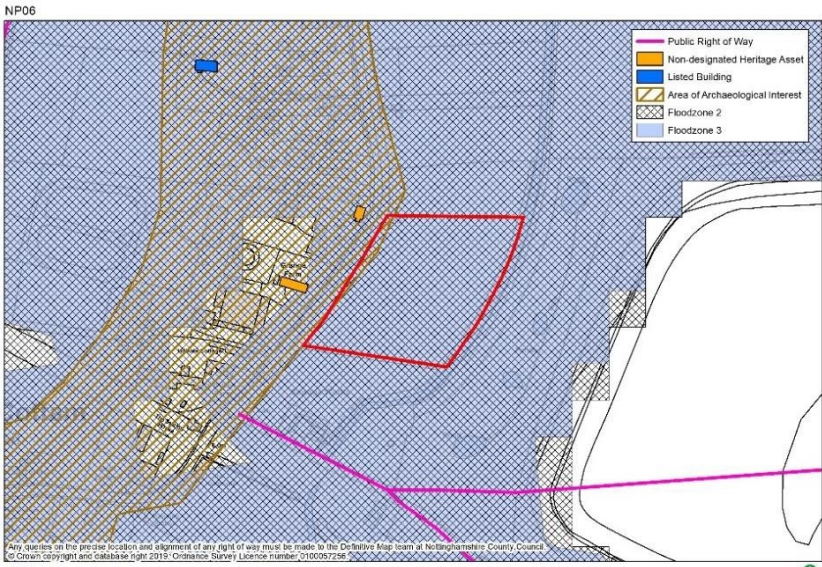
	located within the existing built form of Treswell, it is unclear whether there is the space to include any additional buildings.
Flooding and Drainage	The area identified on the site Plan is not situated within a recognised flood zone. Not issue.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP03
Location	Treswell
Site Plan	<p>The site plan shows a red-outlined rectangular site area. To the north and west, there are areas with diagonal hatching (Area of Archaeological Interest) and orange hatching (Non-designated Heritage Asset). A green hatched area (Local Wildlife Site) is also visible. A pink line indicates a Public Right of Way. A legend in the bottom right corner identifies these features. The map is titled 'NP03' and includes a copyright notice for 2019.</p>
Current use(s)	Grazing land
Previous use(s)	Grazing land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 7 dwellings – frontage development
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Potentially accessible available from Cocking Lane.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle .
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This equates to around 10 new dwellings. The site is in close proximity to a designated Local Wildlife Site and therefore would need to demonstrate how any development here would not cause a negative impact on the designation.
Flooding and Drainage	The area identified on the site Plan is not situated within a recognised flood zone. Not issue.
Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLY SUITABLE

Site Details	
Site Reference	NP04
Location	Treswell
Site Plan	
Current use(s)	Grazing land
Previous use(s)	Grazing land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 2 or 3 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing access is not an adopted public highway and therefore development here under 5 dwellings would be considered a private access.
Conservation	The site contains no heritage assets, although is in the setting of several non-designated heritage assets nearby. With this in mind, Conservation has no objections in principle to the allocation of this site, subject to a design, scale, layout and materials which complement and reflect the established character of buildings nearby.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This equates to around 10 new dwellings. The site is located within Flood Zone 2 and therefore a sequential test would apply. The site would be considered “open countryside”.

Flooding and Drainage	The area identified on the site Plan is located within Flood Zone 2. Due to this, a sequential test would apply to any development. There are other sites being considered that are not located within a flood zone, so it is unlikely to acceptable in principle.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP05
Location	Treswell
Site Plan	<p>The site plan map for NP05 shows a red-outlined site area. A legend in the top left corner identifies symbols for: Public Right of Way (pink line), Non-designated Heritage Asset (yellow square), Listed Building (orange square), Area of Archaeological Interest (hatched square), Floodzone 2 (blue hatched square), and Floodzone 3 (solid blue square). The map shows the site is adjacent to a public right of way and is partially within Floodzone 2. Other features include 'The Bungalow' and 'St. John's' nearby.</p>
Current use(s)	Grazing land
Previous use(s)	Grazing land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 2 dwellings – Frontage development
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Potentially accessible from Cottam Lane.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located outside the existing built form of Treswell. Although there are existing residential dwellings near the site, there is a gap in the form of development between the site and the village. The site is considered “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP06
Location	Cottam
Site Plan	 <p>The site plan map for NP06 shows a plot of land outlined in red. The map includes various designations: a pink line for the Public Right of Way, a blue square for a Listed Building, a yellow square for a Non-designated Heritage Asset, a hatched area for the Area of Archaeological Interest, a blue hatched area for Floodzone 2, and a light blue hatched area for Floodzone 3. The map also shows surrounding roads and buildings.</p>
Current use(s)	Grazing land
Previous use(s)	Grazing land
Surrounding land use(s)	Grazing, agricultural and residential.
Potential capacity of housing	Up to 9 dwellings – Frontage development
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing agricultural access from Cottam Lane. Would need improvement and would depend on the number of properties.
Conservation	The established character of this part of Cottam is of development on the west side on Town Street, with open fields to the east. This helps to define the setting of heritage assets in Cottam, especially in this part of the village. Development of this side of the road would be contrary to this established character and would fail to preserve this long-established setting. Therefore, Conservation does not support the allocation of this site.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located close to Cottam, but the development of the site would impact the existing character of the village. Existing development is generally located on the other side of Cottam Lane and this part of the

	village is open and, largely, undeveloped. The site would be considered "open countryside".
Flooding and Drainage	The area identified on the site Plan is located within Flood Zone 3. Due to this, a sequential test would apply to any development. There are other sites being considered that are not located within a flood zone, so it is unlikely to acceptable in principle.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP07
Location	Cottam
Site Plan	<p>NP07</p> <p>Public Right of Way Non-designated Heritage Asset Listed Building Area of Archaeological Interest Floodzone 2 Floodzone 3</p> <p>Any queries on the precise location and alignment of any right of way, must be made to the Definitive Map team at Nottinghamshire County Council © Crown copyright and database right 2018. Ordnance Survey Licence number: 0100037226.</p>
Current use(s)	Garden land
Previous use(s)	Garden land
Surrounding land use(s)	Garden, agricultural and residential.
Potential capacity of housing	Up to 1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access from Cottam Lane through an existing access point.
Conservation	This site contains a range of mid-20th century buildings, none of which exhibit historic or architectural merit worth of identification as a heritage asset. However, several heritage assets exist in the vicinity, including the former Methodist Chapel to the east (a non-designated heritage asset), and Holy Trinity Church (grade II listed) to the north west. With the condition and appearance of the present buildings in mind, and given the historic setting, Conservation has no objection in principle to the allocation of this site, although this is subject to a design, scale, layout and materials which complement and reflect the established character of buildings nearby.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over

	the plan period. The site is located within Flood Zone 2 and therefore a sequential test would apply.
Flooding and Drainage	The area identified on the site Plan is located within Flood Zone 3. Due to this, a sequential test would apply to any development. There are other sites being considered that are not located within a flood zone, so it is unlikely to acceptable in principle.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP08
Location	Treswell
Site Plan	
Current use(s)	Farm Yard
Previous use(s)	Farm Yard
Surrounding land use(s)	Garden, agricultural and residential.
Potential capacity of housing	Up to 1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access from Wood Lane through an existing access point.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located outside the existing built form of Treswell. Although there are existing residential dwellings near the site, there is a gap in the form of development between the site and the village. The site is considered “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential use.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP09
Location	Treswell
Site Plan	
Current use(s)	Grazing Land
Previous use(s)	Grazing Land
Surrounding land use(s)	Agricultural and residential.
Potential capacity of housing	Up to 2 dwellings
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing access from Cottam Lane.
Conservation	The proposal site comprises land to the side of a traditional farm plot perpendicular to the road, with two historic buildings at the front regarded as non-designated heritage assets. These include a farmhouse, together with traditional outbuildings. The site itself is an open field, which is also in close proximity to the Grade II listed dovecote at Brookside Farm. However, that Listed Building is a significant distance away from this site. As no heritage asset would be directly affected by development here, Conservation has no objection in principle to the allocation of this site, subject to a design, scale, layout and materials which complement and reflect the established character of buildings nearby.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. The site is located directly

	adjoining the existing built form of Treswell. The frontage of the site would extend the existing built form of the village in an acceptable way but developing the whole site would spread into “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	PARTLY SUITABLE

Site Details	
Site Reference	NP10
Location	Treswell
Site Plan	
Current use(s)	Dwelling and outbuildings
Previous use(s)	Dwelling and outbuildings
Surrounding land use(s)	Garden and residential.
Potential capacity of housing	Reuse of existing buildings 2-4 dwellings.
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing access from Town Street.
Conservation	<p>This site includes several non-designated heritage assets, including a 17th & 18th century farmhouse, together with a 17th century timber-framed outbuilding to the rear. Also, on the site are several more modern buildings on limited significance. To the rear is an area of open space, mostly floodplain alongside the watercourse (Lee beck), this open space contributing much to the setting of those heritage assets nearby and to the general character of Treswell as a whole.</p> <p>Whilst Conservation has no concerns with the principle of reusing the historic buildings on the site, there are concerns regarding the potential impact on the setting of nearby heritage assets of development on the site. In addition, it is also unclear as to how an access and any new development could be provided without causing</p>

	harm to the heritage assets on the site. Therefore, Conservation objects to the allocation of this site.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. Part of this site is located outside the existing built form of Treswell. The reuse of existing buildings on site would be acceptable, in principle. The land behind the existing buildings is considered “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	PARTLY SUITABLE

Site Details	
Site Reference	NP11
Location	Treswell
Site Plan	
Current use(s)	Dwelling and Garden
Previous use(s)	Dwelling and Garden
Surrounding land use(s)	Garden and residential.
Potential capacity of housing	1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Access from Rampton Road through an existing access point. Potential issues with visibility/ safety
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located outside the existing built form of Treswell. The site would be considered “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE

Site Details	
Site Reference	NP12
Location	Treswell
Site Plan	
Current use(s)	Garden land
Previous use(s)	Garden land
Surrounding land use(s)	Residential and Garden
Potential capacity of housing	1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Existing access from Town Street.
Conservation	
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. The site is located within the existing built form of Treswell and therefore could be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is not located within either Flood Zone 2 or 3.
Is the site suitable for allocation in the Neighbourhood Plan?	POTENTIALLY SUITABLE

Site Details	
Site Reference	NP13
Location	Treswell
Site Plan	<p>The site plan for NP13 shows a plot of land outlined in red. The plot is situated between Cottam Road to the north and a public right of way (pink line) to the east. The site is located within Floodzone 3 (blue hatched area). To the west, there is a public right of way and Floodzone 2 (cross-hatched area). The plan also shows Cottam Road, Cottam II, and South Grange. A scale bar indicates distances of 11.5m, 10.5m, 1.2m, and 8.5m. A legend in the top left corner identifies the symbols for Public Right of Way, Floodzone 2, and Floodzone 3. A note at the bottom states: 'Any queries on the precise location and alignment of any right of way must be made to the Definitive Map team at Northamptonshire County Council. © Crown copyright and database right 2019. Ordnance Survey Licence number 0100057256. Bassetlaw Planning Services'.</p>
Current use(s)	Agricultural
Previous use(s)	Agricultural
Surrounding land use(s)	Agricultural
Potential capacity of housing	1 dwelling
Site Assessment	
Availability of the site	Yes – the site has been submitted, by the landowner, into the Neighbourhood Plan “call for land” consultation in 2019.
Suitability	
Highways	Potential access from Cottam Road.
Conservation	No heritage assets would be affected by development on this site, subject to details. Therefore, Conservation has no objection in principle.
Planning Policy	The emerging Local Plan is proposing a requirement of a 10% increase in residential development within the Neighbourhood Plan area over the plan period. This site is located outside the existing built form of Treswell. The site is considered “open countryside” under the existing Bassetlaw Policy Framework and therefore unlikely to be supported for private residential development.
Flooding and Drainage	The area identified on the site Plan is located within Flood Zone 3. Due to this, a sequential test would apply to any development. There are other sites being considered that are not located within a flood zone, so it is unlikely to acceptable in principle.

Is the site suitable for allocation in the Neighbourhood Plan?	NOT SUITABLE
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Recommendations for the Neighbourhood Plan

Sites identified as “Not suitable” will not be considered for allocation for residential development in this Neighbourhood Plan. This is due to an allocation needing to prove that it is deliverable. Those with major constraints or policy issues are not considered deliverable.

However, this doesn't necessarily preclude residential development. Conversion of existing buildings, the replacement of existing dwellings or exception sites for affordable housing may be considered under current planning policy and may not need the Neighbourhood Plan to allocate sites.

In addition, a settlement boundary has been proposed for the village of Treswell to effectively manage new development. The proposed settlement boundary has been drawn to the following methodology:

The settlement boundary has been determined using the following Criteria:

- a) Recent approvals and existing commitments by virtue of an extant planning permission for residential development on the fringes of the settlements have been incorporated.
- b) Sites or parts of sites that are considered suitable for residential development within the Site Assessment Report have been included;
- c) Clearly defined physical features such as walls, fences, hedgerows, water courses, public open spaces and roads have been followed.
- d) Non-residential land, which is countryside, agricultural, paddock, meadow, woodland or another green-field use has been excluded.

The NPPF states that development in the open countryside should be carefully controlled and allowed only when it is appropriate to a rural location, such as for the purposes of agriculture, or as a rural exception site for affordable housing when there is a proven local need. These types of development have been supported by the community in the past.

Cottam is not considered an appropriate place for new residential allocations due to its flooding constraints. However, this does not necessary preclude residential development in the village. Due to no allocations being proposed, it is not necessary to include a settlement boundary.

Potential Sites to consider for Allocation

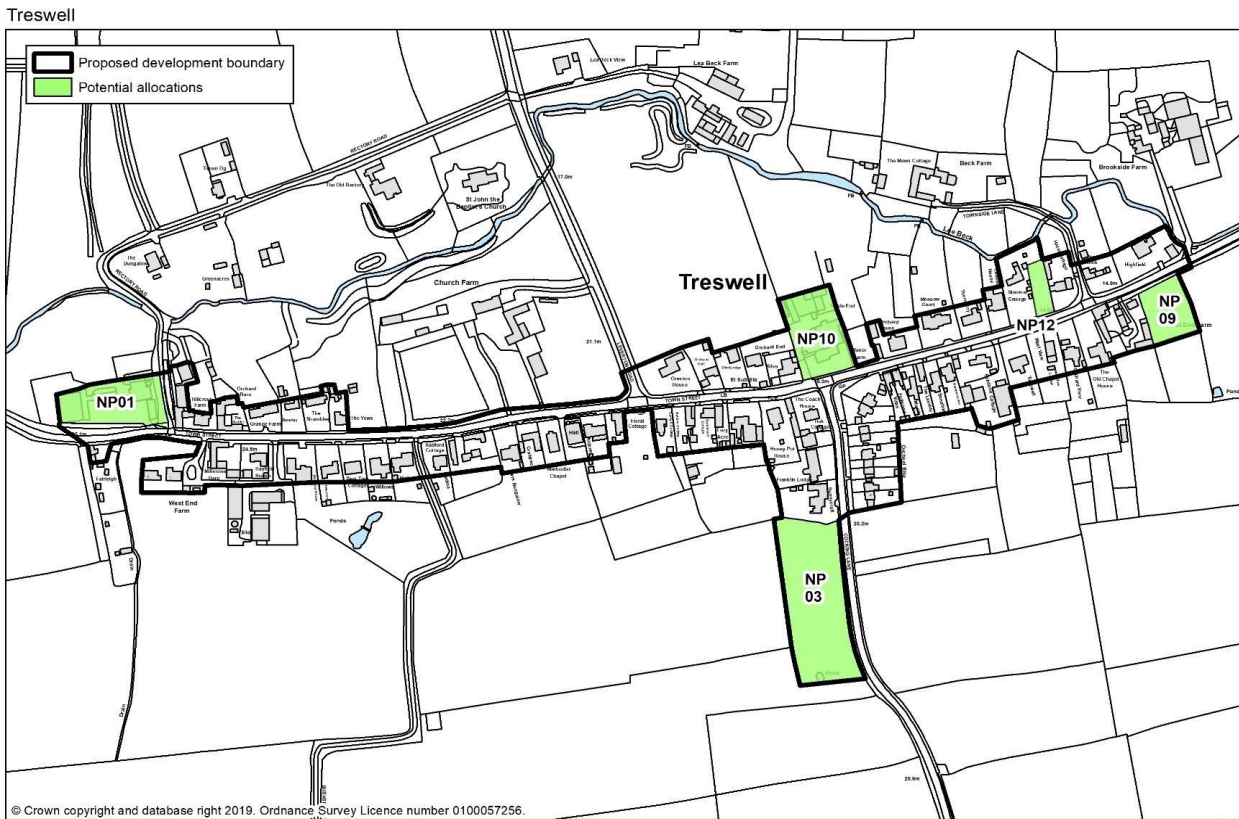
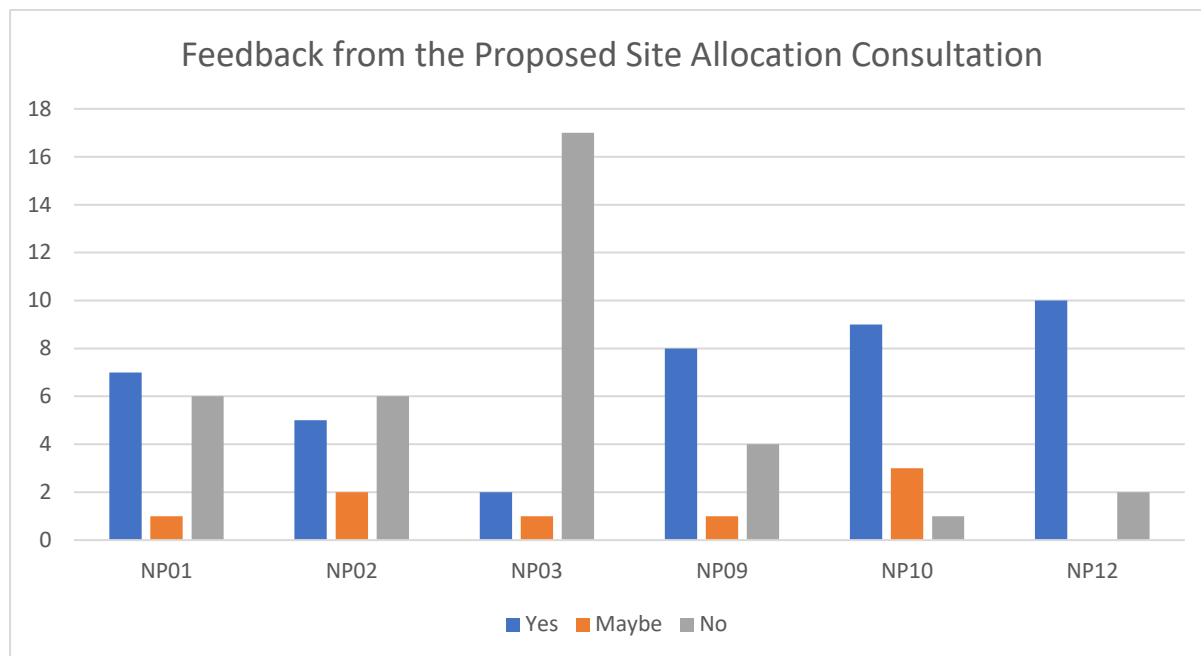


Figure 9: Feedback from Treswell with Cottam Proposed Site Allocation Consultation

Feedback from Treswell and Cottam Proposed Site Allocation Consultation

Community Feedback



Site	Associated Comments from the public
NP01	<p>The site is not supported by the road infrastructure required – the bend is dangerous and the road narrow. There are better sites available.</p> <p>Such a development would be added to the extremities of the village, which is contrary to the Neighbourhood Plan. The nature of Rectory Lane at this location serves as a natural boundary at this end (west) of the village.</p> <p>Poor traffic access and egress.</p> <p>On a bad bend narrow road, poor visibility.</p> <p>Looks better option for the village both access on a better road.</p> <p>Poor on drainage, bad location, poor access in and out.</p> <p>Concern with access due to traffic.</p> <p>Whilst a change to domestic use on this site would be less problematic the access to this site is very dangerous and should be used for anything other than which it is intended. Agricultural use. There is no clear visibility and has been the site for accidents in the past. Doesn't this constitute building in the open countryside.</p>
NP02	<p>The proposed development would replace an open sided steel framed barn which is in line with old 18th/19th Century brick built cart shed on our land</p>

	<p>(Grange Farm). This cart shed represents the character and history of the village. The proposed development would be totally incompatible. Access to this site is from the bottom of Rectory Lane which usually floods once or twice a year. In 2007, the water was up to 5 feet deep and more recently (2009) was deep. Photographs are available.</p> <p>Backland development. Rectory road unsuitable for access.</p> <p>High flood risk.</p> <p>On a bad bend, narrow road, flood risk.</p> <p>Ok in Treswell fill in.</p> <p>Poor access to highway – steep and narrow. Flood risk.</p> <p>A plot to front on to Town Street would e preferred.</p> <p>This site is within an area of archaeological interest and this area has not been supported in the past by BDC. I cannot understand why this would be supported when other applicants have been refused.</p>
<p>NP03</p>	<p>The road cannot support another 9 houses – it is too busy. Again, this expands the village rather than infill. There is flooding in this field. Other sites present better opportunity as infill which I understand was the aim of the plan.</p> <p>Open for Gypsies to build on the field. Ridge and Furrow, retains water accident waiting to happen.</p> <p>This is obviously a no-no. Gypsies have previously located facilities on next field- since withdrawn. The road is too narrow to include development of the site.</p> <p>Such a development is totally out of keeping with the neighbourhood plan. It is a relatively large scale development on the perimeter of the village i.e. it is an add on rather than a development within the village.</p> <p>This field floods during prolonged rain. The runoff from this field is through the rear front garden of our property. Volume and size of traffic is excessive speed of traffic making it difficult to enter and leave our property, so how will 9 properties with vehicles be able to access and exit this development with safety.</p> <p>Due to the location being next to the travellers site, our worry would be that this opens up the change for the travellers to apply for there own permission to develop there own site, the increase of traffic on the lane and potentially hazardous entrance on a tricky bend.</p> <p>Logical extension to the village provides some of the allocation. Available and developable.</p> <p>Poor traffic access and egress on Cocking Lane with large volumes of traffic</p>

	<p>throughout the day.</p> <p>To large a plot, extends the village, would take up a large percentage of potential building allocation, access potential for accidents.</p> <p>Drainage is a problem. Water does flood road and adjoining gardens. Road too dangerous, highways do nothing. Ancient ridge and furrow field wildlife.</p> <p>Flooding from (surface), access.</p> <p>Flooding from (surface), access.</p> <p>Too large a development at this time. Problem, access to highway could be dangerous.</p> <p>Ok in Treswell fill in.</p> <p>We are concerned should permission be given to construct the proposed 9 properties adjacent to Sunnycroft. Where will the ground water from the field and the roof water from the proposed properties, and the access road discharge to? As soak-aways in clay ground do not work very well.</p> <p>No objections in principle but the site is too close to land owned by travellers.</p> <p>Ancient ridge and furrow. Floods and holds water. Highway issues a dangerous part of road. Nature reserve close and next to travellers field.</p> <p>A nearby application was previously turned down due to the amount of traffic which uses Cocking Lane making it dangerous to have more traffic pulling in and out.</p> <p>This area is located in open countryside and goes against the policy adopted by BDC in the past.</p>
<p>NP09</p>	<p>The existing access from Cottam Lane is not suitable. Two houses is too many. The character of the neighbouring buildings will be compromised.</p> <p>Logical extension to Town Street. Enhances linear form of the village good access from Town Street.</p> <p>This plot would use up a large percentage of available housing and restrict development elsewhere.</p> <p>This is not a safe site. Fits for Treswell outside and poor access in and out.</p> <p>Again, located in an area of archaeological interest but considered good infill. Possibly a site for more than two properties?</p>
<p>NP10</p>	<p>Access to new builds and drainage.</p> <p>Barns and side building plot – no objection. But, access egress challenge to be mitigated to satisfy highways and BDC.</p> <p>Heritage assets must not be compromised. Land at the back must remain</p>

	<p>open countryside. Fits for fill in.</p> <p>The site with frontage onto Town Street is ideal. Development of buildings to the rear is acceptable. No new development to the rear of the site should be allowed.</p> <p>Located in an area of archaeological interest plus concerns about the impact of access of the site to road users given the position being opposite a bad junction.</p>
NP12	<p>Provides an infill site with little detriment to surrounding properties.</p> <p>Surface flooding, beck flooding to close to boundary of neighbours. Objection of neighbour. Not aesthetically pleasing, loss of privacy, loss of trees, layout and density of buildings.</p> <p>Surface flooding, beck flooding to close to boundary of neighbours. Objection of neighbour. Not aesthetically pleasing, loss of privacy.</p> <p>Fits for fill in.</p> <p>Ideal in terms of frontage and access. True infill opportunity.</p> <p>Again located in an area of archaeological interest but considered good backfill/infill.</p>

Discussion amongst Neighbourhood Plan Group members who attended the group meeting on the xx January 2020.

- a) Group members present acknowledged the feedback from the consultation and read through each response in detail.
- b) it was agreed although there were some positive responses to sites, there are also planning related issues that are affecting, or could affect, the potential allocations of the site and this should be looked at in further detail. These issues include; highway safety, traffic, the impact on the character of the village, the introduction of ‘backland development’ on some sites, flooding and drainage and the impact on the countryside.

c) for this reason, it was agreed, following a vote among members present:

NP01 = 6 voted in favour and 1 against its inclusion in the plan, but it will be limited to 2 dwellings.

NP02 = 7 voted against the site remaining in the plan largely due to traffic impact on Rectory Road and that it would introduce backland development behind existing properties.

NP03 = 7 voted against the remaining in the plan due to its impact on the character of Cocking Lane and due to the impact of extra traffic and poor access on to the Lane.

NP09 = 7 voted in favour of the site remaining in the plan, but it would be limited to only 1 dwelling.

NP10 = 7 voted in favour of part of the site remaining in the plan. The part of the site supported was the small infill section between two existing properties on Town Street. The principle of the redevelopment of the barns to the rear of the site was supported, but due to the impact on the character of the area it

was agreed that a separate policy be created to focus on the conversion of existing buildings in the Parish.

NP12 = 5 voted in favour of the site remaining in the plan due to this being a typical infill site which was supported by residents in the original questionnaire. 2 members were not allowed to vote to a declaration of interest in the site.

- d) the proposed development boundary for Treswell was discussed in detail and it was agreed, following a vote among members present that the proposed boundary should remain. 6 voted in favour and 1 against.

Figure 10: Consultation Event images from Call for sites feedback session



Respondent	Response	Group Response
Highways England	<p>Due to the minimal growth planned in the area and distance from the SRN, we do not consider that this will result in any material impact on the SRN.</p> <p>We therefore have no further comments to provide and trust the above is useful in the progression of the Treswell with Cottam Neighbourhood Plan.</p>	Thank you for your comments
Historic England	No response	Thank you for your comments
Seven Trent Water	<p>Local Design Principles</p> <p>Severn Trent would note that sewerage, drainage and resource management are key principles within the design process. However, there is no mention within Section 6 regarding sustainable design, incorporating measures such as Water Efficiency, incorporating SuDS to mitigate increase surface water flows, the Drainage Hierarchy and the protection of existing drainage systems to ensure surface water is directed to a sustainable outfall. We would recommend that section 6 is amended to incorporate references to these design considerations.</p> <p>Severn Trent would Recommend that this policy highlights key design considerations about the performance of development sites, in such that they are built to manage surface water sustainably and utilise resources sustainably during use. To this effect we would recommend that Policy R1 highlights the need for development to incorporate:</p> <ol style="list-style-type: none"> 1) Sustainable Drainage systems (SuDS) 2) Implement the principles of the Drainage Hierarchy 3) Incorporate water efficient design and technology 4) Retention of existing drainage networks 	Thank you for your comments. We have added the requested text to the relevant policies where appropriate. Some of this however is already is covered by Local Planning Policy.

Respondent	Response	Group Response
	<p>The drainage hierarchy outlined the principles of where surface water should be discharged, the hierarchy is outlined within Planning Practice Guidance paragraph 80 (Reference ID: 7-080-20150323). Severn Trent request evidence that the drainage hierarchy has been followed by developers in our conversations, however by raising the expectation at the Neighbourhood Plan stage it consideration can be incorporated into the initial a site designs resulting it better continuity of surface water through development.</p> <p>To aid in the interpretation of this request we would recommend that the following wording is incorporated into Policy 6: <i>All applications for new development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible</i></p> <p>Severn Trent note that Planning Policy already requires major development to incorporate SuDS through the written Ministerial Statement for Sustainable Drainage (HCWS 161) and NPPF. However current policy is very flexible on how SuDS can be incorporated into development, by incorporating appropriate references to SuDS in Policy 6, the need for developers to deliver high quality SuDS can be secured. Current Industry Best Practice for SuDS (The SuDS Manual CIRIA C753) highlights the need to consider SuDS from the outset of the design process and not to fit SuDS to the development site post layout. To aid in the delivery of this recommendation we would recommend wording to the effect of:</p>	

Respondent	Response	Group Response
	<p><i>All major developments shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water run-off are put in place unless demonstrated to be inappropriate.</i></p> <p><i>All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape.</i></p> <p><i>The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.</i></p> <p><i>Where possible, all non-major development should look to incorporate these same SuDS principles into their designs</i></p> <p>The supporting text for the policy should also include: <i>Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, The SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.</i></p> <p>Water Efficiency Water efficient design and technology is important for ensuring the sustainability of the water supply system for the future, both supporting existing customers and future development. NPPF supports the delivery</p>	

Respondent	Response	Group Response
	<p>of sustainable development and the Humber River Basin Management Plan promotes the use of the tighter Water Efficiency Target within Building Regulations Part G. We would recommend that this detailed with Policy 6 so that developers are aware of what is expected of them from the outset of the design process.</p> <p>To aid with the implementation of the recommendation we have provided some example wording below: 3</p> <p><i>All development should demonstrate that they are water efficiency, where possible incorporating innovative water efficiency and water re-use measures, demonstrating that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator, should not exceed 110 litres/person/day.</i></p> <p>Severn Trent would note that Teswell and Cottam are located within the Anglian Water, water supply service area as such comments should be sort from Anglian to confirm this position, however we have included comment on this aspect as it also supports resilient sewerage systems and wider water resilience that align with Severn Trent policies.</p> <p>Retention of existing drainage networks (including the Protection of Watercourses)</p> <p>New Development has the potential to interrupt both manmade and natural drainage systems that perform a vital function in preventing flooding and conveying water safely through the landscape, the damage of; or removal of part of this network could result in increased flood risk on the development site or impact on the effectual drainage of other land.</p> <p>In the cases of ditches or watercourses the removal or culverting of these features can also impact on biodiversity by reducing the access to water for wildlife and result in loss of habitats.</p>	

Respondent	Response	Group Response
	<p>Severn Trent therefore recommend that the drainage systems of a site are understood before any site layout is constructed such that they can be incorporated into the layout of the development in the most effective and natural way, some example working is provide below to assist with implementation of the recommendation.</p> <p><i>No development shall prevent the continuation of existing natural or manmade drainage features, where watercourses or dry ditches are present within a development site, these should be retained and where possible enhanced.</i></p> <p><i>Access to drainage features for maintenance should be retained and ownership of land clearly defined as part of the overall site maintenance plan.</i></p> <p><i>Prior to the alteration of any alignment an assessment will be required to ensure that all connections into the watercourse are retained and that exceedance flows are not then directed away from the watercourse channel towards properties.</i></p> <p>The supporting text for the policy should also include: <i>The removal of watercourses and ditches from development sites, presents a risk for future growth and development in such that links to the natural water cycle can be removed resulting in a potential increase of on site and off site flood risk. The removal of these features would result in an increased need to connect surface water to the sewerage network, as identified above this is against the drainage hierarchy outline in the Planning Practice Guidance.</i></p> <p>Local Green Space Severn Trent understand the need for Local Green Space and the need for it to be protected, however local green spaces can provide suitable locations for schemes such as flood alleviation to be delivered without</p>	

Respondent	Response	Group Response
	<p>adversely impacting on the primary function of the open space. If the correct scheme is chosen, the flood alleviation schemes can result in additional benefits to the local green space in the form of biodiversity or amenity improvements. We would therefore recommend that the 4</p> <p>following point is added to Policy 8 to support the delivery of flood alleviation projects where required within green spaces.</p> <p><i>Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.</i></p> <p>Policy 9: Lee Beck Green Corridor</p> <p>Whilst Severn Trent support the approach to manage surface water flows entering the Lee Beck, it should be clear that the need to manage surface water flows entering the Lee Beck, does not enable connection to the foul sewerage system and that the principles of the drainage hierarchy are followed to prevent the sewerage system from being inundated by storm flows.</p>	
National Grid	No response	Thank you for your comments.
Canal and River Trust	<p>The Trust are the Navigation Authority for the River Trent, which lies alongside the eastern boundary of the Neighbourhood Plan Area. We also have some landowner interest associated with the river associated with our Navigation responsibilities. Having reviewed the content of the Pre-Submission Draft, we note that the document and proposed draft policies do not proposed any significant development or measures associated with the River Trent corridor. As a result, we wish to confirm that we have no comment to make upon the document as presently drafted</p>	Thank you for your comments.

Respondent	Response	Group Response
Resident	<ul style="list-style-type: none"> - Check dates of meeting. meeting where you met to consider which plots to include (I was absent) was Jan. 2019 I think. I may be wrong please check. - Cottam Church is now in Private ownership-not a place of Worship- I think this is acknowledge later in document - Who determines the boundary. Fig.3 Proposed residential boundary exclude a large area to the West and East of Treswell- including Sundown and Transport-TV - Page 11-my opinion 5 dwellings is too few bearing in mind the developing business and making employment opportunities attractive to young people who may prefer/need to live near to their work place. There is very little public transport available to Treswell or Cottam to support those employed locally. - Multi-residential properties to accommodate the young employed in these local industries- how do we manage this outside the 5 development allowed - Re. above maybe 5.1-3 may accommodate this type of development, justification of CSP9 and Policy 5 as exception to NP Framework- would multi-residential property be possible incorporating Local Design Principles - -6.9 Line 5 a typo 'be' I think is missing; 'often be sizable' 	<p>There were several consultation events on the proposed sites.</p> <p>Noted.</p> <p>The boundary is determined on the Bassetlaw Local Plan methodology.</p> <p>5 dwellings is a minimum and Policy 1 supports some additional development.</p> <p>Needs based development/accommodation will be supported where it can be demonstrated through Policy 1.</p> <p>Yes. NPPF exception sites for affordable housing.</p> <p>Noted.</p>

Respondent	Response	Group Response
	<ul style="list-style-type: none"> - P21 Fig.5 Historical Core. Doesn't recognize the important Historic Core, sufficiently that extends down both sides of Lee Beck to the East of Rectory Road all the way down connecting with Townside Lane to the extent that it would regulate unwanted development. This area needs protection equally to that around the Church- equally important as the old Saxon Village and Church are located to the East of Rectory Road. Recent development in the area- contrary to this NDP (9.14-15 how do we police this when development occurs that has not had permission - 6.37 Line 3 Rectory Road not Rectory Lane - P27 Local Character Cottam - Photo is Treswell not Cottam. You just need to begin a new Page with title Local Character Cottam - 6.50 typo- line 2 onc should read once - 6.55 In terms of Cottam I think there is a glaring omission – The Railway Bridge renovated by Sustrans that connects Nottinghamshire to Lincolnshire Cottam to Torksey. Wonderful piece of modern engineering linking to cycle paths and walkways along the Trent. I have – somewhere or I might have given all the details to Sara Stilliard – all the details of this development. - 6.56 typo line 4 should read boundary treatments has – consistency of approach is singular not plural - 9.3 Restoring the quality of the local landscape very important indeed. NDPing Group need to be involved in the developmental process- Solar Farms connected to Cottam Substation. However, 	<p>The character assessment provides more detail about the different character areas within the village. This is a separate document.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>This is a separate process and ongoing planning issues</p>

Respondent	Response	Group Response
	<p>I understand that the companies involved in the installation are also involved in generating power from waste products that we need to strenuously oppose. I understand the companies involved are to use Cottam Sub Station to enter the National Grid and the property will still belong to EDF to do with as they wish. We need to ensure that these companies are not intent on adding this to their plan at a later date. When I met EDF at the beginning of the end of the Power Station I remember taking a message from local residents, some of whom were impacted by the imposition of the Power Station and still reside in our villages; what ever replaces the Power Station, they do not wish to see it, smell it or hear the development and it must not compromise the health and safety of our residents.</p> <ul style="list-style-type: none"> - I whole heartedly support local employment opportunities- but this must be supported by small affordable residential development to enable those employed to live locally. – Imaginative multi- residential development to compliment home in Treswell and Cottam (Though I fear that none of the sites we have approved lend themselves to this kind of development- 4 properties in 1 – homes for 4 young families? - Not Strictly a typo but New Road is called Leverton Road 	<p>are being considered for this development.</p> <p>Additional residential development could be supported through Policy 1 and through the NPPF for this type of accommodation.</p> <p>Noted.</p>
Resident	<p>My feeling is that 5 units until the year 2037 is not enough development to provide sustainability, although I do think this is BDC led. One other thought too is that reading 2.1 that numbers have fallen from 231 and 87 to 211 to 80 between the years 2001 and 2011, this indicates to me that there are less families living in the villages than previously and agree with the shift that residents have moved to retire in the locality.</p>	<p>The proposed 5 dwellings is a minimum to meet the proposed 5% requirement within the emerging Bassetlaw Local Plan. Policy 1 does support additional development if it meets the relevant criteria. This</p>

Respondent	Response	Group Response
	<p>I completely disagree with the statement 10.2 and wonder where that information is taken from and question the validity. I wouldn't wish to raise this as an issue had Trans-Sport.tv not been mentioned in the report earlier as a contributor to the business economy. I also disagree that low wages are 'continuing to cause issues with affordability and issues with people leaving the area to find higher paid employment.....' Trans-Sport.tv continue to employ people not only from outlining villages but from Rotherham, Lincoln and Anston near Sheffield indicating that people are actually wanting to travel to our area for work. The problem we face here in both Cottam and Treswell is that there are no affordable houses for young people to grow up and stay and to pin that on a low wage economy is totally misleading in my opinion. Although there are houses in nearby villages such as North Leverton and Laneham to furnish their needs. I'm not sure that this plan can force the type of house being built on any site as this will be dependent on the appetite of the developer in conjunction with BDC.</p> <p>With regards to the plan for Cottam Power Station my feeling is there should be a statement outlining a 'Village' intention to work with the owner and developer of the site and to be involved in the plan for development right from the start. I believe it should not be Parish Council led but a Village led decision with the involvement from DC Ant Coultate for example. There is a very successful group already set up to advise and negotiate on West Burton PS.</p>	<p>includes affordable housing or accommodation for older people.</p> <p>10.2 has been revised.</p> <p>The Bassetlaw Local Plan proposes a policy for the former Cottam Power Station.</p>
Resident	I support this Plan.	Thank you for your comments
BDC Neighbourhood Planning	General: Some sections refer to the Neighbourhood Area and Plan as Treswell with Cottam, whilst others refer to it as Treswell and Cottam.	Thank you for your comments. All your points and proposed amendments have been made to the relevant parts of the Plan.

Respondent	Response	Group Response
	<p>Table of contents: It would be useful to include the policies in addition to the section headings.</p> <p>Figure 3: It might be useful to move this to follow para 5.9, before the allocations are discussed, so that it is introduced by the text. At the minute, readers will need to skip back a few pages to find it.</p> <p>Paragraph 5.8: Potential to add an additional sentence to explain that the chosen sites are detailed in policies 1 - 4 (this is not currently clear on reading).</p> <p>Paragraph 5.12: The mention of Character Area 2 might benefit from a note to the effect of 'see the Treswell and Cottam Character Assessment', as this has not yet been introduced in the Plan.</p> <p>All site allocation sections and policies: The section headings / policy titles would benefit from a geographical description or name to accompany the NP reference All site allocation policies: It would be useful to have a detailed map of each site to accompany the respective policy, helping to identify the boundaries.</p> <p>Policies 1 to 4, Part 1 (c)&(f): Use of "should" may need reconsideration; would "are required to" be more effective?</p> <p>Policy 1, Part 1 (d): The wording of this clause doesn't fit with rest of policy.</p> <p>Policy 2: Discrepancy between policy and supporting text regarding 1 or 2 dwellings.</p>	

Respondent	Response	Group Response
	<p>Policy 5, Part 1: Use of “should” may need reconsideration; would “are required to” be more effective? Paragraph 5.23: This paragraph would benefit from reorganisa9on / review to better support Policy 5. It should first address the poten9al for addi9onal residen9al development within the settlement boundary (as per the Policy) and then address areas outside the development boundary, clarifying that this is the excep9on to the rule.</p> <p>Figure 5: The labels for CA3 and CA4 are incorrectly showing as CA23 and CA24</p> <p>Figure 5 and Figure 8: Although the maps are similar in content, their keys are different - can they be standardised?</p> <p>Policy 6, Part 1: Use of “should” may need reconsideration; would “are required to” be more effec9ve?</p> <p>Policy 6, Part 1 (b): The references to the figures need updatng; it should read figures 4 & 7.</p> <p>Policy 6, Part 2: The wording of this part of the policy would benefit from refinement (to reduce duplica9on).</p> <p>Policy 6, Part 4: This clause doesn’t appear to be necessary, as it is technically the reverse of the previous clauses.</p> <p>Policy 8, Part 2: This clause may benefit from refinement. It may be better to say: <i>Proposals for development will not be supported, except in very special circumstances, such as the erection of ancillary buildings or structures required to enhance the public usage of the space.</i></p>	

Respondent	Response	Group Response
	<p>Policy 9, Part 1: Use of “should” may need reconsideration; would “are required to” be more effective?</p> <p>Policy 10, Part 1: Use of “should” may need reconsideration; would “are required to” be more effective?</p> <p>Section 11 (Aspirations): It may be useful to include some introductory text to explain what this section is for (i.e. it addresses community aspirations that are not directly covered by the policies) and how the aspirations might be implemented. Is the aspiration to improve road safety? How might this be achieved?</p> <p>Figure 14: As above, it is not clear what this diagram shows, and how it relates to the aspiration about traffic and road safety.</p>	
BDC Planning Policy	<p>Bassetlaw District Council (the Council) has the following comments to make on the Draft Treswell and Cottam Neighbourhood Plan (RNP). These comments are split into the following sections:</p> <ol style="list-style-type: none"> 1. Comment on the Basic Conditions 2. Comments and proposed changes to the wording of policies <p>PART 1: Basic Conditions Bassetlaw District Council (BDC) considers the Draft TCNP to be generally compliant with the requirements of the relevant basic conditions for Neighbourhood Plans, as set out in Schedule 4B of the Town and Country Planning Act 1990.</p> <p>PART 2: Comments and Proposed Changes General Comments</p> <ul style="list-style-type: none"> • The Council welcomes the positive approach that this draft of the TCNP takes towards development. 	Thank you for your comments. All points raised have been revised or amended as suggested.

Respondent	Response	Group Response
	<ul style="list-style-type: none"> • The Plan is very comprehensive, has a strong vision and clear objectives. • It helpfully defines the character of the villages and this provides useful guidance for planning proposals. • Policies are well written and provide clarity for the reader/decision maker. <p>Section-specific comments</p> <p>Policy 6 Design Principles Point C states “Development shall respect existing plot boundaries”. Suggest that this is removed because the NP highlights areas where boundaries detract from the character of the village (e.g. wooden fences). Point H covers boundary treatments more appropriately. It states: “<i>Developments shall take inspiration from the existing predominant boundary treatments appropriate to the immediate buildings and wider character of that part of the village.</i>”</p> <p>Point J makes reference to listed buildings and non-designated heritage assets. Suggest changing ‘listed buildings’ to ‘designated heritage assets’ as there may be other forms of designated heritage assets to consider e.g. undiscovered archaeology.</p> <p>Figure 13 Lee Beck Green Corridor It would be helpful if public rights of way were shown on this map. This could also identify opportunities for improvements to public footpath connections.</p> <p>Figure 14 Community Aspiration 1 It is unclear what the different coloured arrows are looking to demonstrate. Add a legend to the plan for clarity.</p>	
Environment Agency	We note that the neighbourhood plan designates some housing allocations within Treswell. From reviewing the document it appears	Thank you for your comments. Policy 9 Lee

Respondent	Response	Group Response
	<p>that all the allocations are situated outside of the flood zones as show on the Environment Agency’s Flood Map for Planning. Therefore we have no detailed comments to make on these allocations.</p> <p>Flood zones 2 and 3 are situated within Treswell from the ordinary watercourse that runs through the village. If future development is proposed within the village that is situated within flood zones 2 and 3 then the sequential test would need to be undertaken. Development in the fluvial flood zones will need to ensure that they do not increase flood risk to the site, or to others, and should also look at opportunities to reduce flood risk to others where it is feasible to do so.</p> <p><i>Biodiversity</i></p> <p>Biodiversity is mentioned within Policy 9: Lee Beck Green Corridor. We note that part of the policy asks for enhancement to biodiversity. Biodiversity net gain is soon to be required after the Environment Bill was approved, and a minimum of 10% BNG will be required for future development proposals. The neighbourhood plan may want to reiterate this point within the policy to highlight the opportunities to enhance biodiversity within their neighbourhood plan area.</p>	<p>Beck has been amended to reflect the change to biodiversity net-gain.</p>
<p>Nottinghamshire County Council Highways</p>	<p>The Highway Authority has no objection to the proposed site allocations in principle. At planning application stage, we are likely to seek the following:</p> <p>Site reference NP01 The Highway Authority is likely to seek a short section of footway to connect the site with the existing footway to the east. A planning condition is also likely to be sought requiring the frontage boundary</p>	<p>Thank you for your comments. References added to the site allocations policies with regards to highway infrastructure and mitigation.</p>

Respondent	Response	Group Response
	<p>hedge to be kept suitably cut back to maximise visibility on to Town Street for emerging motorists.</p> <p>Site reference NP09 The Highway Authority is likely to seek the widening of the footway across the site frontage.</p> <p>Site reference NP10 The Highway Authority is likely to seek the widening of the footway across the site frontage. The site access would need to be positioned to maximise visibility for motorists existing onto Town Street.</p> <p>Site reference NP12 The Highway Authority is likely to seek the widening of the footway across the site frontage</p>	
Natural England	<p>Thank you for your consultation on the above dated 19 January 2022 Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>	Thank you for your comments.

Respondent	Response	Group Response
	However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	

Treswell and Cottam Neighbourhood Plan
Steering Group Meeting
Thursday 20th June, 2019 7pm
Treswell Village Hall

Agenda:

1. Welcome
2. Funding provided
3. Treswell and Cottam Neighbourhood Plan-Update
4. Outcome of 'Call for Sites'
5. Next steps
6. Cottam Power Station - wish list
7. Date of next meeting

Maralyn Papworth
Clerk for Treswell with Cottam PC/NDP

Minutes of meeting 28th March 2019

Present: Colin, Nicola, Lynn, Alan, Ray, Alan Street, Tracy Street,
Dave P. Will, Luke, Stan and Roger

- Bassetlaw Plan- 17 Treswell 8 Cottam Total 25
- Consider small scale growth, infill, no back land
- Cottam Power Station- wish list
- Next meeting after call for sites and successful application for additional planning

Date:

ms

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Date:

Treswell with Cottam NDP Steering Group Meeting

Thursday 24th October, 7pm

Present:

Nicola Salter, Ray Fox, Mr. Phillips, Dave Denman, Steve Denman, Lynn and Alan Mockridge, Mr and Mrs McKaffery, Mr. and Mrs. Street, Mr. Bower, Mr. Neal, Kim Robinson and Pip Harris, Mr. Moore, Luke Brown and Maralyn Papworth

Apologies: Mrs. Strawson

Minutes of last meeting 12th September:

Corrected time from ...

1.Refresh Process to date:

Mr. Brown(LB) reminded the meeting of 'where we are'

-There is to be limited growth in villages; consultation process to satisfy criteria - Planning/Highways/Conservation

-Must comply with current Bassetlaw Plan

-in the past there has been little development in East Bassetlaw; future development to be planned by residents-NDP

-Cottam village in flood zone, high risk- impact on development

-10% growth in Treswell with Cottam Parish 10/11 homes minimum

-Discussion- BDC draft doc. Recommended 25 developments

2.Discussion of Non-Technical Site Assessment report. LB

-LB shared the NTSA document in respect of each potential site offered, explaining each in terms of report/decision

-LB explained that the NDP and BDC Planning Processes are 2 different processes and this report does not assume that duplicate applications for BDC Planning Applications would not be suitable for development

3.Building Line

-Briefly discussed but will be considered in more detail at next meeting

MP,

Next meeting to be held on Thursday 24th October, 7pm

Treswell Village Hall

Agenda:

1.Revised Site Assessment Report

2.Site Consultations- along with consultation on proposed uses for Cottam Power Station site

3.Date of next meeting

Maralyn Papworth, 21st October, 2019

Treswell with Cottam NDP Steering Group Meeting

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Maralyn Papworth, 21st October, 2019

Treswell with Cottam NDP Steering Group
Steering Group Meeting
Agenda - Thursday 9th January 7pm

Agenda:

1. Review where we are to date
2. Consider comments made for each preferred site
3. Identify those to go forward to next stage
4. What is the next stage?
5. Consider the need for additional funding
6. Date of next meeting

Treswell with Cottam NDP Steering Group Public Meeting
to consider Site Allocation
Thursday 21st November, 7pm

Present:

Dave Phillips, Steve Denman, Dave Denman, Mr and Mrs. McKaffery, Stan Stafford, Colin Watkins, Roger Moore, PCs Nicola Salter, Ray Fox, Dean Bowden, Jim Rose, Sites: Patrick Hines, Mr. and Mrs. Street, Kim Robinson and Pip Harris, Mr. Bower, Luke Brown- LEA Rep., Maralyn Papworth (Clerk)

Apologies: Mr. Neal

Minutes of last meeting 24th October:

1.Revised Site Allocation Report and Sites Consultation:

LB presented a plan indicating the 6-7 sites approved by Planning/Heritage/Highways and explanation. After creating a profile for each site and consulting on each site, the site on Cockings Lane was most problematic because of highway issues but may still be a preferred site if highway issues can be mitigated

-Cottam Village is located largely within highest rating of flood risk, therefore, little prospect of growth

-Building Line

-Meeting agreed that the Building Line/Village Envelope/Boundary Line to be discussed further next meeting- some ambiguity of language. Seemed to be a preference for it to be removed.

Preferred sites now need to be taken forward for Public Consultation- proposed date Thursday 21st November 5.30-7pm

2. Proposed uses for Cottam Power Station

-'Green use' preferred from planning point of view

-Strategic site, need to consider new highways, supporting infrastructure, sewage

-site is now available for approved/preferred uses to be considered

-take 5-7 years for demolition and making safe to site, 15 years possibly to decontaminate completely

-multiple uses preferred but site is unsuitable for green energy because, unlike Marnham Power Station, Cottam has no provision to 'plug in' to the national grid

Public Meeting to be held on Thursday 21st November, 5.30 - 7pm
Treswell Village Hall

Agenda:

1.Public Approval of Site Assessment Report and Preferred Sites

2.Proposed uses for Cottam Power Station site

3.Next steps - Date of next meeting

Maralyn Papworth, 26th October, 2019

**TRESWELL WITH COTTAM PARISH COUNCIL/NEIGHBOURHOOD DEVELOPMENT PLAN STEERING
GROUP MEETING**

Wednesday 29th January, 2020, 10.30pm at Treswell Village Hall

1. Welcome Present

Present: PCllrs. Salter (Ch), Fox (V.Ch.) Rose, L. Mockridge, A. Mockridge, Cope, Bowden, Tomlinson and Clerk
MP. Mr. Moore, Mr. Phillips, Mr. Watkins

Representatives from BDC Debbie Broad and Karen Johnson

2. This was a meeting to clarify and discuss the proposed redevelopment and regeneration of the Cottam Power Station Site

3. Items raised:

1. EDF still involved in the site, developer also involved
2. Considerations Gas Line, Electrical Grid and 'cleansing'
3. Protected wild-life area adjacent and part of Cottam Power Station site
4. Long term project - Draft Plan indicates time scale to 2037
5. Business/employment opportunities for the site's residents
6. Highways, transport impact on neighbouring village communities
7. Once begun may be rapid development of upto 450 houses - by 2037 with amenities
8. Feasibility study suggest this could be increased to 1600
9. Residents advised to consult the Draft Bassetlaw Local Plan and comment
10. Representatives from Bassetlaw reminded the meeting of the forthcoming events at various locations, advertised online, Facebook Page, in the press and on notice boards, where further information relating to the Draft Bassetlaw Local Plan would be available

4. Proposed that a further meeting should be convened to discuss the issues further and to formulate appropriate responses/comments.

M.Papworth

Clerk

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Treswell with Cottam NDP Steering Group
Steering Group Meeting
Thursday 20th February, 2020

Agenda

1. Review last meeting 9th January 2020
 - Identified sites to go forward to next stage
 - What is the next Stage?
 - Consider the need for additional funding; available £3950.00 spent £1360 = £2590 available
2. Policy ST2 and 20% Rural Growth- too low, too high, adequate
3. Policy ST5 Cottam Priority Regeneration Area- Cottam Garden Community (P48 of DB Local Plan)
4. Next steps

****Should you wish to view/comment on the Draft Bassetlaw Local Plan online locating it is easy. You should send you comments by 26th February 2020.**

- Type Draft Bassetlaw Local Plan 2020 into browser
- Content list will appear; click on Draft Bassetlaw Local Plan
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NDF Steaming Corp. 7pm. 5/3/20.

Present.

Mr. Phillips, Moore, St. Dennis, Fox, Rose, A & L Woodruff
M. Pappas (Clerk). Luke.

Allocation Conversation

① Are members of steaming group - still happy with their decisions.

20% Are you happy with what? NO...

NDF - Dealing with T/C Catam - 1600.

→ Consult on the Building hire :-

- Pny - Allth Site
- Pny for conversions etc. — Replacements / Retainers

Wish list for Certain Power Station Site.

- Renewables ^{Area through} ✓✓✓✓ Sun. Delivery / B. Water.

- Mixed, Lessor / Water Spout, Water Poles. Proj.
 - Stone
 - Lin.
 - Aan.
 - Lymn.
 - Don P Ran.

Catam - Over/above what is required

- What are the bumps from development. — How is code sustainable.
- How can they guarantee sustainability for

Treswell with Cottam NDP Steering Group
Steering Group Meeting
Agenda - Thursday 14th January 2021 7.30pm

Maralyn Papworth is inviting you to a scheduled Zoom meeting.

Topic: My Meeting- TwC NDP Review

Time: Jan 14, 2021 07:30 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/82078003769?pwd=Q0x5K2xqZmU0RmhneVF5NXhYZ1lpQT09>

Meeting ID: 820 7800 3769

Passcode: 772332

One tap mobile

+442030512874,,82078003769#,,,,*772332# United Kingdom

+442034815237,,82078003769#,,,,*772332# United Kingdom

Agenda:

1. Review - where we are to date
2. Implications of revised Bassetlaw Plan on TwC's NDP review
3. Revised Bassetlaw Plan and implications for the development of the Cottam Power Station site
4. Next steps and date of next meeting

Happy New Year to all! Hope you will be able to join us. Please refer to previous emails for details of revised Bassetlaw Plan relevant to our meeting.

Thank you, Maralyn

Treswell with Cottam NDP Steering Group
Steering Group Meeting
Agenda - Thursday 28th January 2021 7.30pm

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Topic: My Meeting

Time: Jan 28, 2021 07:30 PM London

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<https://us02web.zoom.us/j/89375181579?pwd=N1JXNHhTWTVGR0MxcnJPbIJGK1hQUt09>

Meeting ID: 893 7518 1579

Passcode: 883745

One tap mobile

+442030512874,,89375181579#,,,,*883745# United Kingdom

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Agenda:

1. Review - where we are to date
2. Implications of revised Bassetlaw Plan on TwC's NDP review
3. Revised Bassetlaw Plan and implications for the development of the Cottam Power Station site
4. Village 'building line' - extent and possibilities
5. Next steps and date of next meeting

26th January 2021

Treswell with Cottam NDP Steering Group

Steering Group Meeting

Thursday 14th January 2021 7.30pm

Agenda:

1. Review - where we are to date
2. Implications of revised Bassetlaw Plan on TwC's NDP review
3. Revised Bassetlaw Plan and implications for the development of the Cottam Power Station site
4. Next steps and date of next meeting

Steering Group: Steve Denman, Maralyn Papworth

TwC Parish Councillors: Nicola Salter, Fred Tomlinson, Jim Rose, Helen Cope, Lynn and Alan Mockridge

Ward Cllr: Ant Coulate

BDC: Luke Brown and Will Wilson(?)

Apologies: Dean Bowden

Minutes of meeting:

1. Review: LB and WW updated briefly the NDP/Bass. Plan as an introduction to agenda items to follow
2. Implication- TwC NDP Review
 - 2.1 The growth % for Large Rural Settlements remains at 20%; small settlements - such as Treswell with Cottam 5%. (November ST2)
 - 2.2 Growth agreed by Treswell and Cottam Community and recorded in the existing NDP amounted to 12-15 developments. As the result of a 'Call for Sites', the following Site Assessment Report and a subsequent Steering Group Meeting to consider the report and identify sites for development, *5 units were acknowledged. The Steering Group was advised to convene again to further consider the Site Assessment Report and confirm the sites for development***ACTION: Arrange meeting**
There is a mechanism within the Nov.2020 Bassetlaw Local Plan for development to exceed 5% in line with aspirations documented in a revised NDP.
 - 2.3 There followed a discussion relating to the 'village envelope-building line' and the exclusion of a number of homes in Treswell not included in the village envelope that effectively excluded some sites being deemed suitable for further consideration as a site for development. To be discussed further at next meeting.
3. Implications- Development of Cottam Power Station (CPS)
 - 3.1 Items 5.5.1-5.5.10 set out the conditions required for regeneration of the CPS. Policy ST 7 sets out the requirements that safeguard development that would jeopardise the remediation, reclamation and redevelopment of the whole site. There was general acknowledgment of the acceptable uses of the site subject to meeting the requirements ST7A, B1-12 of 1600 dwellings, employment development 14ha, a public transport hub and renewable energy uses.
4. Policy ST34 sets out the need for sites for Gypsies and Travellers and identifies a site in Treswell for an additional 5 pitches. Concerns expressed as to the location of these additional pitches. **ACTION: PC response to BDC Plan Nov. 2020**

Meeting ended at 8.15pm

Maralyn Papworth

Treswell with Cottam NDP Steering Group
Meeting-by Zoom
Minutes- Thursday 28th January 2021 7.30pm

Persons present:

Steve Denman, Jim Rose, Maralyn Papworth, Luke Brown LB

Apologies: Ray Fox (telephone contribution to confirm prior decision)

Roger Moore (as above)

Alan Mockridge(email contribution)

1. Review - LB explained the implications of Rural Bassetlaw 5.2 and Policy ST2. Rural Bassetlaw on the review of TwCNDP
2. Implications considered in line with decisions taken on Jan. 9th 2020 meeting
Outcome: The decisions made on Jan. 9th 2020 to be retained
3. Revised Bassetlaw Plan and implications for the development of the Cottam Power Station site
Outcome: A policy to be included within the review of TwCNDP-as advised by LB
4. Village 'building line' - extent and possibilities
Outcome: This would need to go out to public views/consultation
5. Next steps:
 - Conclude review of TwCNDP to include development in line with BDC Rural Plan
 - Include a policy to cover the Cottam Regeneration Area
 - Issue of the Building Line and next steps

5th February 2021

Treswell with Cottam NDP Steering Group
Steering Group Meeting
Agenda - Wednesday 10th March, 2021 7.30pm

Maralyn Papworth is inviting you to a scheduled Zoom meeting.

Topic: My Meeting

Time: Mar 10, 2021 07:30 PM London

Join Zoom Meeting

<https://us02web.zoom.us/j/88646892194?pwd=dVUxdlBrbWRaNW9aUkx5ME1HMUg0Zz09>

Meeting ID: 886 4689 2194

Passcode: 082360

One tap mobile

+442030512874,,88646892194#,,,,*082360# United Kingdom

+442034815237,,88646892194#,,,,*082360# United Kingdom

Agenda:

1. Conclude review of TwCNDP to include development in line with BDC Rural Plan
2. Include a policy to cover the Cottam Regeneration Area
3. Issue of the Building Line and next steps

Treswell with Cottam NDP Steering Group
Meeting-by Zoom
Minutes- Thursday 28th January 2021 7.30pm

Persons present:

Steve Denman, Jim Rose, Maralyn Papworth, Luke Brown LB

Apologies: Ray Fox (telephone contribution to confirm prior decision)

Roger Moore (as above)

Alan Mockridge(email contribution)

1. Review - LB explained the implications of Rural Bassetlaw 5.2 and Policy ST2. Rural Bassetlaw on the review of TwCNDP
2. Implications considered in line with decisions taken on Jan. 9th 2020 meeting
Outcome: The decisions made on Jan. 9th 2020 to be retained
3. Revised Bassetlaw Plan and implications for the development of the Cottam Power Station site
Outcome: A policy to be included within the review of TwCNDP-as advised by LB
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5th February 2021

Treswell with Cottam NDP Steering Group
Steering Group Meeting
Treswell with Cottam Village Hall
Agenda - Thursday 29th July, 2021 7.30pm

Agenda:

1. Welcome back!
2. Refresh 2-4
3. Conclude review of TwCNDP to include development in line with BDC Rural Plan
4. Include a policy to cover the Cottam Regeneration Area
5. Issue of the Building Line and next steps

Maralyn Papworth

Treswell with Cottam NDP Steering Group
Steering Group Meeting
Treswell with Cottam Village Hall
Agenda/Minutes - Thursday 29th July, 2021 7.30pm

Agenda:

Welcome back!

1. Refresh/Review NDP/possible need for additional funding
2. Conclude review of TwCNDP to include development in line with BDC Rural Plan
3. Include a policy to cover the Cottam Regeneration Area
4. Issue of the Building Line and next steps

Minutes:

Members Present- Mr. Fox, Watkins, Moore, Phillips, Denman, Ms. Sharron. Mrs. Papworth and Advisor Mr. Brown.

1. Site Assessment Report- review and update

NDP Steering Group met to consider the sites put forward as being Suitable/Partially Suitable following the Site Assessment Report November 2019. 6 sites were considered NP01, NP02, NP03, NP09, NP10 and NP12. NP02 and NP03 were eliminated in line with Community Feedback.

Village Boundary

NDPSG debated and agreed to consult further and include in the NDP review.

Additional Funding: LB to arrange in consultation with NDPSG

NDP Review

The review will continue, i.e. consultation event with the population of Treswell and Cottam (Possibly to be held in September) followed by Referendum.

NDPSG advised to delay review briefly until the outcome of the Manor Farm Barns planning application is decided as this application challenges the current Treswell with Cottam NDP. This application includes converting and extending barns into 2 dwellings, demolish modern barns and erect one dwelling - 3 dwellings in total- and erect 2 carport buildings. In the Assessment Site Report November 2019 this site was deemed Partially Suitable- Conservation objected to the allocation of this site and Planning found the reuse of this site acceptable "in principle"- part of the site is located outside of the existing built form of Treswell and the land behind is considered "open countryside" and therefore unlikely to be supported for private residential use.

Cottam

There is scope to include the now disused public house site (if owners wish) and also development of Village Hall site in the NDP review.

2. Bassetlaw Rural Plan and implications for NDP Review

The Cottam Power Station- site is no longer allocated for the building of homes. NCC objected to this site- infrastructure costs needed to support housing infrastructure and subsequent travel/traffic requirements. It is now considered as "a broad location for regeneration".

Planning Applications- Initially, Treswell and Cottam were allocated 10% growth-15 developments, however this was reduced to 5% - up to 5 developments over the term of the Bassetlaw Local Plan that has been finally adopted.

3. Manor Farm Barn's recent Planning Application-has challenged the existing NDP. The site offered in the call for sites, 2019, included the area of land to the East of Manor Farm house. In the NDP, currently under review, and in relation to NP10 in the Site Assessment Report 2019, support was given to part of the site remaining in the NDP by the Steering Group. The part of the site supported was the small infill section between the 2 existing properties on Town Street. The principle of the redevelopment of the barns to the rear of the site was supported, but due to the impact on the heritage character of the area, and the challenges with safe entry and egress to a possible development, it was not preferred. It was, however, agreed that a separate policy be created on the conversion of existing buildings in the Parish in the NDP Review currently taking place.

The allocation of NP10 was not supported by Conservation because the Barns are located in a site that includes several non-designated heritage assets, including a 17/18th century farmhouse and a 17th century timber-framed outbuilding at the rear. Planning Policy deemed it Partially Suitable; reasons 'part of the site is outside the existing built form of Treswell, the land behind the existing buildings is considered 'open countryside' and therefore it is unlikely to be supported for private residential use' Site Assessment Report 2019 NP10 Pages 20/21.

NOTE: the part of the site supported by the NDP Steering Group is no longer offered as part of NP10.

4. Next Agenda-

1. Review continued to include Village Boundary issue
2. Creation of a policy to include the conversion of existing buildings in the Parish
3. Cottam; possible redevelopment projects and community space
4. Details to be arranged for Leaflet Drop and Consultation Event

Next Meeting- to be arranged

Maralyn Papworth- member of the Steering Group

30 July, 2021

****I do realise there is some repetition above with regards to Manor Farm Barns application but I thought the explanations were needed****

Treswell and Cottam Neighbourhood Development Plan Steering Group

Treswell Village Hall Thursday 3rd February, 6-8pm

Dear Resident,

The current Treswell and Cottam Neighbourhood Plan is being reviewed. However, due to the delay in the adoption of the revised Bassetlaw Local Plan, our Neighbourhood Plan review has also been interrupted. In 2020 we asked for your opinion on some proposed development sites in our villages. We have now considered your responses, and those from statutory consultees, such as the District Council, and are now ready to share with you the latest version of the draft Treswell and Cottam Neighbourhood Plan written to reflect the specifics of the proposed Bassetlaw Local Plan. Online draft copy available from maralyn.papworth@btinternet.com

A six-week consultation period will commence on Monday 17th January, 2022 until 1st March, 2022 and a public drop-in event will be held at **Treswell Village Hall on Thursday 3rd February, 6-8pm** to give you the opportunity to see a copy of the draft plan, ask the group questions and, importantly, express you views.

Written comments are also welcome and these can be sent to:

M.Papworth, Orchard End, Town Street, Treswell, Retford, DN220EJ by Friday 11th February. Or maralyn.papworth@btinternet.com

To view the current Neighbourhood Development Plan on line please follow the link below.

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

**** Please follow the current COVID advice. Thank you. ****

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Treswell and Cottam Neighbourhood Development Plan Steering Group

Minutes of meeting Thursday 2nd December, 7pm

Present: Ms. Salter, Crosley, Papworth, Mr/Mrs McCaffery, Mr. Fox, Phillips, Rose, Moore, Watkin, Denman and Luke Brown

1. Current NDP and focus of review:

Current NDP is in need of review in order to be aligned with the soon to be adopted, new Bassetlaw Rural Plan. (BRP) Sadly, the delay in adopting this rural plan has seriously affected the review of our NDP. So, the focus of this NDP review is to ensure that the NDP and the Bassetlaw Rural Plan are mutually supportive. Initially the BRP identified an allowance of 15% growth for Cottam and Treswell, however, permitted growth has now been reduced from a growth of 15 dwellings to 5 dwellings over the life of the BRP.

2. Unresolved Planning Applications/impact on our review and future development of Cottam and Treswell:

The meeting was reminded that an allocation of suitable sites had been identified as a result of a 'call for sites', January 2020. However, since that date a Planning Application has been made, but not yet approved, that was not a site identified through the 'call for sites' process and is not included in our Neighbourhood Development Plan review. To date this has still not been decided by BDC Planning Dept.

3. Discussion relating to a new policy to be included in our review to guide renovation of existing buildings considering the BCS (old Core Strategy) and new BRP:

Discussion included the renovation of existing dwellings and buildings including retaining the linear form of the village and that backland development should not be permitted.

Those present were asked to consider the document Review Version 2021 distributed on line and also provided to members unable to access the document on line, and to make any comment they wish to make by December 17th forwarded to Maralyn.

Cottam Power Station: Members of the PC present at this meeting confirmed that they wish to continue to be involved in the development of the EDF Cottam Power Station site; of any proposed projects, statements of intent, promoters-who?

Luke Brown requested that PC members present to discuss this with the PC. It was noted that some time has past since the last meeting with EDF when there was a plan to develop the site to include more than 1000 homes etc.

Village Hall Site in Cottam- to be included in the review in addition to renovation/conversions of barns and farm buildings to retain features

4. Next meeting- Public Consultation of Revised NDP:

There is to be a consultation period beginning in January and finishing in March during which time we are to hold a Public Consultation event for the communities of Cottam and Treswell at Treswell Village Hall. Possible date January 20th TBC.

Maralyn Papworth
TCNDP Steering Group.
6th January, 2022