

Summary of Representations submitted to the Examiner

Name	Organisation	Summary of Representation
Beverley Alderton-Sambrook	Bassetlaw District Council	Bassetlaw District Council considers that the Submission Draft Shireoaks NP meets the requirements of the relevant basic conditions (for Neighbourhood Plans) as set out in Schedule 4B of the Town and Country Planning Act 1990.
Rachael A Bust	The Coal Authority	<p>As you will be aware the Neighbourhood Plan area lies within the current defined deep coalfield.</p> <p>According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of 5 mine entries within the NDP area. In addition there is a mine gas site to the immediate south-east of the southern end of the NDP boundary.</p> <p>Policy 10 proposes to designate Coachwood Green as Local Green Space, this area contains the two recorded ironstone mine entries. In principle The Coal Authority would support this designation as built development over these mine entries would not be supported in principle in any event.</p> <p>Policy 11 proposes to designate Woodlands as a Proposed Country Park. This area contains the three recorded entries. In principle The Coal Authority would support this designation in principle, although as this will encourage greater public use the management regime by the site owners will need to take account of the ongoing public safety risks that can arise from mine entries, even those which have been treated.</p>

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		<p>Policy 11 also proposes some built development including a visitors centre, improved road access and parking and improved non-vehicular linkages. Built development over the mine entries or within their zones of influence would not be supported in principle, even though they have been capped and filled. The site however is substantial in size and the Policy does not identify any specific proposed layout. Overall the built development envisaged by Policy 11 could be accommodated within needing to be undertaken over the mine entries or within their zones of influence. Consequently The Coal Authority do not intend to object to the Policy, although we would seek an amendment to the policy with an additional criterion as follows:</p> <p>“Policy 11...</p> <p>3. are not affected by land instability.”</p>
Harriet Fisher	Derbyshire County Council	<p>The County Council is pleased that the Neighbourhood Plan positively identifies projects that the Parish Council wishes to deliver in order to implement the Plan. These projects relate, in the main, to green infrastructure and flood management. The references to Chesterfield Canal are welcomed.</p> <p>Derbyshire County Council would look to work together with the Parish Council, Bassetlaw District Council, and Nottinghamshire County Council to help deliver the projects identified in the Neighbourhood Plan, where relevant. Delivery of projects is of course dependent on the availability of funding (for example via Section 106 and CIL). It may be necessary to pass funds secured from development to delivery partners who are best placed to implement projects (such as Nottinghamshire County Council).</p>

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Andrew Pitts	Environment Agency	We have reviewed the submission version of the plan which sets out many good polices which promote sustainable development within the plan area. As mentioned previously, we are supportive of the Vision, Objectives and policy aspirations of the plan, with particular reference to flood risk and wildlife.
-	Pegasus Group on behalf of Hallam Land Management	As currently drafted, the Neighbourhood Plan fails to properly reflect and recognise existing development commitments in the form of the planning permission recently granted by Bassetlaw District Council for the development of 175 dwellings and 15.4 hectares of employment land to the north of Shireoaks Common (ref 14/00223/OUT). This raises serious issues in relation to the extent to which the plan satisfies the basic conditions, specifically in relation to its contribution to the achievement of sustainable development and conformity with the development plan for the area.
Emma Stewart	Highways England	<p>Highways England provided a response to the Pre-Submission Version of the Neighbourhood Plan in June 2015 and had few comments to provide and Highways England retains this position in relation to the Submission Version of the Neighbourhood Plan. It notes that Policy 9: Promote Sustainable Movement and Connections provides further emphasis on enhancing the local transport network and associated infrastructure to support modal shift to more sustainable modes and this is welcomed by Highways England as a means of reducing vehicle trips.</p> <p>Whilst the scale of growth is not stated in the Shireoaks Neighbourhood Plan, due to the distance of the plan area from the strategic road network, it is considered that a modest level of development in Shireoaks would not have a significant impact on its operation.</p>

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		Highways England has no further comments to provide and trusts that the above is useful in the progression of the Shireoaks Neighbourhood Plan.
Clive Fletcher	Historic England	The area covered by the plan encompasses Shireoaks Conservation Area and includes a number of important designated heritage assets including Shireoaks Hall, listed grade II*, Shireoaks Hall Park and garden, (listed at grade II* on the register of Parks and Gardens) and the formal water gardens of Shireoaks Hall, which is a scheduled monument. 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. We therefore welcome the emphasis the plan gives to these assets, which the plan notes are on the Historic England Heritage at Risk register.
Janet Belfield	Natural England	<p>Natural England generally welcomes the draft neighbourhood plan which sets out development management policies which will guide the future sustainable development of Shireoaks.</p> <p>We welcome Policies 2, 3, 4, 10 and 11 which seek to protect and enhance the quality and quantity of natural assets and open spaces and encourage opportunities to increase biodiversity and access to nature.</p> <p>We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.</p>

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Nina Wilson	Nottinghamshire County Council	<p><u>Strategic Highways</u></p> <p>Section 11.6 - This section seeks assurance that consideration must be given to the additional traffic impact of new housing and employment development in the Plan area and surrounds, so as not to create a 'ratrun through the village centre. It is confirmed that all planning applications for significant development will need to be accompanied by a detailed Transport Assessment which identifies the residual traffic impacts of newly generated traffic. The County Council will consider the traffic impacts and seek where necessary traffic management and highway improvement measures to mitigate and minimise the impacts of additional travel demands. The Bassetlaw Core Strategy allocates considerable amounts of development along the A57 corridor and a district wide strategic transport study (commissioned by BDC) concluded that improvement to 4 of the roundabouts on the A57 Worksop bypass is required to support the proposed level of growth. These improvements include the junction of A57 / B6041 Gateford Road and A57 / Claylands Avenue roundabouts on the eastern side of the SNDP area. Improvements to the junctions on the strategic road network (SRN) will be designed to accommodate forecast levels of future traffic to ensure that traffic is encouraged to use the SRN in preference to seeking routes through Shireoaks village.</p> <p><u>Landscape and Visual Impacts</u></p> <p>Policy 2: Conservation and Enhancement of Existing Natural Features</p>

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		<p>Paragraph 9.8 identifies that the Plan area is covered by the Magnesian Limestone Ridge Landscape Character Area as designated in the Bassetlaw Landscape Character Assessment 2009, and lies within Policy Zones 8, 9 and 10. It would be useful to include the following as a bullet point in Policy 2 (A):“</p> <p>Where the impact of development is minimised by complying with recommended Landscape Actions for the relevant Policy Zones as designated in the Bassetlaw Landscape Character Assessment 2009.”</p> <p>Policy 2 (A) – the following point could be added regarding use of suitable native species to enhance biodiversity:“</p> <p>Where appropriate, mitigation planting should include native species recommended for the Magnesian Limestone Ridge Landscape Character Area.”</p> <p>A summary of the relevant policy zones and recommended species list are attached for information.</p> <p>Policy 3: Green Space, Landscaping and Major Development.</p> <p>Point A “for detailed major applications a landscape strategy shall be submitted” – this may be read as indicating that outline planning applications do not need to include a landscape strategy. The word “detailed” should be deleted.</p>

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		<p>It is noted that in the Consultation Statement Comment No 30 states that landscape strategies are not required for outline planning applications and that Policy 3 wording has been amended to reflect BDC comments – the County Council strongly disagree as a landscape strategy is integral to development. If this is not included at outline planning stage, landscape and visual impacts may not be fully appreciated and opportunities for mitigation could be missed.</p> <p><u>Conclusions</u></p> <p>The County Council supports the draft Shireoaks Neighbourhood Plan and does not wish to raise any objections, but does wish to raise a number of suggested changes and additions to the Plan as set out above</p>
Rachel Overfield	Rotherham Metropolitan Borough Council	We have no comment.
Daryl Fossick	Severn Trent Water	No comment.

