



SHIREOAKS PARISH COUNCIL

c/o 78 Shireoaks Common, Shireoaks, Notts. S81 8PE

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The Planning Policy Team
Bassetlaw District Council
Queen's Building
Potter Street
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27th March, 2014

Re: Parish Council response to BDC's proposals to include Land off Shireoaks Common (site 195) as a preferred location for future housing and employment in the district

Dear Sirs,

- 1) The Parish Council strongly objects to the Bassetlaw District Council's proposal to include land off Shireoaks Common (site 195) as a preferred location for future housing and employment in the district.
- 2) The Parish Council supports the views of local residents that they do not wish to see any new large developments in the village. They do not wish to see their village overdeveloped. Over 90% of residents, who completed a Neighbourhood plan questionnaire in 2013, said they did not want any more developments in the village. (A copy of the results of the questionnaire can be provided on request).
- 3) On 3rd December 2013, this site was put forward as part of your Site Allocation Process. We note from the council reports that you stated "majority community support". This was actually untrue as indeed this Parish Council wrote to oppose the site allocation at the outset. There was also no mention of any other resident objections either. As this was used to adopt the site into the Site Allocation, it was most misleading to the Cabinet.
- 4) A few years ago, the Parish Council was asked to comment on the East Midlands Regional Plan which at that time was being formulated. The Parish Council requested that, for planning application purposes, Shireoaks should be kept separate from Worksop in order to keep its own village identity. This request was ignored and Shireoaks was included in the Plan.

the proposed site and what it may look like once developed. and the other was from Planning Officers from Bassetlaw village hall, where we were told this was a Public

Consultation event. These 2 presentations seemed almost identical in appearance and as such leads us to believe that in fact permission is all but granted despite any objections you may receive. This does not seem as though it was a consultation but in fact a presentation of what has already been decided.

- 6) Whilst the Pegasus Group report of 29.10.13 states that the land proposed is not on a known flood plain, the Parish Council is concerned:
 - a) There are already flooding issues of concern to the Parish. We consider that a new development will exacerbate the current situation
 - b) BDC allowed a large scale housing development to be built (North Homes and Bovis) on a flood plain, which resulted in serious village flooding in 2007.
 - c) A new floodplain was created but has not worked as the old part of the village is vulnerable to more flooding; particularly those properties close to the River Ryton.
 - d) On the two sites (North Homes and Bovis) developers were allowed to build on existing ditches and these have never been replaced.
 - e) BDC took out a 1 in 100 years flood assessment of this land and it shows 1m of standing water in the middle of this site.
 - f) Dykes and ditches on local authority land are not maintained.
 - g) The village has become a wet and damp environment, to the detriment of resident's health.
 - h) Gardens have flooded on a regular basis. Property owners are generally living on waterlogged ground.
 - i) We do not think that Local authorities nor the Environment Agency have done enough for Shireoaks in the past. The overlapping of responsibilities is hampering and confusing.
 - j) With climate change, more wet weather in the future, is forecast.
 - k) There is a spa geological fault in the region which is the cause of surface water. This was mentioned in the geological survey of 1956 in the "Geological Survey of Sheffield and its districts", by G Smith.
 - l) The land is prone to flooding. If the land is developed and the water diverted, there is concern as to where this water would go.
 - m) In considering the suitability of site 195 for inclusion in the Site Allocation Preferred Options, in relation to flood risk potential, the BDC Drainage Engineer carried out a desktop assessment of the site taking into account the Bassetlaw Water Cycle Study Scoping Report and BDC Strategic Flood Assessment. He concluded he would recommend that development of this site would not increase the flood risk to Shireoaks. In coming to this conclusion, without a site survey or local consultation the following key points were not taken into account:
 - a. Shireoaks North East Dyke System – The open dyke system draining surface water from a large area of NE Shireoaks has a 300mm diameter outfall onto site 195.
 - b. A57 Ring Road – Approximately 1.5km of the A57 trunk road/Worksop bypass drains directly onto the site at 4 locations via a 750mm diameter and a 350mm diameter culvert together with open dyke drainage ditches from Fox Covert and across the Yorkshire/Notts boundary.
 - c. Land Contours – Approximately 20% of this site has contour levels which indicate it is part of the wider Shireoaks flood plain.
 - d. 2007 Flood – Photographs taken during the 2007 storms confirm considerable flooding to this site.

been known and taken into consideration it would have to have carried out sequential and exceptional tests on this PPS25 prior to the site allocations being submitted to the

Cabinet.

Site 195 should NOT be adopted for development prior to an EIA (Environmental Impact Assessment) being undertaken to establish the wider implications from both fluvial and non-fluvial flooding to Shireoaks bearing in mind that the River Ryton has burst its banks 5 times since 2000.

When outline planning consent was considered for the existing housing development off Shireoaks Common (Bovis 133 houses), the Parish council and residents made objections regarding the prospect of problems with drainage and the possibility of other areas within the village becoming flooded. Their concerns were overturned and the development went ahead, but they have since materialised, with houses on Shireoaks Common being affected by flooded gardens to a greater degree than happened before this building took place. The old part of the village flooded in 2007.

- 7) The Parish Council is also aware of other developments within a few miles from this one. There is therefore a risk of over development which would again contribute to the above and cause more flooding in the village. Some of the other sites are far more suitable for housing and for employment opportunities.
- 8) Highways and Road Safety Issues are also of concern to the Parish Council:
 - a) There is only 1 road through the village divided by a busy railway crossing, which is also constricted in front of Shireoaks Row by parked cars, sometimes on both sides.
 - b) A new development of this scale will create too much additional traffic.
 - c) There is an emergency access onto the Bovis Estate which is very close to the railway station crossing. Regular queues of traffic stand at the crossing when the gates are down blocking this entrance. These queues can stretch as far as the Church corner on one side and Monks Way on the other side.
 - d) There are already problems with speeding through the village. A recent speed survey has just been completed and has recommended that we have an interactive sign coming into the village at the A57 end on Shireoaks Common and a 20 mph zone around the village school. Even the roundabout between the A57/Shireoaks Common would not cope with increased traffic.
 - e) There are parking problems within the village, causing restricted vision on turnings and difficulty for buses to take/drop off passengers.
 - f) The suggested access road into the proposed new housing development is possibly at the most dangerous location in the village, i.e. on a bend, where vehicles sweep into the village at very high speeds, and opposite a children's play area.
 - g) With the proposed new Waste Transfer Station, off Claylands, and the possibility of a combined Heat and Power Plant at Shireoaks Road, the cumulative effect of the traffic needs to be taken into account. These 2 new proposals were not planned or foreseen when the site allocations plan was agreed.
 - h) The Pegasus report of 29.10.13 states that "the impact on the development on the A57/A60 junction has been assessed as minimal". Cllr Pressley has already emailed Joe Davis to say this would be detrimental to the area. If the area has both an employment area, using trucks and lorries, and a housing area of around 175 dwellings using private cars. The average house has 2 cars, and this would cause yet more traffic through the village.
 - i) The proposed new emergency access will be onto a private road and right next to an infants/junior school.

to support another large housing development. i.e. sewage / sufficient housing in this village.

There is already industry close to the village. Industrial units have for a great number of years opened and closed doors, and stayed closed both on The Turbine and on Claylands Lane and more.

Industrial units at the Gateway to Bassetlaw will be a blot on the landscape.

There is already land (close to site 195) with planning permission for industry, which has remained undeveloped for many years.

9) The proposed development would be of detriment to the rural character and appearance of the area which adds to the attraction of the village to visitors. Indeed RMBC identify this area as “high quality rural landscape”.

10) The Parish Council feels that there should be a “buffer” zone of green space land between all villages and towns in the region in order for communities to maintain identity and tradition. Bassetlaw is growing in size but should not sacrifice its surroundings, its rural environment and long established villages and their heritage in order to achieve housing targets.

- 11) The Parish Council feels that the village should retain its own identity. It has been in existence for so many years and is an established community. There should be definite rural corridors between the village of Rhodesia and Worksop town boundaries to ensure that Shireoaks retains its own identity.
- 12) Restoration of the Chesterfield Canal, the famous towpath “Cuckoo Way”, plus the National Cycle Route 6 and the bridleways which pass through Shireoaks village contribute hugely to our tourist visitor appeal. When the canal section between Norwood to Staveley is refurbished the canal will become one of the top 3 canal tourist attractions in the UK.
- 13) The Woodlands Project is trying to encourage woodland walks/horse-riding/cycling for visitors and residents alike in a safe environment. This helps us along with the canal to continue to attract visitors from far and wide. There are not so many opportunities in Nottinghamshire (except Clumber Park) which still has unspoilt areas to explore on the doorstep. This will address the issue of climate change and maximise the village’s environmental assets by protecting and enhancing the natural environment, especially its protected wildlife habitats, ancient woodland and diverse ecology. Creating the Woodlands Country Park would be a major asset to the community and the Bassetlaw area. Both of the above points are promoting health benefits to residents and visitors, by using open air paths/bridleways. This can only be to the good of the community, in an age when we are encouraged to do more exercise, and fight obesity.
- 14) The Pegasus Group report of 29.10.13 also states that an EIA is not required, even though the whole site will be significantly more than the 5 hectares required. The Parish Council feels that an EIA is required as we do feel that this development will have significant effects on the environment by virtue of factors such as nature, size or location

The attraction of living in Shireoaks is its village appeal and the fact that it is surrounded by nature. This means you are not in the midst of a large urban conurbation.

Yours sincerely
Clerk to Shireoaks Parish Council