# Retford Town Centre Neighbourhood Plan

# Regulation 16 Consultation

#  (4 January 2024 to 14 February 2024)

# Consultation Responses (Compiled)



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## Overview

This document compiles all of the responses received during the Regulation 16 consultation. Original copies of the responses have been supplied to the Independent Examiner, so as to inform the assessment of the Plan. Please contact the Neighbourhood Planning Team with any queries, including reference to any supplementary documents not included here.

## 1: Bassetlaw District Council: Planning Policy

BDC Planning Policy are supportive of the Regulation 16 Retford Neighbourhood Plan, and we are pleased to see that the majority of our feedback has been incorporated into the latest version.

**Policy 4a: Improving the Square**

We are pleased to see the inclusion of ‘have a significant adverse effect’ within the reworded policy.

**Policy 5a: Acceptable Uses in the Town Centre**

We support the inclusion of the NPPF within the text and the protectionist approach to only support Class E (a) premises within the Primary Shopping Area. However, we advise that the policy could be amended to include applications for development at ground level within Class E will be supported which could enhance the vitality of the town centre.

**Policy 5b: Shop Fronts**

We are pleased to see the inclusion of the Retford Design Code within the reworded policy.

**Policy 5c: Improving Broadband and Mobile Connectivity**

We are pleased to see that the policy now aligns with ST57.

**Policy 6a: Greening the Streets**

We support the positive wording within Part 1c) that recognises that only proposals ‘where possible’ will be required to enhance greenery along frontages. We’d suggest that ‘where possible’ is replaced with ‘where relevant’ and this added in to the introduction to the policy because 1a), b) and d) may not apply to all proposals e.g. a single dwelling.

**Policy 6b: Protecting and Enhancing Biodiversity**

We are pleased to see that the wording of criteria 3 and 4 has been amended, and we have no further comments on this policy.

**Policy 7: Improving the Canal and River Corridors**

We welcome the Environment Agency’s definition of the 8m easement has been included in Part 1 of the reworded policy. We have no further comments to make regarding the definition of the easement after the Canal and River Trust support this approach.

**Policy 8: Significant Green Areas**

We welcome the introduction of the inclusion of ‘multi benefits for wildlife, climate mitigation, and contribute to the character of the Town Centre’.

**Policy 10a: Housing Mix**

We welcome the additional text and the amendment of Policy 10c. While we understand that housing schemes need to align with what is stated in the Housing Needs Assessment, we believe that with the location of the Town Centre, the only suitable sites for housing are in Flood Zones area and given that the majority of housing brought forward will be flat conversions, we find it unnecessary to include the percentages of housing mix in the policy.

**Policy 10b: Housing Tenure**

We understand that there is a need for social/affordable housing within the Town Centre based on the Housing Needs Assessment. However, in previous planning applications for housing within the Town Centre boundary, there has been issues with viability; therefore, applicants have not been able to offer affordable housing but have contributed towards CIL. We would recommend rewording the policy to: “There is a local housing need for affordable home ownership and affordable homes to rent. Where appropriate, First Homes, and other affordable housing mix will be supported depending on viability and feasibility” so housing can come forward within the plan period.

**Policy 11: Renewable Energy, Energy Efficiency and Low Carbon Technologies**

We are pleased to see that Part 3 has been reworded to include that new residential development is required to meet the water efficiency standards of 110 litres per person per day.

**Policy 13a: The Redevelopment of Ebsworth Hall**

We are pleased to see that the policy has been reworded to reflect Policy 13b.

## 2: Bassetlaw District Council: Neighbourhood Planning

The Neighbourhood Planning Team provided a comprehensive response on the Pre Submission Draft of the Neighbourhood Plan during the Regulation 14 consultation, and it is noted that the majority of these comments have been incorporated into the Submission Plan.

The emerging Bassetlaw Local Plan is at an advance stage of preparation, and it will likely be necessary to undertake a comprehensive review of any references to it in the Neighbourhood Plan, to reflect the current stage of progression.

In Section 25, Monitoring and Review (p82), the word “Council” can be removed from the end of para 239. Alongside, it may be useful to acknowledge that it may be a successor group that manages the monitoring and review process, given that RTCNPG is a designated neighbourhood forum, and that this designation only lasts for 5 years (unless otherwise renewed).

## 3: Coal Authority

Thank you for your notification of the 4th January 2024 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

Our records indicate that within the identified Retford Neighbourhood Plan area there are no recorded coal mining features present at surface or shallow depth which may pose a risk to surface stability or public safety.

On the basis that no recorded coal mining features are present in the plan area I can confirm that the Planning team at the Coal Authority have no specific comments to make on this document.

## 4: Environment Agency

Thank you for allowing us the opportunity to comment on the above mentioned submission draft.

The EA provided comments in September 2023 on the regulation 14 consultation. We only have a minor comments to make in addition to those already supplied in this consultation response.

For completeness our previous comments will also be pasted below our updated comments.

**Updated comments**

**Policy 13b**

In our previous response we stated the following;

*We are pleased that point 204 recognises the flood risk associated with the site and highlights the requirement for a site specific flood risk assessment alongside the requirement to pass the sequential test.*

*We would suggest that point 1 of Policy 13b wording does include reference to flood zones 2 and 3. We are however pleased to see reference made to the requirement to provide a minimum of 10% biodiversity net gain.*

We note that the suggestion to include reference to flood zone 2 and 3 within this policy. However we recognise that the highlighting of the requirement for a site specific FRA does offer the implication that the site falls within both flood zones and therefore it is not crucial to include this.

**Previous comments**

**Flood Risk general comments**

A large portion of the Neighbourhood Plan Area falls within flood zones 2 and 3 associated with the River Idle. The separate site allocations will be addressed later within this document.

In accordance with the National Planning Policy Framework (NPPF) para 100-102, we recommend the Sequential Test is undertaken when allocating sites to ensure development is directed to the areas of lowest flood risk.

The Sequential Test should be informed by the Local Planning Authorities Strategic Flood Risk Assessment (SFRA).

It should be noted that the Environment Agency only give feedback on fluvial flood risks. Please note that surface water and ordinary watercourses fall within the remit of the Lead Local Flood Authority (LLFA) who in this case are Nottinghamshire County Council. They may hold modelled data relating to these elements.

The Chesterfield Canal forms the southern boundary of the plan area. We do not hold modelling data for this waterbody and you may wish to contact the Canal and Rivers Trust (CRT) to see if they hold modelled data.

Development should ensure it complies with the requirements of the National Planning Policy Framework and the flood risk policies of Bassetlaw’s Local Plan. No development, other than development classified as water compatible and essential infrastructure should be allowed in areas of the site shown to be within the functional floodplain (flood zone 3b/1 in 30 year outline). If water compatible or essential infrastructure is proposed within the functional floodplain then the development should be designed to reduce flood risk to the site and to others. Development should ensure a sequential approach is undertaken to ensure development classed as more vulnerable is located in areas of lowest flood risk throughout the sites. Development will also need to ensure that the latest climate change allowances are used as each phase of the development is brought forward.

Flood risk mitigation measures should look at opportunities to reduce flood risk both to the site and others. Flood risk mitigation should also consider multifunctional opportunities, for example providing additional wildlife habitat such as wetlands. The environment agency would welcome proposals to create space for flood waters within the development site. This could potentially include creation of flood plain storage areas or multifunctional wetland areas which also provide improved local habitat.

We welcome that support will be given to wider regeneration proposals, which may include: - flood alleviation measures, notably in relation to Retford Beck.

**Environment Agency maintained Assets within the neighbourhood plan area**

Retford Carr Pumping Station – pump house/compound Asset ID: 559940

Flood defences (high ground) Asset ID: 22041 and (flood wall) Asset ID: 24265 along the banks of the River Idle.

The Environment Agency maintains the above raised defences within the Retford Town Centre area, adjacent to the River Idle. Any future development must consider the impact on these defences both now and into the future. During any construction activities and post development the Environment Agency must be provided unimpeded access to these flood defence assets so as to undertake our maintenance and potential future improvement works. Any works on or within 8m of the flood defences or the River Idle will require a flood risk activity permit.

**Requirement for an Environmental Permit**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

on or within 8 metres of a main river (16 metres if tidal)

on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)

on or within 16 metres of a sea defence

Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

**Contaminated Land**

Retford lies within Source Protection Zone 3 and Secondary Aquifer A.

There is a historic landfill site within the area - Retford Gas Holder Station located at Raglan Road.

Guidance on managing risks from land contamination can be found at [Land contamination risk management (LCRM) - GOV.UK (www.gov.uk)](https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm)

**Biodiversity Net Gain**

We welcome that the document highlights the opportunity to provide biodiversity net gain. The Environment Bill has now been approved through parliament requiring development to provide a minimum of 10% biodiversity net gain. Given the size of the proposed development areas we would encourage the neighbourhood plan to push for developers to provide biodiversity net gain in excess of the required 10% across these sites where possible/feasible.

**Green Infrastructure**

We welcome that there are policies which seek to enhance or provide green infrastructure as part of development. This policy should also include ‘blue infrastructure’ as it would be beneficial to link it with green infrastructure. Development should integrate and increase blue/green infrastructure to build in multi-functional solutions to future impacts such as increased flood risks, water shortages and overheating. Blue and green infrastructure can work together to achieve these aims.

**Sustainable design**

Bassetlaw lies within an area of serious water stress concern. We welcome the inclusion of a requirement for all new residential development to meet the tighter water efficiency measures of 110 litres per person per day, unless it can be demonstrated that this is not feasible.

Producing mains water, treating waste water and in-home water heating has significant embedded energy and requires chemical inputs, therefore reducing water demand per capita by requiring the tighter standard of 110 l/p/d could lead to significant reductions in the associated carbon emissions.

**Policy specific comments**

**Policy 7 - Improving the Canal and River Corridors**

We are pleased to note that Policy 7 does include a requirement for an 8m easement to be provided from the River banks of the Retford Beck and River Idle.

**Policy 13b – Land Between Amcott Way, Bridgegate and River Lane**

We are pleased that point 204 recognises the flood risk associated with the site and highlights the requirement for a site specific flood risk assessment alongside the requirement to pass the sequential test.

We would suggest that point 1 of Policy 13b wording does include reference to flood zones 2 and 3. We are however pleased to see reference made to the requirement to provide a minimum of 10% biodiversity net gain.

**Policy 13c - Redevelopment of Goodwin Hall and Registry Office Buildings**

We are pleased that policy 13c has taken our previous comments on board and recognise the major flood risk constraints associated with these sites. Points 211 and 212 reflect our comments and should be referred to by prospective developers when considering development in these locations.

Again, we pleased to see reference made to the requirement to provide a minimum of 10% biodiversity net gain.

**Design Code**

We support the aims of the accompanying Design Code and have no formal comments to make.

## 5. Historic England

Thank you for consulting us on the Regulation 16 Consultation of the Retford Town Centre Neighbourhood Plan.

We have no further comments to make in addition to those we made at Regulation 14 stage - a copy of which is set out below for your information.

11 September 2023

Thank you for consulting Historic England about your Neighbourhood Plan.

The area covered by your Neighbourhood Plan includes a number of important designated heritage assets. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations of the area.

If you have not already done so, we would recommend that you speak to the planning and conservation team at your local planning authority together with the staff at the county council archaeological advisory service who look after the Historic Environment Record. They should be able to provide details of the designated heritage assets in the area together with locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as the local Civic Society or local historic groups in the production of your Neighbourhood Plan.

Historic England has produced advice which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

You may also find the advice in “Planning for the Environment at the Neighbourhood Level” useful. This has been produced by Historic England, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\_6524\_7da381.pdf>

If you envisage including new housing allocations in your plan, we refer you to our published advice available on our website, “Housing Allocations in Local Plans” as this relates equally to neighbourhood planning. This can be found at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

## 6: National Highways

Thank you for consulting National Highways on the draft pre submission Retford Town Centre Neighbourhood Plan, which runs from 2022 􀂱 2038. We understand that the Plan is to be in conformity with the emerging Bassetlaw District Council Local Plan and this is acknowledged within the Plan.

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

In responding to Local Plan consultations, we have regard to DfT Circular 01/2022: The Strategic Road Network and the Delivery of Sustainable Development (‘the Circular’). This sets out how interactions with the Strategic Road Network should be considered in the making of local plans. In addition to the Circular, the response set out below is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies.

National Highways principal interest is in safeguarding the operation of the A1 trunk road which routes approx 3 miles to the west of the Plan area.

Retford Town Centre does not contribute to any specific housing target however it is recognised that development generally will be considered on a case by case basis. Due to the scale and anticipated distribution of any development growth being proposed through the Neighbourhood Plan, in Retford Town Centre, it is unlikely that there will be any significant impacts on the operation of the SRN in the area.

As such National Highways has no further comments to make at this time.

If I can be of any further assistance on this matter, please do not hesitate in contacting me.

## 7: Natural England

Thank you for your consultation on the above dated 04 January 2024.

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.

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.

**Natural England does not have any specific comments on this draft neighbourhood plan.**

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

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk .

## 8: Nottinghamshire County Council

Thank you for your email dated 4th January 2024 requesting strategic planning observations on the Retford Town Centre Neighborhood Plan. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

In terms of the County Council’s responsibilities there are a number of elements of national planning policy and guidance that are of particular relevance in the assessment of neighbourhood plans. These include Minerals and Waste, and Transport.

**Minerals and Waste**

As the Minerals and Waste Planning Authority, it is the responsibility of Nottinghamshire County Council to form policies and determine applications relating to minerals and waste. The policies within the Retford Town Centre Neighbourhood Plan do not appear to conflict with the Nottinghamshire and Nottingham Waste Core Strategy and Waste Local Plan nor the Nottinghamshire Minerals Local Plan. The County Council therefore does not wish to raise any objections to the plan from a minerals or waste perspective.

**Transport Planning**

Nottinghamshire County Council generally supports the aspirations and proposals set out in the Retford Town Centre Neighbourhood Plan. However, the following points should be noted:

Map 10b (page 55) states that it has been compiled from the perspective of a cycle enthusiast. While insight into the perception of safety is extremely valuable, it should not be considered as a definitive review of highway safety. The safety and appropriateness of highway facilities and routes should be assessed by a competent highway official, taking account of appropriate design standards and the reported safety record.

Paragraphs 146 to 151 (page 57) discuss potential cycling improvements. The County Council supports the desire to encourage active travel and has (along with the other highway authorities in the D2N2 LEP) adopted a Local Cycling and Walking Infrastructure Plan (LCWIP). This plan sets out the County Council’s aims and strategy, as well as identifying a strategic cycle network.

Points of detail: paragraph 149 (page 57) refers to Arlington Way as a trunk road. This terminology has official meaning, and Arlington Way is not a trunk road. The description should be amended to “busy road”. Also, paragraph 150 refers to Map 10c showing an indicative cycle route, but no cycle routes are shown in this map. The reference should possibly be to Map 10d (page 58).

The proposal to create/improve north/south cycle connections in Retford is acknowledged and included in the D2N2 LCWIP. However, any potential routes would need to meet the design standards set out in the national guidance (Local Transport Note (LTN) 1/20), which is also the County Council’s design standard. Where existing routes do not meet these standards, they will not be designated as cycle routes unless either appropriate facilities can be constructed, or alternative routes developed.

Due to the size of the cycle network across the county, the County Council has had to prioritise routes included within D2N2 LCWIP. A proposed north/south route through the town centre has been identified as a potential long-term route.

Paragraph 151 (page 57) refers to “extending the east west green corridor from Spa Road across Carolgate and along West Street.”. It is unclear as to what this aspiration refers. Carolgate (which links Spa Road and West Street) is already pedestrianised, and, by the same token, cycling can only be achieved by removing the cycling ban on Carolgate. More detail would be welcome.

**Transport and Travel Services (TTS)**

Background

The Transport Act 1985 places a duty on Nottinghamshire County Council to secure a “Socially necessary” bus network. Local bus operators provide services that they consider as commercial, and the Council provide revenue subsidies to provide additional services to ensure communities have access to essential services including education, work, health, shopping and leisure. In 2021 the government published its document ‘Bus Back Better – A National Bus Strategy for England’, as part of an initiative to build back better services post pandemic. The strategy requires Local Transport Authorities to implement ambitious bus priority schemes and Bus Service Improvement Plans (BSIPs) which consider how a coherent and integrated network should serve schools, health, social care, employment and other services.

Retford Town Centre Neighbourhood Plan 2022-2038 (Submission)

The Town Centre Plan boundary includes Retford Bus Station and the other key bus boarding and alighting points in the town centre. The draft Plan is noted, including the emphasis on growth of a vibrant and varied daytime and evening economy and that by 2038, Retford Town Centre will be safe, healthy, accessible and sustainable, supporting people of all ages.

Retford Town Centre Masterplan

1.3.2 (Page 8) Local Planning Policy context (SPD’s, masterplans etc.)

This refers to the Draft Bassetlaw Local Plan 2020 - 2037 Bassetlaw District Council POLICY ST14: Management of Town Centres. The Plan identifies the location of the Retford bus station, owned and managed by Nottinghamshire County Council. A policy or statement could be included that seeks to ensure that any development maintains or improves penetration for bus services including access to the bus station and the town centre bus stops.

2.2 (Page 14) Pedestrian Movement & Sustainable Transport

The content covering the bus station is noted. This section could refer to the emerging Bassetlaw Local Plan Transport Study and Retford Transport Assessment which identify the cumulative multi-modal transport implications of future housing and employment growth to advise strategic transport infrastructure requirements. The documents were prepared as part of the evidence base in support of the emerging Local Plan, in accordance with the National Planning Policy Framework (NPPF).

The County Council’s Developer Contributions Strategy sets out its approach to seeking developer contributions towards its services. The Strategy could be referenced in the plan and complemented with an acknowledgement of the key role that public transport plays in providing access to and from Retford Town Centre and an increasingly important role in supporting sustainable development.

2.7 (Page 24) Summary of Opportunities & Constraints

*02. Pedestrian routes into the Town Centre from Retford Bus Station provide a poor sense of arrival to the town with low quality surface treatments.*

The pedestrian access to and from the bus station is primarily from the west along Spa Road towards Carolgate. The access towards Grove Street is less accessible.

3.2.2 (Page 28) Public Realm Upgrade and make consistent public realm throughout the town and enhance routes to Kings Park and the Bus Station

*Upgrade and make consistent public realm throughout the town and enhance routes to Kings Park and the Bus Station.*

Opportunities to upgrade pedestrian access to the bus station is supported.

Retford Town Centre Housing Needs Assessment (HNA)

Page 6 - It is noted that the population of Retford Town Centre is estimated to be around 750 people in 2022 (approximately 487 dwellings), an increase of 31% on the number existing at the time of the 2011 Census. Bassetlaw District Council (BDC) has provided Retford with a target of 2,272 additional dwellings to be delivered between 2020 and 2038.

Community Transport

Community transport services are provided in the Retford by Bassetlaw Action Centre. It is suggested that reference to their work is included within the Plan, together with the potential for Community Transport and related services i.e. Demand Responsive Transport to complement the local bus network.

Taxis

There is no reference in the document to the role of taxis, which are licensed by Bassetlaw District Council and play an important role in the local economy. It is suggested reference to the role of taxis is included in the plan.

Should you require any further assistance in relation to any of these matters please do not hesitate to contact me.

## 9: Sport England

Thank you for consulting Sport England on the Retford Town Centre Neighbourhood Plan: Submission Draft Consultation.

Sport England is a statutory consultee on planning applications affecting playing field land. We assess planning consultations against the five exceptions in our Playing Fields Policy and Guidance Document [https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing\_fields\_policy](https://protect-eu.mimecast.com/s/FpxsCL8VwTPAOJLFBkJCr?domain=sportengland.org) which reflects the wording in paragraph 103 of the National Planning Policy Framework.

Sport England’s comments on this Neighbourhood Plan are set out below.

**Active Design**

Sport England, working with Active Travel England and the Office for Health Improvement and Disparities, has produced the 3rd version of ‘Active Design’ (May 2023), a guide to planning new developments that create the right environment to help people get more active, more often in the interests of health and wellbeing. The guidance sets out ten key principles for ensuring new developments incorporate opportunities for people to take part in sport and physical activity. The Active Design principles are aimed at contributing towards the Government’s desire for the planning system to promote healthy communities through good urban design. The document can be downloaded via the following link: [http://www.sportengland.org/activedesign](https://protect-eu.mimecast.com/s/mB4HCMQVxf5g8QjIkMoX_?domain=sportengland.org).

The inclusion of Community Objective 6: ‘To create a well-connected street network, facilitating its harmonious use by all, to promote health and well-being’ is welcomed. The Neighbourhood Plan includes a number of policies which seek to enhance the walking and cycling network in the town centre and to ensure new development makes provision for pedestrians and cyclists. Policy 2 requires new development to provide direct and safe access points for pedestrians and cyclists and to have layouts which maximise opportunities to integrate new development with the canal, river and public opens spaces. Policies 4a, 4b and 4c seek to prioritise pedestrian and cycle movement within the public realm. Policy 7 requires development to contribute to the delivery of a waterside walkway to create a continuous walking/ cycling route along the canal and river through the plan area. Policy 9 supports development which enables the extension of the cycle and footpath network and identifies specific improvements to the network. Sport England welcomes the inclusion of these policies within the Neighbourhood Plan.

If you require any further information or clarification, please do not hesitate to contact me.