

BASSETLAW LOCAL PLAN EXAMINATION

RESPONSE OF NOTTINGHAMSHIRE COUNTY COUNCIL TO THE INSPECTORS MATTERS, ISSUES AND QUESTIONS

Matter 4 Priority Regeneration Areas

4.1 Are the assumptions of the amount of development to be delivered through the Worksop DPD justified and based on sound evidence? Having regard to the constraints imposed in relation to development in the flood plain, are the projected timescales for delivery of the plan and development proposed within it soundly based? (ST5)

Response of Nottinghamshire County Council

The County Council has seen and commented on an early draft of the Worksop Transport Assessment but has not to date received a revised version. It cannot state at present that the transport impacts and proposed mitigations are agreed as appropriate to support the level of development in the Worksop DPD.

At present there are no agreed solutions to the problems in transport terms it suggests will be generated.

4.2 In relation to Policy ST6 (Cottam Priority Regeneration Area page 49) is there sufficient evidence to demonstrate that the site can be viably redeveloped and served by appropriate infrastructure? Does the policy provide sufficient guidance in relation to future land uses to enable the regeneration of the site?

Response of Nottinghamshire County Council

The County Council notes that the scale and type of development is not being defined in ST6 which makes assessment of the potential infrastructure requirement difficult.

The composite Local Plan paragraph 5.4.18 references the Bassetlaw Transport Study 2021 which indicates that the change of use from a coal fired power station to a mixed-use development would likely lead to a large increase in traffic flow on the local road network and which would pass through several small rural settlements.

Whilst the County Council wishes to support the principle of redevelopment of the Cottam power station site, the additional traffic flow must be accommodated safely in light of the nature of the rural roads in the area. The County Council strongly supports policy ST6 3 (f) which seeks to ensure a

transport assessment and travel plan to secure appropriate mitigations and transport improvements in this rural location prior to further redevelopment.

4.3 Are policies ST5 (Worksop Central page 46) and ST6 (Cottam Priority Regeneration Area page 49) otherwise justified and consistent with national policy?

Response of Nottinghamshire County Council

Policy ST5: 2.j) The Highway Authority has only received an early draft of the Worksop Transport Assessment being prepared in support of Policy ST5. It is therefore not possible to determine whether the objectives of Policy ST5: 2.J) are realistic.

4.4 Are there any omissions in the policies and are they sufficiently flexible?

Response of Nottinghamshire County Council

The likely type and scale of development associated with Policy ST6 is not stated. Whilst this makes the policy very flexible it is difficult to assess the specific implications of such a proposal.