

Babworth Neighbourhood Plan

Consultation Statement



Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of The Neighbourhood Planning Regulations 2012. Section 15 (2) of Part 5 of the Regulations sets out what a Consultation Statement should contain.

According to the Regulations, a Consultation Statement:

- Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explains how they were consulted;
- Summarises the main issues and concerns raised by the persons consulted;
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

Aims of the consultation process

The aims of the consultation process were to be inclusive and open in the preparation of the Babworth Neighbourhood Plan (BNP) and to:

- Inform residents, local businesses, and other stakeholders about the neighbourhood planning process and to invite their participation so that local opinion informed and shaped the plan;
- Ensure that consultation events took place at critical points in the process;
- Engage in a variety of ways to make sure that as wide a range of people as possible were involved and that they could receive information and provide feedback in a way that suits them;
- Ensure that information was readily available and accessible to everyone;
- Make sure that consultation feedback was available as soon as possible after events.

Defining the Neighbourhood

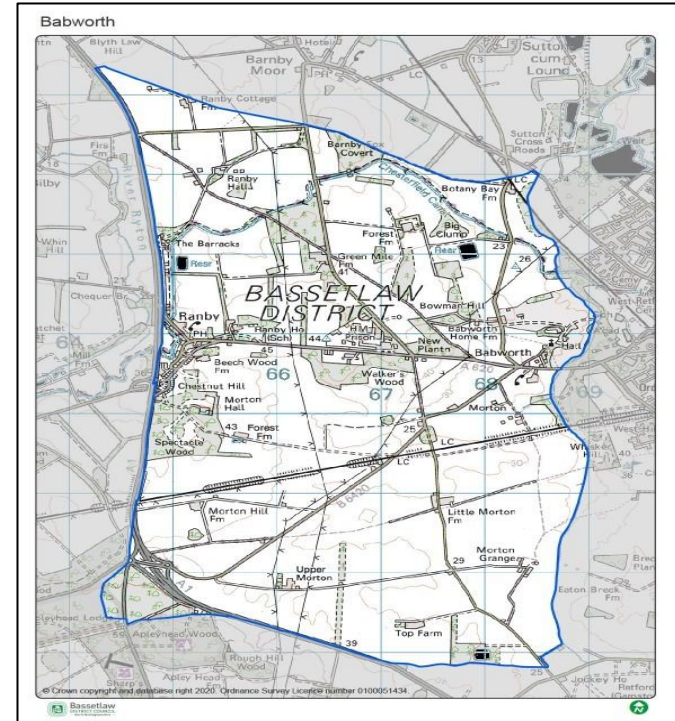
The Parish Council applied to the local planning authority in September 2020 for the whole of the parish of Babworth to be included in the Designated Area (see map – right). Bassetlaw District Council formally notified the Parish Council that it had made the designation on 25th September 2020.

The Babworth Neighbourhood Plan seeks to demonstrate specific and local planning policies for the development and use of land within the Designated Area. The Neighbourhood Plan provides a vision for future development in Babworth based on the views of the local community and supported by socio-economic and demographic data.

Preparing the plan

The Parish Council set up the Babworth Neighbourhood Plan Advisory Committee (BNPAC) to undertake the development of the Plan. Members of the BNPAC were appointed by the Parish Council having volunteered in response to an open event held at Babworth Village Hall on 16 July 2022.

Babworth Neighbourhood Designated Area



It originally consisted of 9 residents including 8 Parish Councillors. The Parish Council agreed Terms of Reference for the BNPAC at its meeting on 31st May 2022

BNPAC's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.

BNPAC met on the following dates:

27 th June 2022	21 st July 2022	8 th September 2022
12 th January 2023	31 st July 2023	20 th September 2023

The minutes of the BNPAC can be found in the 'Neighbourhood Plan' section of the Babworth Parish Council website.

<https://www.Babworthparishcouncil.org.uk>

The Parish Council also resolved at its meeting on 15th March 2022 to commission an external consultancy (YourLocale) to provide professional support to the BNPAC to deliver the Plan. Funding was provided by grants from Locality which, in addition to funding professional support, covered the cost of community consultation and engagement. Technical Support was also provided in areas relating to a Housing Needs Assessment, Design Guide and Codes and Site Options Appraisal.

At its meeting on 21st July 2022 at Babworth Village Hall, BNPAC launched two theme groups:

- Environment.
- Housing and the built environment.

Each of the groups were supported by a Your Locale facilitator with expertise in the relevant field. Further members of the community volunteered to participate in these groups, the aim being to explore in detail the issues that had been raised by residents in response to the questionnaire filled in at the open event held on 16th July 2022.

These theme groups met regularly between September 2022 and September 2023.

Communications

The BNPAC has been proactive in promoting the plan and providing regular updates to residents, including:

- The Parish Council was kept updated at its meetings by an agenda item, duly minuted, the minutes being available on the parish website;
- Participation was sought from residents and updates provided to them in the form of fliers, adverts in Retford Life and in the parish noticeboard.
- Open meetings were held on 16th July 2022 and 23rd September 2023.

**BABWORTH PARISH
NEIGHBOURHOOD PLAN**



Babworth Parish Council
INVITE YOU TO AN OPEN EVENT ON

Saturday 16 July 2022

Ranby Village Hall 11:00 am – 12:30 pm

Please come and share with us your hopes and your vision for the future of Babworth Parish. A small number of new homes are required in the Parish in the coming years.

- What do you think about any new housing or business development? What type of housing should be built? Where should it be located? What should it look like?
- What open spaces should be protected from development?
- What heritage assets should be safeguarded?
- What other facilities are needed?

REFRESHMENTS PROVIDED

BABWORTH
Neighbourhood Plan



OPEN DROP-IN EVENT

Saturday 23 September 2023

Ranby Village Hall 11:00 am – 1:00 pm

**This is your chance to influence the draft policies
prior to formal consultation and submission to
Bassetlaw DC.**

- Housing – type, design and location of development.
- Community facilities – to be safeguarded and enhanced.
- Environment and heritage – assets to be protected.
- Transport – the key issues highlighted.
- Employment – what is appropriate for the Parish?

Refreshments provided

An Open Event was held at the Ranby Village Hall on 16 July 2022 attended by 42 people, with 2 signing up to become involved in the process. The event was very successful with a lot of discussion taking place and comments shared about the priorities for the Neighbourhood Plan. The Advisory Committee also gathered statistical information about the parish from a range of sources to provide a body of evidence on which to base the Plan's emerging Policies.

From July 2022 onwards, Theme Groups were formed of members of the Advisory Committee along with other residents and stakeholders. The groups met over the following 6 months or so and gathered the evidence needed to progress ideas and to formulate policies. The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Advisory Committee and from research and evidence collected. A further Open Event was undertaken on September 23, 2023 to share the emerging policies with the community. A

total of 30 people attended the event and there was strong support for each of the policies except for the settlement boundary and renewable energy. As a result of the comments received, both policies were amended.

Consultation – list of people and bodies consulted

A letter was sent by post, email or hand delivered to all Regulation 14 consultation bodies on 5th July 2024 and 14th October 2024. They were:

National Federation of Gypsy Liaison Group
Environment Agency
Natural England
National Farmers' Union
Water Management Consortium (Internal Drainage Board)
Coal Authority
NHS
Historic England
Notts CC Planning Policy
Notts CC Planning Policy
Notts CC Planning Policy
Sport England (East Midlands)
Highways England
Sustrans
Notts CC Public Health
Notts CC Highways
Nottinghamshire Wildlife Trust
Lincolnshire CC Archaeology (covering Notts)
National Grid (Avison Young)
National Grid
Cadent (Gas Network)
SSA Planning

Location-specific contacts

Network Rail

Western Power

Anglian Water

Severn Trent Water

Nottinghamshire County Council Councillor

Chesterfield Canal Trust

Canals and Rivers Trust

Adjoining Parishes

Barnby Moor Parish Council

Sutton cum Lound Parish Council

Retford Charter Trustees

Elkesley Parish Council

Clumber and Hardwick Parish Meeting

Gamston, West Drayton, and Eaton Parish Council

Hodsock Parish Council

Bassetlaw District Council s

BDC Estates

BDC Housing

BDC Strategic Housing

BDC Development Management

BDC Conservation

BDC Planning Policy

BDC Neighbourhood Planning

BDC, Cllr Darrell Pulk (District Councillor for Sutton Ward)

Businesses

Green Mile Trees

Babworth Crematorium

Barnby Moor Crematorium
Ranby Cof E Primary School
Ranby Preparatory School
Babworth Animal Rescue
San Remo Strawberries

Landowners

Members of BNPAC worked with other members of the community to identify on a map all local landowners. Local Landowners were contacted to determine whether they had suitable land to designate for future housing developments. AECOM were commissioned to rag rate the land that was put forward by landowners.



Dear

Re Babworth Neighbourhood Plan call for sites.

You may be aware that Babworth Parish Council is preparing a Neighbourhood Plan to enable it to manage development in the Parish up to 2037.

The Neighbourhood Plan will establish planning policies which will shape future development across the Parish. Once Made, the Neighbourhood Plan will hold the same statutory weight as Bassetlaw District Council's Local Plan and will be used to determine planning applications within the Parish.

The Bassetlaw Local Plan requires Babworth Parish to accommodate a further 13 or so new dwellings up to 2037.

The Neighbourhood Plan can remain silent on this and leave the decision about what sort of housing is built and where it is located, but the Parish Council has taken the opportunity to take a lead on this process and to issue a call for sites, to see what appetite there is amongst local landowners to develop their land and ultimately to decide for itself which development proposal best meets a local need in terms of size, type and location.

Although the Neighbourhood Plan is still gathering evidence in this regard, it is clear from the information that is currently available that there is a shortage of smaller homes (2/3 bed) for young families and for bungalows for older people. We are looking for a site or sites to accommodate up to 15 dwellings. This can be achieved through a single site or several sites with multiple landowners.

This letter represents a 'Call for Sites' which means that property and landowners can put forward their asset(s) as a potential site allocation for future housing development. If you have a residential or commercial property or parcel of land within the Parish boundary that could be suitable to provide new dwellings that can help contribute to the target of around 15 dwellings then please respond to this letter by completing the application form attached and returning to A Lilley, Babworth Parish Council, 1 St Marys Gate, Worksop, Notts. S80 1HQ or e mail to : Babworthpc@hotmail.co.uk

Please note that this is only an information gathering exercise at this point. The Parish Council aims to compile a comprehensive list of all areas of land that may be suitable to meet housing needs and will undertake a comprehensive and independent assessment of these sites. Please note that one possible outcome of the assessment process is that no site is identified as being both developable and deliverable in line with the needs and wishes of the community.

If you are not the Freeholder of the above address, but represent the stakeholder, please forward this information on to the appropriate party. Please forward this letter on to other Stakeholders within Babworth Parish that may wish to participate in this Call for Sites.

The deadline to respond to this Call for Sites is by 12 noon on Monday 25th October 2022.

Yours sincerely

Anna Lilley



**Call For Sites
Application Form**

Site Address:
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.....
.....

Please include a Location Map and a drawn boundary in red for the Site

Please indicate the size of the Site in hectares ha

Contact (circle preferred method): email or address (letter)

Contact
.....
.....

Any additional information
.....
.....

The Site you have provided in this form will be assessed under the Call for Sites process, in association with the work of the Babworth Parish Council, for the purpose of the Babworth Neighbourhood Plan.

Summary of findings from events and questionnaires

By involving residents, business owners and other stakeholders in the development of the Plan, it is both evidence-based and has been shaped by local opinion, with policies being tested as they were developed. There has been detailed analysis after each consultation event which has informed the next step of drafting the plan.

These reports, as well as others such as the Housing needs assessment, Site options assessment, Environmental inventory, Local green space evidence base and Deign guidance and codes (available on Bassetlaw District Council website) can be found on the Parish Council website:

<https://www.Babworthparishcouncil.org.uk> Could you add the consultation analyses to this document, alongside the Reg 14 comments?

Regulation 14, Pre-Submission Consultation

This took place over a six-week period, from 15th July to 2nd September 2024 and 14th October to 25th November, due to a small number of statutory consultees failing to receive the required notification. The comments received were collated and, after an initial review by YourLocale, the BNPAC was asked to consider the comments and possible amendments to the plan.

Conclusion

The draft Neighbourhood Plan is now ready to be submitted to Bassetlaw District Council which will publicise it for a further six weeks and then forward it, with accompanying documents and all representations made during the publicity, to an Independent Examiner who will review it and check that it meets the “basic conditions”. If the Plan successfully passes this stage, following any modifications, it will be put forward for a referendum.

The referendum question will be a straight “yes” or “no” on the entire Plan, as set out in the Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of respondents vote for the Plan, it will be brought into force (“Made”) and become part of District-wide planning policy.

This Consultation Statement and the links to supporting documents are provided to comply with Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations.

Robert Ashton
Chair
Babworth Neighbourhood Plan Advisory Committee
November 2024

APPENDIX

Pre submission consultation responses Babworth Neighbourhood Plan

No.	Chapter/ Section	Policy Number	Respondent	Comment	Response	Amendment
1		HBE 6: Design & Policy E4 - Tourism	Anglian Water	<p><u>Water resources</u></p> <p>Anglian Water is supportive of the neighbourhood plan seeking to address water supply issues under these two policies. Our revised draft water resources management plan (WRMP) for 2025-2050 identifies key challenges of population growth, climate change, and the need to protect sensitive environments by reducing abstraction. Managing the demand for water is therefore an important aspect of maintaining future supplies. See Water resources management plan (anglianwater.co.uk)</p> <p>As a region identified as seriously water stressed, we encourage measures to improve water efficiency in new developments. This can be achieved by a fixtures and fittings approach, including through rainwater/storm water harvesting and reuse, and greywater recycling. Such measures to improve water efficiency standards</p>	Noted	None

			and opportunities for water reuse and recycling also reduces the		
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			<p>volume of wastewater needed to be treated by our water recycling centres. This will help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.</p> <p>The adopted Bassetlaw Local Plan (2024) includes Policy ST48 titled <i>'Reducing Carbon Emissions, Climate Change Mitigation and Adaptation'</i> which sets water efficiency standards for both residential and other developments which use water, as follows:</p> <ul style="list-style-type: none"> - All new residential development in the District should promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day. - All new non-residential development of 1000sqm floorspace or more will be required to meet the BREEAM very good-excellent standards or equivalent. <p>It is suggested that a suitable cross reference to this corresponding</p>	<p>Agreed. We will reference this Local Plan policy in the NP</p>	<p>Change to be made as indicated.</p>
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	PG 35 – 36 Design Guide		<p>Local Plan policy could be made on water efficiency measures required as part of new development proposals.</p> <p>For information, the Defra Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK (www.gov.uk) supports the need to improve water efficiency and the Government's Environment Improvement Plan sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress.</p> <p>Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach.</p> <p>Design Guide</p> <p>Section 2.5 'Sustainable Futures' on pages 35-36 - Figure 34 (although labelled Figure 35) and the key list has a typo under 'existing buildings'. Under point 6, this should make reference to 'highly water-efficient devices" rather than "highly waste-efficient devices".</p>	Agreed.	Change to be made as indicated.
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				<p>Whilst it is acknowledged this is an anomaly in the published diagram, a notation/ footnote could be used to include the correct text. As stated above, we encourage water efficient fixtures and fittings in an area of serious water stress, that also help to reduce customer bills, and reduce carbon emissions in the supply and recycling of water.</p>		
1 cont.		Env 4: Biodiversity & Habitat Connectivity	Anglian Water	<p>Anglian Water supports this policy and prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing and new areas of green and blue infrastructure.</p> <p>As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Bedfordshire Local Nature Recovery Strategy Local nature recovery strategy Nottinghamshire County Council which will identify priority actions for nature and map specific areas for improving habitats for nature recovery.</p> <p>Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against</p>	<p>Noted.</p> <p>We do not feel that it is necessary to reference the Recovery Strategy as it is not yet an adopted document.</p>	None

				the measured losses of habitats on all AW-owned land.		
2	Pg 40	Policy ENV6	Canal & River trust	Policy ENV6 seeks to protect footpaths and other walking routes. However, whilst Figure 10 (page 40) does highlight part of the Chesterfield Canal Towpath as part of the walking routes within the Plan area, it does not appear to include the towpath in the north-east of the plan area. We recommend that Figure 10 is amended to show the entire towpath as a walking route.	The map was based on available information (Rights of Way and Notts CC Highways). We will include this area of the towpath on the map.	Change to be made as indicated
3			Alec Mercer	I was just going through an on line search and I noticed that the neighbourhood plan, is showing an area allocated as allotments on the land (please see screen shot below). I am sure this is an error, as this piece of land has always been used for agricultural horticulture. I noticed that the consultation is currently occurring, and as a result I wanted to get in touch to state that it is not currently nor has never been allotments, and it (and has been for the last 20 Years), been used as a base for agricultural horticultural plants. So could this land please be removed from the allotment consultation.	Noted. Thank you for pointing this out. This error will be corrected.	Change to be made as indicated.

5		General	Bassetlaw District Council - Neighbourhood planning	<p>Supporting / body text: It would be useful to add a comprehensive numbering system for all sub-sections and paragraphs, to assist referencing of content.</p> <p>Policy Format and Numbering: As above, it would be useful for all policies to be re-formatted to include clause and sub-section numbering (or lettering, where relevant), to make them easier to reference.</p> <p>Maps: The resolution of some of the maps included within the Plan would benefit from adjustment, as some of the detailed content is difficult to read at present.</p> <p>Bassetlaw Local Plan: The period of the now-adopted Bassetlaw Local Plan has been mentioned incorrectly in some parts: 2022-2038 should be 2020-2038. Alongside, references to the Local Plan should be checked to ensure that they relate to the latest iteration of the Plan, and any references to the former Core Strategy replaced.</p> <p>Design Guide & Codes: Appendix 3: Design Guidance and Codes was not</p>	<p>Agreed.</p> <p>Agreed. We will ensure that all policies have sub-section numbering.</p> <p>High resolution of all maps will be made available on submission.</p> <p>Agreed.</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
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					Noted. All documents will be available on submission.	None
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			<p>available on the Babworth Parish Council website during the consultation although it has been available from the BDC website. It should be ensured that all parties have had the chance to view all the evidence-based documents.</p> <p>Development Boundary: For consistency with the Local Plan, it may be appropriate to refer to the proposed “settlement boundary” as a “development boundary”. See also more detailed comments below about configuration of the boundary.</p> <p>Specific</p> <p>Page 2 and Policy HBE2: The period of the Neighbourhood Plan is stated as 2022-2038 on the front page whereas in Policy HBE2 it is stated as 2021-2038.</p> <p>Pages 6 – 7: It may be helpful to introduce HMP Ranby here as, although off-limits to the general public, it is a notable feature of the Neighbourhood Area, and a distinctive land use. This would also help to contextualise later references to the prison as part of the discussion of demographics.</p>	<p>Agreed.</p> <p>Agreed.</p> <p>Agreed. The following text is to be added ' HM Ranby Prison is a large category C working and resettlement prison on an extensive site that holds over 1,000 adult men. Ranby was converted in the early 1970s from its</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated</p>
Pg 2	HBE2				
Pg 6 – 7	HBE5				

					original use as a World War I and II British Army camp.	
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	Pg 13			<p>Page 13: Spelling mistake in <i>An environmental role</i> section: “Partish” should be “Parish”.</p> <p>Page 14, last paragraph: This paragraph relates to the wording of</p>	<p>opened in 1971 as a much smaller prison and has been extended several times since 2004.</p> <p>Ranby offers a range of educational courses</p> <p>Reading , writing and language support is provided in work areas and on residential wings. Ranby’s resettlement team helps prisoners with education, training employment and accommodation on their release. It has links with training and employment providers locally and regionally. It provides pre-release courses on writing CVs, letters and application forms and interview techniques. They also offer advice on debt management in and out of prison, applying for benefits, and being a father inside prison.</p> <p>Agreed.</p> <p>Agreed</p>	<p>Change to be made as indicated.</p>
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Pg 14

Change to be made as indicated.

	Pg 15 – 16			<p>an earlier version of Local Plan Policy ST2. The wording of the now-adopted version differs somewhat.</p> <p>Pages 15 – 16: It is good to see the definition of a development boundary for Ranby. However, the portion of the proposed boundary that extends northwards away from the core of the settlement between Blyth Road and the Chesterfield Canal, appears incongruous. Whilst there are some existing dwellings in this area, the sizeable gaps between the dwellings, and between them and the core of Ranby village, make this area more akin to open countryside. Including this area within the development boundary would facilitate the potential development of a sizeable number of new properties along the length of Blyth Road under Policy HBE5. This would change the character of this element of the Parish and be at-odds with the stated expectation of only a limited number of dwellings being delivered as windfall. The boundary would, arguably, be better curtailed in the vicinity of Brindley House (or the Village Hall, pending consideration / progression of the three adjacent dwellings).</p>	We wish to retain the boundary as it is. It offers the potential for future limited growth in an area that is acceptable locally and favoured by residents.	None
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Pg 17 - 18	ENV 6	<p>Pages 17 – 18: It might be helpful to include an explanation as to how the one site proposed for allocation has been identified from the list of suitable and potentially suitable sites detailed in the conclusions of the Site Options and Assessment Report. It may also be useful to include a more detailed plan of the site, so as to identify the key features of note, particularly the location of the trees to be retained (i.e. it is not clear which trees to the north are being addressed in the policy).</p>	Agreed. We will include this.	Change to be made as indicated.
	ENV 6		It is not considered necessary to provide a more detailed plan of the site – this could be left for planning application stage.	None
Pg 23		<p>Page 23, the second paragraph: The final word of the sentence, “document”, has become detached from the text.</p>	Agreed	Change to be made as indicated.
Pg 24	ENV 6	<p>Page 24, the last paragraph: The text of the paragraph is not supposed to be bold.</p>	It is not in bold, but it is a different font – this will be changed.	Change to be made as indicated.
Pg 26		<p>Page 26, landscape, geology and setting: The present route of the A1 defines the western edge of the Parish, but this has only been the case since 1961, when the A1 was re-routed onto the route of the former A614 and away from the Great North Road through Retford, Bawtry and</p>	Agreed – we will add further detail here	Change to be made as indicated.

	Pg 27			<p>Doncaster (now the A638). Interestingly, the A1 / Great North Road through Retford was itself a diversion (authorised by Act of Parliament in 1760, and constructed as a turnpike c.1765 / 66), replacing the earlier route which ran north-south through Babworth Parish from Barnby Moor towards Elkesley – still extant as Old London Road.</p> <p>Page 27, Figures 4.1 and 4.2: The two maps would benefit from being increased in size, as the information is not legible at present.</p>		
	Pg 31	CF 1		<p>Page 31, caption below Figure 6 map: It would be helpful to change the colour of the text from blue to black, otherwise it may cause confusion that this is part of the Policy ENV 2.</p>	Agreed	Change to be made as indicated.
	Pg 36			<p>Page 31, caption below Figure 6 map: The Local Plan period is 2020-2038, not 2021-2038.</p> <p>Page 36, first paragraph: There is an incorrect reference to Anstey in the text.</p>	Agreed	Change to be made as indicated.

				<p>Page 36, last paragraph: The policy referenced should be ENV5, not ENV6.</p> <p>Page 38, last paragraph: The policy referenced should be ENV5, not ENV6.</p> <p>Page 39, Statutorily protected heritage assets: It may be helpful to move this section ahead of Policy ENV5, so as to match the formatting conventions elsewhere in the Plan (supporting text, followed by policy).</p> <p>Page 40, Figure 10: It would be useful to add the full expression of the BOAT, BW, and FP in the key.</p> <p>Page 44, line 5: The text refers to important views being detailed in Policy ENV6, but these are not included in the policy. If key views have been defined, it would be useful to include a list, a map, and supporting photographs, and incorporate into a policy.</p> <p>Page 44, The last paragraph: The reference to the Local Plan should be updated from the Core Strategy: DM10.</p>	<p>Agreed</p> <p>Agreed</p> <p>Agreed – although there is no policy relating to statutorily protected heritage assets.</p> <p>Agreed. The map will be re-drawn, with addition of canal towpath (see above) and a full key</p> <p>Noted. The reference to views will be deleted. It was included in error.</p> <p>Agreed</p>	<p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
Pg 38						
Pg 39						
Pg 40						
Pg 44						

	Pg 47			<p>Page 47: The second paragraph about The Chequers Inn focusses heavily on how the pub is currently being run as a business (not particularly relevant in context, and liable to change), but does not address its role and value as a community facility / amenity.</p>	Agreed.	Change to be made as indicated.
	Pg 47 – 48			<p>Pages 47 – 48: The discussion of the historical context of St Martin’s Church and All Saints’ Church is interesting and relevant but does not clarify the current use / role of the two churches.</p>	Agreed	Change to be made as indicated.
	Pg 49			<p>Page 49: Whilst Ranby House Preparatory School is mentioned, Ranby Primary School is not.</p> <p>Policy CF1: It would be useful to include a list of the community facilities and amenities that are proposed to be protected, in addition to a map detailing their location.</p>	Agreed	Change to be made as indicated.
					Agreed. We will list the community facilities in the policy. We do not consider it necessary to locate them on a map.	Change to be made as indicated.

					Agreed	Change to be made as indicated.
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				<p>checked with the NPPF. For example, NPPF Paragraph 170b was quoted but the correct reference was NPPF Paragraph 180b.</p> <ul style="list-style-type: none"> • A consultation on changes to the NPPF will end on the 24th September 2024. As the Neighbourhood Plan moves forward it would be worth making sure that it will align with the new NPPF. • To make it easier to use we'd suggest that all maps have a key. <p>Policies Map Whilst it is not a statutory requirement to include a policies map in a neighbourhood plan, we would suggest that a policies map would make the policies easier to understand and would show how the policies relate to each other. This could be included as an appendix and could include for example, the settlement boundary, residential allocation, local green space, open spaces, community facilities, important views, footpaths.</p>	<p>Noted. The NP is likely to be submitted prior to any revisions to the NPPF being introduced.</p> <p>Agreed</p> <p>We do not think it is necessary as there are many environment policies which are more clearly displayed as individual maps.</p>	<p>None</p> <p>Change to be made as indicated</p> <p>None</p>
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	<p>Paragraph 4</p> <p>Paragraph 6</p>	<p>Housing & the Built Environment Chapter</p> <p>HBE1</p>		<p>Housing and the Built Environment Chapter</p> <p>Paragraph 4 refers to the Local Plan housing requirement – it should be 9,720, not 10,638.</p> <p>We believe paragraph 6 is referring to an older version of the Local Plan – the quote should be ‘Where settlements have met their identified requirement, additional residential development will be considered if it is located within a development boundary, or, within the built form of a settlement (where there is no development boundary), or where a site is being promoted through a Neighbourhood Plan.’</p> <p>Policy HBE1: Settlement Boundary</p> <p>A settlement boundary is a useful tool to help manage development, directing development to the most sustainable parts of a Parish. We understand why sites with planning permission, the site allocation and all the development known locally as Ranby are included within the boundary. But that could have unintended consequences. Once included in the settlement boundary these sites are no longer considered to be in the countryside and so different national and local planning policies apply. For example, a</p>	<p>Agreed</p> <p>We wish to retain the boundary as it is. It offers the potential for future limited growth in an area that is acceptable locally and favoured by residents.</p>	<p>Change to be made as indicated.</p> <p>None</p>
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			<p>landowner could vary a planning permission for a site in the boundary and increase the number of homes. Sites within the boundary are 'sustainable' so these types of changes might be difficult to resist, but the LPA would be in a stronger position to resist if the site is outside the settlement boundary, in the countryside where more restrictive policies apply.</p> <p>The supporting text explains how the settlement boundary has been identified. Point 4 says that 'Non - residential land which relates better to the countryside, including agricultural land, paddock, meadow, woodland and/or other green-field land has been excluded.' But the settlement boundary appears to include land that would fit under this definition particularly in the linear northern part of the boundary.</p> <p>We suggest that the settlement boundary be redrawn to reflect the neighbourhood plan's methodology for identifying a settlement boundary and to also more closely align with the concentration of the built form of Ranby.</p> <p>We'd also suggest the following slight change to Policy HBE1 for clarity and consistency:</p>		
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		HBE1	<p>Development proposals within the Settlement Boundary in figure 2 above will be supported where they comply with all relevant policies contained in this Plan <u>and within national and local planning policy</u>. Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully managed in line with this Plan and other local and national strategic planning policies.</p> <p>Policy HBE 2: Residential Site Allocation</p> <p>We are supportive of the inclusion of a residential site allocation within Ranby. The Local Plan period runs from 2020 to 2038. The housing requirement for Ranby is for the plan period. We would suggest the following comments to achieve consistency with the Local Plan:</p> <ul style="list-style-type: none"> • ‘The plan makes provision for about 9 new dwellings in Babworth Parish between 2021 2020 and 2038’. 	Agreed	Change to be made as indicated.
		HBE2			
		HB3	<p>Policy HB3: Housing Mix</p> <p>We welcome the recognition that there is a need for different types of housing within Babworth Parish.</p>	Noted	None

		HB4				
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				<p>Policy HB4: Affordable Housing We support the neighbourhood planning group’s approach to affordable housing within the Parish and for those with a local connection. The Local Plan explains what a local connection is – we assume that is the definition that the group are expecting to be used? For the avoidance of doubt it would be useful to refer to the Local Plan for consistency.</p> <p>As the affordable housing mix proposed is different to the Local Plan we suggest adding ‘<u>Consistent with the Babworth Local Housing Needs Assessment 2023</u> the following mix of tenures is supported:’</p> <p>We’d also advise that the First Homes Planning Practice Guidance says that First Homes ‘must be’ discounted by a minimum of 30%. ‘Subject to viability’ should be deleted.</p> <p>It is positive that the neighbourhood plan is supportive of exception sites. Criteria a-d are not fully consistent with Policy ST27 Part 10-12 so should be re-visited.</p> <p>Policy HB5: Windfall Sites: We would suggest a rewording of the policy to align with part 2 of Policy ST2. We recommend changing the first part of the policy to:</p>	<p>Noted</p> <p>Agreed</p> <p>Agreed</p> <p>Agreed</p> <p>We will relook at these criteria and ensure that any variation with the Local plan can be justified by evidence.</p> <p>Agreed</p>	<p>None</p> <p>Change to be made as indicated</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p> <p>Change to be made as indicated.</p>
		ST27				
		HB5				

			<p><u>'In addition to the proposed site allocation, development proposals for infill residential development (individual dwellings or small groups of dwellings) within the development boundary will be supported where, as appropriate to the scale, nature and location they.'</u></p> <p>Policy HB6: Design It is positive that the policy incorporates reference to the Design Code and Guidance. But we believe that the policy could be strengthened and the wording made tighter. It would be worth highlighting the key requirements identified in the Design Code in this policy, this should include any requirements relating to density – Ranby has a distinctive character, and we support densities that reflect local character to help avoid over intensification of sites within a settlement.</p> <p>Policy ENV1: Local Green Space We support the designation of a Local Green Space. We would suggest a slight tweak in wording by removing 'permitted' and change it to 'supported'.</p> <p>Policy ENV2: Important Open Spaces We are supportive of the inclusion of important open spaces but the policy</p>		
		HB6		We disagree. The policy makes it clear that the content of the design guide and codes is to be followed, and highlighting just a small number of its contents will diminish the other aspects which are not highlighted in the policy. We do not consider this to be helpful.	None
		ENV1		Agreed	Change to be made as indicated.
		ENV2		We thank you for these observations, but are	None

		ENV3		<p>covers open space and sports facilities. These have different roles and are considered differently in national and local policy. Currently the policy is inconsistent with both policy areas - the second sentence should be re-visited. Alternatively national policy and relevant strategic local plan policies would cover these issues appropriately.</p> <p>It would also be useful to identify in the policy any spaces that would benefit from improvement. This would help evidence the need for developer contributions if relevant in the future.</p> <p>We would suggest moving Figure 6 above the policy for accessibility reasons.</p> <p>Policy ENV3: Sites and Features of Natural Environment Significance/Policy ENV4 Biodiversity and Habitat Connectivity .</p>	<p>minded to make no changes. None of the 8 references to 'sport' in the NPPF is in a policy-making or proposal-deciding paragraph that makes any distinction between outdoor sport and other types of recreational open space. Bassetlaw LP 2030-38 Policy ST47(4) refers to 'loss of <i>sport and recreational</i> buildings and <i>land</i>', while none of the other 31 references makes a planning policy distinction between sport and other recreation spaces</p> <p>We do not consider it necessary to list possible enhancements here as the policy is focussed on the protection of these spaces.</p> <p>A formatting issue (page breaks and un-splitable images): will be rectified before Submission.</p>	<p>None</p> <p>Change to be made as indicated.</p>
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		ENV6	<p>We are supportive of policies that protect and enhance the natural environment.</p> <p>However, Policy ENV3 appears to cover strategic planning policy issues. At the moment it is inconsistent with national and local planning policy and appears to duplicate both. We would suggest removing ENV3 and focussing on ENV4: Biodiversity and Habitat Connectivity but that is also inconsistent with national and local planning policies. We'd suggest that re-focussing ENV3 on local biodiversity priorities would add significant value to the neighbourhood plan and would help identify priority areas where opportunities for biodiversity could go in the future.</p> <p>Policy ENV6: Footpaths and other walking routes</p> <p>We support policies that protect footpaths and other walking routes. It would also be useful to identify in the policy any footpaths that would benefit from improvement. This would help evidence the need for developer contributions if relevant in the future.</p> <p>Policy ENV7: Flood Risk Resilience</p>	<p>This was not the intention of ENV 3, and – by being site specific (identifying habitat sites where the known biodiversity value should be a consideration when development proposals on those sites are being determined) – we disagree that it is a strategic policy. It adds the local mapping and ecological information detail which is missing from the National and Bassetlaw policies but which is needed when individual proposals are determined by BDC.</p> <p>The footpaths are in need of maintenance rather than enhancements, and this is not an appropriate NP issue.</p>	<p>None</p> <p>None</p>
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		ENV7	<p>We understand the need for a policy that promotes flood risk resilience. Most areas that are mapped are outside of the built form of Ranby, which would be within the countryside. Development in the countryside would be subject to more restrictive policies.</p>	<p>The intention of ENV7 is to add Flood Risk explicitly to determinations of development proposals whether in or outside the built form / settlement boundary. Flood risk is an issue for all proposals, including the nationally-specified exceptions permitted in open countryside</p>	None
		ENV9	<p>We advise that the policy is inconsistent with national and local planning policy, so would suggest it is re-visited.</p> <p>Policy ENV9: Renewable Energy Generation Infrastructure</p> <p>We understand why there might be a need for a Renewable Energy Generation policy. We advise that the Government changed the approach to wind energy in July 2024 – the policy should be re-visited to reflect that. The Renewable and Carbon Energy Study is not part of the Local Plan evidence base – we would ask that this reference is removed. We would suggest that the neighbourhood plan</p>	<p>Although ENV7 is more locally specific than (it adds local detail to) National and BDC policies, we don't agree that it is inconsistent with them. This policy wording has passed examination in numerous other Neighbourhood Plans</p> <p>The pre-submission draft was issued in May 2024. ENV9 and the accompanying narrative will be updated before Submission</p>	<p>None</p> <p>Change to be made as indicated.</p>

		CF1	<p>should no longer rely on the Study as evidence for ENV9.</p> <p>Without any evidence this policy is inconsistent with national and local planning policy and should be re-visited.</p> <p>Policy CF1: The Retention of Community Facilities and Amenities</p> <p>We support the retention of community facilities and amenities. However, the policy is inconsistent with Policy ST43 of the Local Plan – it would be helpful to re-visit.</p> <p>Need and demand are very different – the policy should refer to one but not both as that is likely to be confusing when planning applications are being assessed, and the outcome might not achieve the neighbourhood plan’s objectives. We suggest ‘proven need’ is consistent with the strategic Local Plan policy so should be used.</p> <p>It would be worth re-visiting the policy to make sure it is consistent with Policy ST43 of the Local Plan.</p> <p>It would be useful to map the sites on a Policies Map or a map.</p>	<p>Agreed. We will remove reference to demand</p>	<p>Change to be made as indicated.</p>
		E1	<p>Policy E1: Employment Development</p> <p>We advise that the first paragraph of Policy E1 is inconsistent with Part 4 of strategic Policy ST7 so should be re-visited.</p>	<p>We do not believe that the community facilities need to be mapped.</p> <p>Agreed</p>	<p>None</p> <p>Change to be made as indicated.</p>

				<p>The Local Plan provides for sufficient employment land to meet identified needs over the Plan period. We advise that there is no evidence for additional employment development to be promoted in Babworth Parish. We'd ask that reference to new employment development is removed from Policy E1.</p> <p>However, from the supporting text it appears that the neighbourhood plan is looking to promote appropriate rural economic growth. We would suggest changing the second paragraph of Policy E1 as below to clarify this point and to be consistent with Policy ST8 – importantly rural economic growth must be supported by a proven need for the development.</p> <p>Proposals for employment-related <u>rural</u> development (for new and/or expansion of employment uses) will be supported <u>where there is a proven need for the development in that location</u> and where it can be demonstrated that the development will not generate unacceptable disturbance, noise, fumes, smell, or traffic; has appropriate off-road parking; that it will respect and be compatible with the local character and surrounding uses; and that it will,</p>		
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	E3	<p>where appropriate, protect residential amenity.</p> <p>Policy E3: Re-use of Agricultural and Commercial Buildings. The policy needs to be retitled to Policy E2. We are supportive of the appropriate positive re-use of agricultural buildings. We'd suggest that the policy should be focussed on a specific planning issue - employment is covered by Policy E1 and tourism is covered by E4. We would suggest aligning this policy with ST8 of the Local Plan.</p>	We will retitle the policy and reference LP Policy ST8.	Change to be made as indicated.
	E4	<p>Policy E4: Tourism We are supportive of the inclusion of policies that can bring tourism to the rural areas of Bassetlaw. The reference to the Local Plan needs to be updated, as tourism is now covered by Policy ST10, as opposed to ST12. We would suggest revisiting the policy to ensure it is consistent with national and local planning policy.</p>	Agreed	Change to be made as indicated.
	E5	<p>Policy E5: Broadband Infrastructure: We are supportive of policies that introduce high-quality broadband infrastructure within the rural areas of Bassetlaw.</p> <p>Policy T1: Traffic Management</p>	Noted	None

		T1				
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			<p>We understand why there is a need for a traffic management policy. We would suggest revisiting the policy for consistency with national and local planning policy.</p>	<p>Noted. We consider the policy to align with local and national planning policy</p>	<p>None</p>
			<p>Dear Ms Lilley Neighbourhood Plan for Babworth 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</p>	<p>Noted</p>	<p>None</p>

			<p>Historic England</p> <p>available on-line via the Heritage Gateway (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.</p> <p>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:- 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: 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 If you</p>		
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			<p>have any queries about this matter or would like to discuss anything further,</p> <p>Dear Ms Lilley Babworth Neighbourhood Plan - Pre-submission Regulation 14 Consultation Thank you for your consultation on the above dated 14 October 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</p>	Noted	None
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			<p>Natural England</p>	<p>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 . 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. 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</p>		
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			<p>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.</p> <p>Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities</p> <p>Natural environment information sources</p> <p>The Magic1 website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from the</p>		
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				<p>Association of Local Environmental Records Centres . Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here² . Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites. National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here³ . There may also be a local landscape character assessment covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find</p>		
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				<p>them online. If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website. General mapped information on soil types and Agricultural Land Classification is available (under 'landscape') on the Magic4 website and also from the LandIS website⁵, which contains more information about obtaining soil data. Natural environment issues to consider The National Planning Policy Framework⁶ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁷ sets out supporting guidance. Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments. Landscape Your plans or orders may present opportunities to protect and enhance locally valued</p>		
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				<p>landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness. If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping. Wildlife habitats Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here⁸), such as Sites of Special Scientific Interest or Ancient woodland⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for. Priority and protected species You'll also want to consider whether any proposals might affect priority species (listed here ¹⁰)</p>		
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				<p>or protected species. To help you do this, Natural England has produced advice here¹¹ to help understand the impact of particular developments on protected species. Best and Most Versatile Agricultural Land Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see Guide to assessing development proposals on agricultural land 12 . Improving your natural environment Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the National Planning Policy Framework. If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before</p>		
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				<p>considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals. Opportunities for environmental enhancement might include:</p> <ul style="list-style-type: none">• Restoring a neglected hedgerow.• Creating a new pond as an attractive feature on the site.• Planting trees characteristic to the local area to make a positive contribution to the local landscape.• Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.• Incorporating swift boxes or bat boxes into the design of new buildings.• Think about how lighting can be best managed to reduce impacts on wildlife.• Adding a green roof to new buildings.• Providing a new footpath through the new development to link into existing rights of way. <p>Site allocations should be supported by a baseline assessment of biodiversity value. The statutory Biodiversity Metric may be used to understand the number of biodiversity units present</p>		
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			<p>on allocated sites. For small development allocations the Small Sites Metric may be used. This is a simplified version of the statutory Biodiversity Metric and is designed for use where certain criteria are met. Further information on biodiversity net gain including planning practice guidance can be found here You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"> • Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community. • Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England’s Green Infrastructure Framework sets out further information on green infrastructure standards and principles • Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance¹³). • Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency). • Planting additional street trees. 		
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			<p>Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links. • Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore). Natural England’s Environmental Benefits from Nature tool may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory Biodiversity Metric and is available as a beta test version.</p> <p>Dear Sir / Madam Babworth Neighbourhood Plan Regulation 14 Consultation October – November 2024 Representations on behalf of National Grid National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p>	Noted	None
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				<p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET. Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above document we have identified the following NGET assets as falling within the Neighbourhood area boundary: Asset Description XE ROUTE: 275Kv Overhead Transmission Line route:</p>		
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			<p>National Grid</p>	<p>HIGH MARNHAM - THURCROFT - WEST MELTON A plan showing details of NGET's assets is attached to this letter. Please note that this plan is illustrative only. National Grid also provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shapefiles/Please see attached information outlining guidance on development close to NGET infrastructure. Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Further Advice Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if they are not already included: Matt Verlander, Director Tiffany Bate, Development Liaison Officer nationalgrid.uk@avisonyoung.com box.landandacquisitions@nationalgrid.com Avison Young Central Square Forth Street Newcastle upon Tyne NE1 3PJ National Grid Electricity Transmission National Grid House</p>		
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			<p>Warwick Technology Park Gallows Hill Warwick, CV34 6DA If you require any further information in respect of this letter, then please contact us.</p> <p>NGET is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets. Developers of sites crossed or in close proximity to NGET assets should be aware that it is NGET policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.</p> <p>NGET's 'Guidelines for Development near pylons and high voltage overhead power lines' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: https://www.nationalgridet.com/document/130626/download The statutory safety clearances between</p>		
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			<p>overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. NGET's statutory safety clearances are detailed in their 'Guidelines when working near National Grid Electricity Transmission assets', which can be downloaded here:</p> <p>www.nationalgridet.com/network-and-assets/working-near-our-assets How to contact NGET If you require any further information in relation to the above and/or if you would like to check if NGET's transmission networks may be affected by a proposed development, please visit the website: https://lsbud.co.uk/ For local planning policy queries, please contact: nationalgrid.uk@avisonyoung.com</p> <p>Babworth Draft Neighbourhood Plan Regulation 14 Consultation Thank you for consulting National Highways on</p>		
				Noted	None

			National Highways			
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			<p>the pre submission Babworth Draft Neighbourhood Plan which covers the period 2022 to 2038. The plan is to be in conformity with the Bassetlaw Local Plan and this is acknowledged within the document. 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 is also in accordance with the National Planning Policy Framework (NPPF) and other relevant policies. National Highways principal interest is in safeguarding the safe operation of the SRN in the area, namely the A1 which</p>		
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				<p>routes adjacent to the eastern boundary of the Plan area. It is acknowledged that due to the scale and anticipated distribution of any additional development growth being proposed through the Neighbourhood Plan, it is unlikely that there will be any significant impacts on the operation of the SRN in the area. This Reg 14 consultation identifies the scale of acceptable residential development along with any windfall opportunities that may arise, including small employment sites which may come forward for development. These sites will be assessed through the planning process (Transport Assessment). However, as mentioned, when considering the scale of the development concerned, it is unlikely that there will be any significant impacts on the safe operation of the SRN in the area. As such we have no further comments to make. If I can be of any further assistance on this matter, please do not hesitate in contacting me. Yours sincerely, S Freek Steve Freek Midlands Operations Directorate Email: steve.freek@nationalhighways.co.uk</p>		
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			<p>Environment Agency East Midlands</p> <p>Thank you for contacting the Environment Agency's East Midlands Sustainable Places team. We will review and respond to all planning application consultations that are sent to us by our Local Planning Authorities.</p> <p><u>Pre Application Advice Note:</u></p> <p>If you are a developer or consultant wishing to obtain pre application advice please note <u>this is chargeable</u> and requests will be reviewed to see if we have the resources to provide advise at the time of request. One of our team will respond to confirm whether we are able to provide this service.</p> <p>For Local Planning Authorities who send pre application consultations to this inbox, please note that we will not be responding to these non-statutory consultations. As mentioned above the Environment Agency offers its own chargeable pre application service and therefore we ask that you direct the applicant for your pre application to contact us directly if they wish to obtain advice on planning matters within the Environment Agency's remit - planning.trentside@environment-agency.gov.uk</p> <p>This discretionary advice service is charged at £100 an hour plus VAT per</p>	Noted	None
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				<p>staff member. Further details provided upon request.</p> <p>Kind Regards,</p> <p>Sustainable Places Team, East Midlands, Trentside Office, Nottingham</p> <p>Please note this is an auto generated email.</p>		
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Pre submission consultation responses