

# IT'S YOUR VILLAGE PLAN ITS FUTURE

CONSULTATION STATEMENT



CARLTON IN LINDRICK  
NEIGHBOURHOOD  
PLAN



## **What is a Consultation Statement?**

An underlying principle in this Neighbourhood Plan is to have local people actively involved in ongoing consultation on important planning issues. The Neighbourhood Plan steering group has been committed in undertaking consistent, transparent, effective and inclusive periods of community consultation throughout the development of the Neighbourhood Plan and associated evidence base.

The Neighbourhood Plan Regulations require that, when a Neighbourhood Plan is submitted for examination, a statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised and how these have been considered and, where relevant, addressed in the proposed Plan.

Legal Basis: Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations sets out that, a consultation statement should be a document containing the following:

- Details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- Explanation of how they were consulted;
- Summary of the main issues and concerns raised by the persons consulted; and
- Description of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

This statement outlines the ways in which have led to the production of the Carlton in Lindrick Neighbourhood Plan in terms of consultation with residents, businesses in the parish, stakeholders and statutory consultees.

In addition, this summary will provide a summary and, in some cases, detailed descriptions of the numerous consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan. The appendices detail certain procedures and events that were undertaken by the Neighbourhood Plan group, including; producing questionnaires, school events and running consultation events.

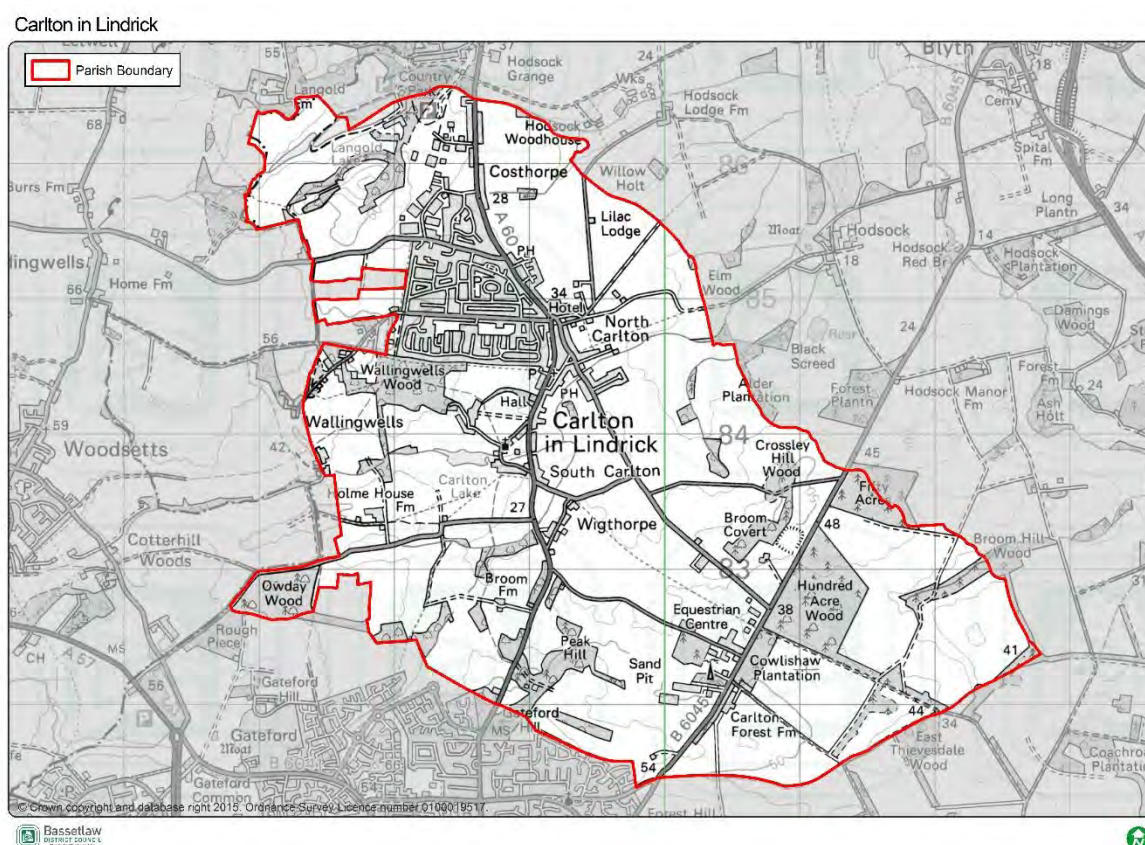
## **What is the Carlton in Lindrick Neighbourhood Plan?**

This Neighbourhood Development Plan has been prepared by and for the local people of Carlton in Lindrick Parish, which also includes the settlements of Costhorpe, Wallingwells and Wigthorpe.

The Localism Act 2012 provides new powers for Parish Councils and community forums to prepare land use planning documents. The Parish area, shown on Figure 1, was designated as a Neighbourhood Plan area and Carlton in Lindrick Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in January 2015.



**Figure 1: Neighbourhood Plan Area**



### **Establishing a Neighbourhood Plan Steering Group**

People from our community will be making the plan. Everyone who offers their opinion, idea, argument or hands on help is part of making the Plan. At the time of writing the Neighbourhood Planning Group consists of people who have volunteered to work together to begin the process. They meet once a month, or more if needed, to report on progress and to review comments and ideas, as well as look at new ways to engage with our community. The group often report back to the wider Parish Council when appropriate.

The Neighbourhood Plan group received direct support from Planning professionals and officers at Bassetlaw District Council. This support was aimed at both guiding and directing the Neighbourhood Plan group in the right direction with regards to the process and with the production of evidence base studies.

The steering group engaged with the whole community in establishing our issues, opportunities, future vision and our objectives for the next 18 years. The benefits of involving a wide range of people and businesses within the process, included:

- More focus on priorities identified by our community;
- Influencing the provision and sustainability of local services and facilities;
- Enhanced sense of community empowerment;
- An improved local understanding of the planning process; and


- Increased support for our Neighbourhood Plan through the sense of community ownership.

The Neighbourhood Plan process has clear stages in which the steering group has directly consulted the community on aspects of the emerging Neighbourhood Plan, including events, surveys and workshops. The public were also kept up-to-date on the progress of the Plan through minutes of meetings, banners and regular updates on the Parish Council website:

<http://www.carlton-in-lindrickparishcouncil.org/>

There were also regular monthly updates and articles within the community magazine; The Carlton News:

<http://www.carlton-news.co.uk/>






## Carlton In Lindrick Parish Council

Serving the people of Carlton in Lindrick

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### Neighbourhood Plan

Consideration has now been given to all of the observations received following the consultation period which ended on the 4th April 2018. The final plan proposals will be available for the community at the Civic Centre at 6.30pm - 8pm on Friday 22nd June 2018 prior to submission for approval or otherwise by the District Council. The final plan submission will represent almost three of planning with consultations having been held with the community, local business representatives and landowners. Ultimately, the local community will be asked to vote on the proposals at a referendum to be organised later this year.

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15th June 2018  
**News Update**

The Neighbourhood Plan for the Parish will shortly be submitted to the District Council for approval.

**CONTACT US**

Name

## List of Public Consultation Events

Event	Event Information	Attendance
Neighbourhood Plan launch event	To formally introduce the NDP process and gauge local support	45
Business Breakfast	To have a discussion with local businesses about their issues and aspirations	23
Household Survey	A survey was distributed to each property to gauge opinion about how the community should change	258
Business Survey	A survey was distributed to each business to gauge opinion about how the community should change	17
Village Fete	The NDP group provided information and asked people about the proposed vision and objectives	40
Village Fete	An update on the progress of the NDP was provided to interested people.	37
Site Allocations Public Event	To enable local people to comment on the proposed development sites in the village.	150
Draft Plan Consultation Event 22/02/2018	To enable local people to comment on the proposed draft Neighbourhood Plan and associated documents.	92
Draft Plan Consultation Event 6/03/2018	To enable local people to comment on the proposed draft Neighbourhood Plan and associated documents.	23
Draft Plan Consultation Event 22/03/2018	To enable local people to comment on the proposed draft Neighbourhood Plan and associated documents.	28
Final Plan Consultation Event before the submission to Bassetlaw District Council	To enable local people to comment on the proposed final Neighbourhood Plan and associated documents.	34



## Photographs of Public Consultation Events





## Comments received during the Regulation 14 Public Consultation period

Respondent	Comment	Action for the Plan
<b>Resident</b>	<p>Firstly, we would like to thank the Parish Council and its member for their time and effort in preparing the Neighbourhood Plan.</p> <p>Whilst generally in support of these proposal I would like to raise the following issues and concerns and would look forward to receiving the Parish Council's response to these.</p> <p>1. Items 1.14 and 6.7 – Whilst good road links to Sheffield exist the public transport links remain poor requiring a combination of both bus and train elements. Whilst the Neighbourhood Plan is not specifically associated with transport links, as residents and regular users of public transport how is the Parish Council going to improve links to Sheffield as a major employment hub which will in turn attract people to the Carlton-in-lindrick area?</p> <p>2. Item 1.23 – Whilst we believe we attended the 'Site Allocations Public Event' in October 2017 we were unaware of either the 'Neighbourhood Plan launch event' or the 'Household Survey'. Please can the Parish Council highlight how these were highlighted and advertised as we cannot recall receiving any communications regarding these elements?</p> <p>3. Item 6.3 – The use of the word 'seeking' provides a very weak statement of intent. Would it not be better to use the word 'ensuring'?</p> <p>4. Items 6.4 and 7.2 – As stated by Benjamin Disraeli "There are three types of lies - lies, damn lies, and statistics". However, in item 6.4 it is stated that "Carlton and Langold should receive 4% growth (268 homes) through to 2031". In item 7.2 it is stated there are "2,474 properties in Carlton in Lindrick". This means that in terms of properties that Langold must contain more than 4,000 properties. We find this</p>	<p>Noted.</p> <p>Noted. The Parish Council will continue to work with relevant organisations to improve bus services in the future.</p> <p>The Neighbourhood Plan has been ongoing for the past 3 years and communication has been regular in the Carlton News, on our website and via leaflet drops, surveys etc....</p> <p>Noted.</p> <p>We have checked the figures and they are correct according to census and Council Tax records.</p>



Respondent	Comment	Action for the Plan
	<p>hard to believe and would appreciate the Parish Council's interpretation of these figures.</p> <p>5. Item 8.3 – It is stated that sites that scored negatively were immediately discounted. However in Appendix 2 it seems unclear how a negative score was determined. Can the Parish Council provide details of how a site was scored overall and specifically how a negative score would be achieved?</p> <p>6. Item 10 Doncaster Road – Site 2 – Whilst generally in support of this proposal, specifically whilst ensuring that gaps remain between Carlton and Costhorpe, we would like to see the proposals revised to maintain that any development extends no deeper from Doncaster Road than those already developed. Ideally this would also be tapered along a line from the corner of the 'New' estate and that of Costhorpe to pacify the impact and maximise the view across the Ryton Valley from the A60 in support of the sustainability strategy. Any resulting area not developed for housing could be retained for recreational and green space use. This would support and mitigate the note made in item 14.9 and also support the maintaining of View 6 as detailed on Map 6 and address item 16 generally and specifically item 16.12.</p> <p>7. Item 10.5 – Can the Parish Council please clarify what is meant by "a smaller area should be considered" as this seems to be unclear?</p> <p>8. Item 13.15 – Can the Parish Council provide details of the "large employment development has been granted outline planning application on the edge of the parish"? Does this relate to the Pepper's site?</p>	<p>The sites were scored according to the identified methodology in Appendix 2. Sites that did not comply to current planning policy were immediately discounted.</p> <p>The proposed site on Doncaster Road has been restricted in area to limit the impact on the views across the Ryton Valley.</p> <p>The smaller area is now evident in the final version of the Neighbourhood Plan.</p> <p>Yes. This is related to the Peppers Site.</p>

Respondent	Comment	Action for the Plan
	<p>9. Table 6 – Whilst the green space on Pinfold Drive was always part of the ‘new’ development there was supposed to be a play area built onto this. Despite our discussion with John Mann M.P. who acknowledged this requirement of the developer, Henry Boot, this never materialised. Can the Parish Council respond to not only why this was not delivered but how they will ensure any such similar provisions are delivered? Policy 13 item 2 has in effect failed before it was even written.</p> <p>10. Item 19.6 – You note that The Riddell Arms Public House is one of the key services and facilities within the Parish which is noted as such on Map 10. We would note that this closed as a public house in August/September last year and is a significant loss to the north part of Carlton-in-lindrick where all developments are now proposed. Can the Parish Council comment on what their views are on the ongoing demise of public houses in the village and the permitted change of use that was clearly allowed in this instance to a public house that although previously a failed business had become a well-attended and thriving business at the time of its closure as a result of a commercial decision?</p> <p>11. Appendix 2 item 1.1 refers to Peppers site on Blyth Road. However, there is no specific reference made of this site in the Neighbourhood Plan although this was included in the figures on Table 5. This site seems to have the same status as that of Firbeck Colliery so this seems to have been differentiated although the reasons are unclear. Please advise its relevance and reference to the Development Plan and the overall deliverable required by central/local government.</p> <p>12. Appendix 2 item 1.8 – Can copies of all Site Assessment Reports be made available?</p>	<p>The existing open spaces will be protected through the Neighbourhood Plan. Other planning requirements for that development are not considerations for this Neighbourhood Plan.</p> <p>Noted. This has now been amended on the community assets map within the Neighbourhood Plan.</p> <p>Noted. A reference to this development site is now provided within section 8 of the Plan along with the Firbeck Colliery site.</p> <p>Yes, this now forms part of the Neighbourhood Plan.</p>
<b>Resident – The same letter was</b>	Further to our attendance at the recent Public Consultation Meetings in connection with the above and as resident of the Sovereign Estate, we wish to	Nottinghamshire County Council have not objected to this site in

Respondent	Comment	Action for the Plan
<p><b>submitted by 19 residents.</b></p>	<p>submit that the viability of Area LAA161 should not be a site considered for development due to traffic safety issues this would result in.</p> <p>As demonstrated on the attached plan, within a distance of 390 yards, we already have a very busy pinch-point of seven access/egress roads used by cars and commercial vehicles into a residential estate, a supermarket, an industrial estate and a children's nursery. The addition of a further two access/egress roads into a new development would create traffic/pedestrian dangers that would be unacceptable to the village.</p> <p>Understanding the process and necessity of the Neighbourhood Plan and all resident's engagement in the same, we would submit that if necessary the northern half of the same field i.e. LAA076 would create a lesser impact on traffic safety. We note however that from the map on display at the Public Consultation that this land reference would appear to have been excluded by the Parish Council on the grounds of trying to preserve as such as possible of the vista from Doncaster Road. However, as stated by the Parish Council's appointed Consultant none of us have any legal right to a view and therefore any traffic safety issues must prevail over any view.</p> <p>We support and commend the work thus far undertaken by both the Parish Council and the District Council in connection with the Firbeck Colliery site and it is very much hoped that the issues currently being considered that would allow the willing developer to commence work on the site, can be overcome to utilise a brown field site without having to look at any green field sites for the village's submission under the Neighbourhood Plan. We would also submit that the Peppers site must remain with the Neighbourhood Plan for Carlton in Lindrick and</p>	<p>relation to highways. The Council was consulted on both the site assessment process and then through the consultation with the Neighbourhood Plan. They have made relevant comments in relation to any development on this site and what requirements are needed by any future developer of the site.</p> <p>Noted. Correct, none have a right to a private view. Public views are a planning consideration and these have been considered through the consultation process. Policy 10 provides the necessary protection for those views.</p> <p>Agreed. The Parish Council will continue to work with relevant partners to see the redevelopment of the Firbeck Colliery site. This is a priority for the village.</p>



Respondent	Comment	Action for the Plan
	<p>not for Bassetlaw District Council. The area lies within our village boundary and should not be high jacked by Bassetlaw District Council towards their own allocation, if they felt that the area should be within their boundary then this should have been changed years ago.</p> <p>We look forward to taking part in the complete process of the Neighbourhood Plan to ensure the best outcome for the whole of the village and residents.</p>	Noted.
<b>Resident</b>	<p>I am writing with regard to the neighbourhood plan for Carlton in Lindrick. Having attended the last meeting and listened to the concerns raised and the opinion of the council. I wish to voice my concerns regarding the building of houses on the land next to the old Riddle Arms PH.</p> <p>I fully understand the reasoning behind the need for new housing in the village and this being at odds with the wish to preserve the villages rural nature. However, I have concerns that this land is going to be used as a primary location to build instead of the fair more suitable location of the old Firbeck Colliery site.</p> <p>The Colliery site is nothing more than an eyesore and dumping ground for rubbish, it is only a matter of time before someone, most likely a child playing in the abandoned building is seriously hurt. The overwhelming sense I got from the last meeting was that the Firbeck Colliery site had too many issues regarding clearing the site for companies to interested in building on it when there is wide open fields that can be used a short distance away. This is a completely unacceptable view point, the colliery sites redevelopment should be at the forefront of any development plans and not discounted because it is in the too difficult box. If when the site is developed there is still the need for extra housing then I appreciate that building on more rural locations maybe needed. But it seems that when this land is included in the plan there is nothing to stop it being built on first which is completely at odds with everything in the plan about rural views and</p>	<p>Noted.</p> <p>Noted. The Colliery site has received outline planning permission and is a priority for regeneration. However, this is a long-term development over a number of years. There are also issues with contamination that need to be resolved before development can take place. Other developments would likely come forward and this is why we have undertaken a Neighbourhood Plan to limit the spread of these and control their location and size.</p>

Respondent	Comment	Action for the Plan
	<p>maintaining distinct breaks between villages. In my opinion this area should be left out of the plan and only revisited when the more appropriate sites have been redeveloped.</p> <p>It appeared from the meeting that the view of the council was it was trying to appease the public attending by saying that the Firbeck site was earmarked whilst knowing full well that given the option builders would prefer the Riddle site as it has much less cost implications for them.</p> <p>I would implore the council to push the Firbeck site as the primary location for housing as the site is a dangerous earsore that urgently needs redevelopment regardless of the district housing needs. Building on this site would have virtually no impact on the villages rural nature. I appreciate that this is a long term plan but only when this redevelopment is complete should the Parish council be considering other areas in the village especially ones with such an impact on the views of the open countryside and on the associated rural nature of the village as is spoken about at length in the Neighbourhood Plan.</p>	<p>The Parish Council will continue to work with relevant organisations to support the development and regeneration of the Firbeck Colliery site.</p>
<b>Resident</b>	<p>We have attended 2 public consultations regarding the neighbourhood plan and have severe reservations regarding the information offered at these events. On the first occasion we were asked to put views on post-it notes and were told that these would be collated and we would be given feedback. No such action has been taken.</p> <p>We were also asked to put coloured dot stickers on to various sites on the map. This had no structure and could have been open to perverse behaviour i.e numerous approval dots being placed on sites by individuals to skew results. Basically a pointless exercise.</p> <p>On the second occasion maps were on display with sites having being given numbers and colour coded as suitable and non-suitable. When I asked what had</p>	<p>The consultation events were organised to enable residents to view the emerging Neighbourhood Plan and its associated evidence base. As the majority of these documents were in draft form, they could be amended. All the information, provided by residents at these events, forms part of the emerging Neighbourhood Plan process.</p>

Respondent	Comment	Action for the Plan
	<p>made the sites be deemed suitable or unsuitable no clear information was forthcoming at all. Whilst I can understand that some very small sites on narrow roads may have access issues, there has been no proper information given on how each of the sites have been assessed.</p> <p>I particularly wish to object to any development of LAA161. I was told that this MAY be interchangeable with site LAA076 though again absolutely no information has been given on this.</p> <p>There would be considerable road impact with any development on LAA161. Rotherham Balk is just across the road, as is the entrance to the Co-op. There is also a children's nursery with 2 access points right next door to this site.</p> <p>There is also the integrity of the village to consider. Carlton in Lindrick has grown considerably in recent years and infrastructure and community facilities are already stretched. What planning has been done to ensure that these facilities can cope?</p> <p>North Nottinghamshire is a rural area and continuing to build on open green field sites puts the very nature of this landscape in jeopardy. It isn't just about compromising people's views but making sure the villages have a heart and boundary - not just a line of properties along a stretch of road all running in to each other.</p> <p>The Firbeck colliery site has been such an eyesore for so many years, that any development on this site must surely be a priority. I was told that it would take</p>	<p>This information was available at the time and is now available to view in Appendix 2 of the Neighbourhood Plan.</p> <p>Since the consultation, the site area has been significantly reduced to the southern extend of the site.</p> <p>The impact on the road capacity would form part of the planning application stage. In principle, NCC highways have not objected to the development of this site in relation to highways.</p> <p>There has been very limited development in Carlton in the past 20 years despite recent planning permissions.</p> <p>Agreed.</p> <p>Agreed. The Parish Council will continue to work with relevant</p>



Respondent	Comment	Action for the Plan
	<p>"considerable" cash to decontaminate the site. Why were the owners allowed to close down or abandon the site without any responsibility of decontamination? Surely any money spent on this would be well worth it. There is already access there and there are more facilities nearby in Langold. Harworth colliery was properly decommissioned and building is already taking place there. The local council must take some responsibility for the lack of this happening at Firbeck.</p> <p>Looking forward to seeing a detailed published response of the feedback and considerations given on this issue</p>	<p>organisations to see the redevelopment of the site.</p> <p>Noted.</p>
<b>Resident</b>	<p>Site 2</p> <p>I believe only a small area of this site should be developed. The existing rural views across open countryside should be maintained and left undeveloped. The key concerns I have are for the loss of agricultural land, loss of wildlife, impact on the existing landscape and views across the Ryton Valley and the inability of the existing infrastructure to cope with so much new housing. It is already extremely difficult to turn onto the A60 from either side of the road and adding more houses will only make this worse. Numerous children have to cross this road to catch buses to and from school too which makes it a dangerous proposition.</p> <p>If a small area of the site is use, I agree that a landscape buffer is a sensible option. I would suggest that it is increased from 10 to perhaps 12-15 meters to protect wildlife corridors and views as effectively as possible.</p> <p>Site 3</p> <p>I have the same concerns as for Site 2 above.</p> <p>I do not think any of this site should be developed. If however it is selected then I suggest a very small number of dwellings and perhaps bungalows to account for the aging population in the village centre.</p>	<p>Agreed. The site area has been significantly reduced following recent public consultation and through the development of our evidence base for the Neighbourhood Plan.</p> <p>Agreed. This has been incorporated into Policy 4 of the Neighbourhood Plan.</p> <p>This site will remain in the Neighbourhood Plan as the</p>

Respondent	Comment	Action for the Plan
	<p>I would also strongly advocate for a wildlife buffer here too. One is NOT mentioned in the plan. This area of land is currently in it natural state and a wildlife buffer should run along the eastern edge of it where it adjoins the field.</p>	<p>principle of development has been established. The scale of the development will be limited to reduce any impact on the neighbouring properties, the wildlife and highway.</p>
<b>Resident</b>	<p>I am somewhat dismayed to find out in a democracy that you have been creating plans that appear to be in secret to put together a neighborhood plan that as a tax paying citizen I would very much have liked to have been invited to express my considered opinion on this proposed plan of yours.</p> <p>How come you have been making these plans for the last few years as I am informed but no notice has been posted, I am informed you are acting on behalf of the government's proposals to build social housing which is admirable, however, as we live in a democracy please consider to keep the people that put you in your position of influence informed.</p> <p>Please can you let me know how, how I can democratically express my opinions on your plans for the area that I have made my home, invested my time, energy and life.</p> <p>Please remember you represent the democracy of our great country and by informing the people you are acting accordingly with the legislative powers afforded to you by democratic elections.</p>	<p>The Neighbourhood Plan process is a legal framework and forms part of the overall development plan making process. The Neighbourhood Plan Steering Group have following the necessary regulations and are moving towards the end of the process. Residents have had their opportunities to express their views during the preparation of the Plan and will continue to do so through the process. There will be a referendum on the Plan in the next few months.</p>
<b>Resident</b>	<p>We are totally against the proposed new development next to the Riddle for numerous reasons.</p> <p>Firstly, the area round the co-op, Rotherham Baulk and proposed new entrance would be too congested. If houses HAVE to be built on that field it should be</p>	<p>NCC highways have not objected to the site being developed. However,</p>

Respondent	Comment	Action for the Plan
	further down towards Costhorpe. It is a disgrace that this lovely part of Carlton is even being considered when land has been passed less than a mile away in Costhorpe. I was down there 2 weeks ago and it is a disgrace, with dangerous buildings and rubbish and it has been like that years. Yes it needs cleaning up before it can be used for building so why isn't it? Please reconsider this development opposite the co-op.	their requirements for new development would need to be met by the developer through the planning application process.
<b>Resident</b>	<p>May I suggest the area adjacent to Highfield Villas would be preferable than adjacent to The Riddle for the following reasons.</p> <p>The traffic congestion would greatly increase in an already congested area onto the main Doncaster Road from the east for at least half a mile either way. It was stated at the meeting that an influx of "Bungalow" developments would be welcome. Highfield Villas is already a bungalow development and therefor would be more aesthetic to the surrounding area.</p>	NCC highways have not objected to the site being developed. However, their requirements for new development would need to be met by the developer through the planning application process.
<b>Resident</b>	<p>I am emailing with concerns in relation to the proposed building of 10 houses on the land off Doncaster Road at Carlton in Lindrick (LAA162)</p> <p>We feel that this is a pointless procedure when the land further up Doncaster Road adjacent to the Old Riddell Arms which is also being proposed could easily accommodate a further 10 houses (LAA161)</p> <p>The upheaval that this will cause with regards having to re-structure the roads and also provide accesses to allow this to go ahead will be very frustrating for the residents of Doncaster Road.</p> <p>Is this really worth it for just 10 houses within a small plot of land on the border of the old village??????</p>	<p>This site will remain in the Neighbourhood Plan as the principle of development has been established. The scale of the development will be limited to reduce any impact on the neighbouring properties, the wildlife and highway.</p> <p>Noted.</p>



Respondent	Comment	Action for the Plan
	<p>The land owners seem to be only interested in the money aspect rather than the village status which it will lose should these be approved.</p> <p>On a personal level we moved into Carlton only 18 months ago purely for the lovely open views of the fields behind our property, and to have this taken away will be such a shame.</p> <p>We do hope that our email will be read and understood and taken on board with a view to re-evaluating the situation.</p>	<p>Noted.</p> <p>Noted.</p>
<b>Resident</b>	<p>While we recognise and support the need for more housing in the village we would like to see all efforts being made to progress the development on the old Firbeck pit site as this is currently an eyesore and dangerous. We feel that building on this site has the least impact on current residents and would actually improve the area</p>	<p>Agreed. The Parish Council will continue to work with relevant organisations to see the redevelopment of the site.</p>
<b>Resident</b>	<p>What a comprehensive document! This has given me lots of great information on the village.</p> <p>I moved here a year ago (from Herefordshire), and have had many observations in this time. I whole heartedly agree with preserving the green spaces and open views. These are the strength of the village feel and provide invaluable direct access to the wonderful countryside. I also agree strongly that any new development should be considerate to the style and feel of the village. As a newcomer, my favourite parts of the village are the original, traditional, old village areas. I love the village pond, the allotments, the green space (Grange close) along High Road (opposite the Blue Bell), the old village buildings down the back lanes, the mill and areas around the church. I am surprised that the newer buildings (along Doncaster road, for example) weren't sympathetic to the old village style when they were built.</p> <p>It is obvious that there are two very different sides to the village, and I thought it was a shame at Christmas that there wasn't a simple erection of a village Christmas</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>


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	<p>tree and a turning on of the lights that could have brought us all together? Carol singing, mulled wine...? A good, visible place for a village tree could be somewhere on the green space by Grange close, or maybe near the war memorial, outside the library, or somewhere I have yet to discover? It was a shame not to see a village tree I thought.</p> <p>Anyway, a few comments I would like to make:</p> <p>1. If the Riddell Arms was seen as an important, key service then why was it allowed to be turned into a nursery? This is a real shame as it was a great family pub in a good location. I can't imagine there is a lack of early years childcare in the area, with Kingston Park academy now offering Early Years care.</p> <p>2. Neighbourhood centre 1 (Long Lane)</p> <p>a. The carparking area for the shops is appalling, dangerous and looks unsightly.</p> <p>b. Library is a great service.</p> <p>c. Civic centre is an amazing facility. We are very lucky to have this.</p> <p>3. Neighbourhood centre 2 (High Road)</p> <p>a. High Road post office - What is going on here? Is it staying, is it going? I think we need it to stay to serve the residents of South Carlton.</p> <p>b. Carlton Photography - Looks disused and generally untidy.</p> <p>c. Minnie and Ruth's tearoom - FANTASTIC new addition!</p>	<p>Noted. This has now been changed on map 10 within the Neighbourhood Plan to reflect the recent change of use.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Respondent	Comment	Action for the Plan
	<p>4. Bombay Spice - Needs a good tidy up. May look fine in the dark, when it is open, but there is no excuse for dead plants and crumbling plant pots. It is an unnecessary eye sore.</p> <p>5. Pathways along Grange close, The Haven and up to Long Lane are not very well maintained. They are muddy. Cars should be warned not to drive across or park on the grass.</p> <p>6. Playground at King George playing field - this needs updating with some more equipment.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
<b>Resident</b>	<p>I still feel you haven't addressed my concerns as to why the council are proposing green belt land for development. Surely brown field sites must take priority. You say the owners have pursued funding sources - surely the council must be one potential source? Have they applied for funding from yourselves? If so what was the response? I don't feel a reason for not clearing and making safe a piece of land is that it has been stood for 40 years. I understand the owners are responsible but at some point the council must step in if it is a serious safety issue which it is. Broken fencing and easy access to very dangerous buildings pose a huge risk to everyone.</p>	<p>The site is not located within "greenbelt" it is considered a greenfield site. The Firbeck site has got outline planning permission and this is a priority, but because it is such a long-term site, there is a need to provide some additional land for development in the meantime.</p>
<b>Resident</b>	<p>Ideally if homes need to be built, they should be built on Firbeck Colliery site. Developers should not have the opportunity to maximise profits without contributing to the clean-up costs upfront – pressure to be applied to contractors as stated by the Government recently.</p> <p>If any development, then there must be improvements in the Long Lane/ High Road junction as increased traffic will make risks significantly higher in pulling out</p>	<p>Agreed. The Firbeck site has got outline planning permission and this is a priority, but because it is such a long-term site, there is a need to provide some additional land for development in the meantime.</p>



Respondent	Comment	Action for the Plan
	<p>from Long Lane – mini roundabout recommended. Preferably improved access from Greenway also.</p> <p>Agreed with development at Warwick Avenue and improved access.</p>	<p>Agreed. NCC highways will deal with this through any forthcoming planning applications.</p> <p>Noted.</p>
<b>Resident</b>	<p>Very concerned over the development of LAA161 as this would have a drastic effect on the views across the valley whereas LAA161 and LAA212 would not.</p> <p>Have any thoughts been given to the additional requirements placed on the community resources such as Doctors, education and elderly support etc...</p> <p>Traffic implications also do not seem to have been understood or analysed and it is no good to deal with this as an after thought especially off Greenway and the junction off Long Lane and Doncaster Road.</p> <p>The referendum will only deal with the total plan and the villagers will not be given the opportunity to comment on each part.</p> <p>Will we get a record of comments raised.</p> <p>Prefer LAA161 and LAA212.</p>	<p>Policy 10 identifies the important views and seeks to protect these from any detrimental impact.</p> <p>These issues are dealt with through the planning application stage of the process when the information about the development is clear.</p> <p>NCC highways will deal with this through any forthcoming planning applications.</p> <p>Yes. This consultation statement will be made public.</p> <p>Noted.</p>
<b>Resident</b>	<p>Further to our attendance at the recent Public Consultation Meetings in connection with the above and as resident of the Sovereign Estate, we wish to submit that the viability of Area LAA161 should not be a site considered for development due to traffic safety issues this would result in.</p>	<p>Nottinghamshire County Council have not objected to this site in relation to highways. The Council was consulted on both the site assessment process and then</p>

Respondent	Comment	Action for the Plan
	<p>As demonstrated on the attached plan, within a distance of 390 yards, we already have a very busy pinch-point of seven access/egress roads used by cars and commercial vehicles into a residential estate, a supermarket, an industrial estate and a children's nursery. The addition of a further two access/egress roads into a new development would create traffic/pedestrian dangers that would be unacceptable to the village.</p> <p>Understanding the process and necessity of the Neighbourhood Plan and all resident's engagement in the same, we would submit that if necessary the northern half of the same field i.e. LAA076 would create a lesser impact on traffic safety. We note however that from the map on display at the Public Consultation that this land reference would appear to have been excluded by the Parish Council on the grounds of trying to preserve as such as possible of the vista from Doncaster Road. However, as stated by the Parish Council's appointed Consultant none of us have any legal right to a view and therefore any traffic safety issues must prevail over any view.</p> <p>We support and commend the work thus far undertaken by both the Parish Council and the District Council in connection with the Firbeck Colliery site and it is very much hoped that the issues currently being considered that would allow the willing developer to commence work on the site, can be overcome to utilise a brown field site without having to look at any green field sites for the village's submission under the Neighbourhood Plan. We would also submit that the Peppers site must remain with the Neighbourhood Plan for Carlton in Lindrick and not for Bassetlaw District Council. The area lies within our village boundary and should not be high jacked by Bassetlaw District Council towards their own</p>	<p>through the consultation with the Neighbourhood Plan. They have made relevant comments in relation to any development on this site and what requirements are needed by any future developer of the site.</p> <p>Noted. Correct, no-one has a right to a private view. Public views are a planning consideration and these have been considered through the consultation process. Policy 10 provides the necessary protection for those views.</p> <p>Agreed. The Parish Council will continue to work with relevant partners to see the redevelopment of the Firbeck Colliery site. This is a priority for the village.</p>

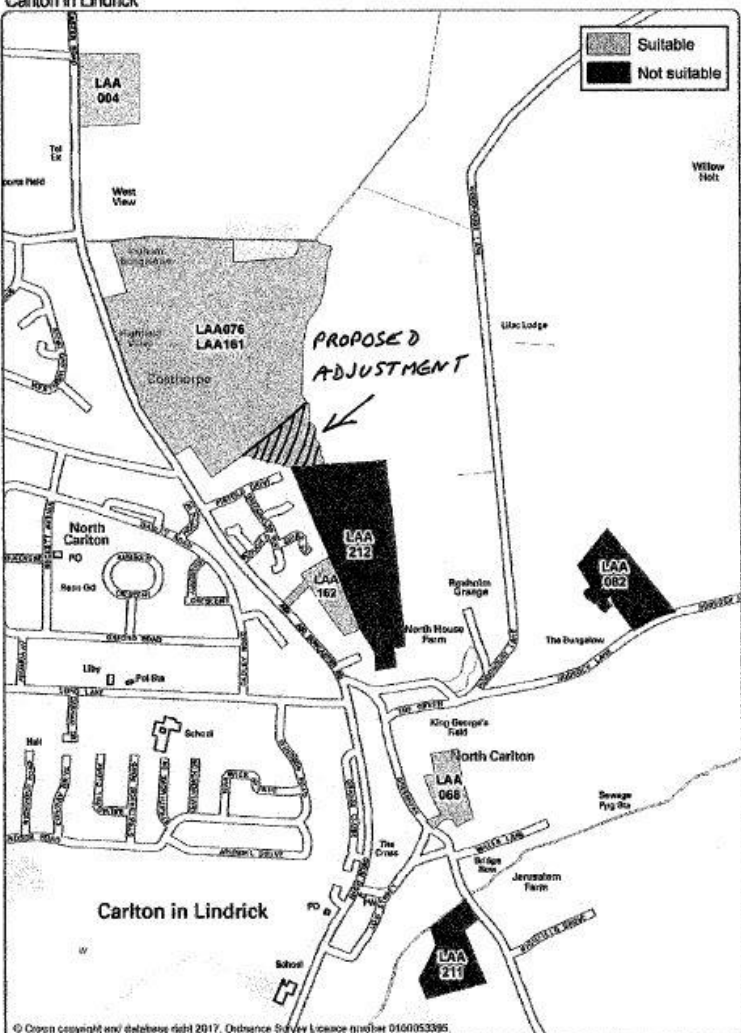
Respondent	Comment	Action for the Plan
	<p>allocation, if they felt that the area should be within their boundary then this should have been changed years ago.</p> <p>We look forward to taking part in the complete process of the Neighbourhood Plan to ensure the best outcome for the whole of the village and residents.</p> 	<p>Noted.</p>
<p><b>Resident</b></p>	<p>We strongly, very strongly, object to any plans that have been discussed. We are aware that losing any of views and vistas will not be taken into account and neither will loss of value of our property. However, looking at the information presented on 'Neighbourhood Planning – Guidance for commenting on proposed sites' which</p>	<p>Public views and vistas that contribute positively towards the character of the area are considered planning issues and</p>

Respondent	Comment	Action for the Plan
	<p>was given to us at the meeting we attended at the Civic Centre we feel that there could be a flood risk, an impact on public views, an impact on public (how many people constitute 'public' by the way?) visual and loss of designated or locally valued ecological habitats/landscapes.</p> <p>We are aware that you will have received many more letter of objection who have gone into the finer details which also support our reason above so we shall not go into them all again.</p> <p>Might we ask why the development is being built at the side of the Sovereigns estate? Why not at the other side of the field in the far corner? Hiding it behind The Riddle is in some ways sensible but even when we asked at the meeting no one has yet offered me a reason why they could not be built in the far corner of the field away from the main road and still allowing views for people. To us this would be the far more sensible option with regard to any service road too. We feel that there will be lots of accidents if yet another road is going to be feeding into the A60 where cars are coming from Rotherham Baulk, the Coop, the new nursery and of course there are many people crossing the roads there.</p> <p>However, if it is inevitable that building on this plot is going to go ahead then at least can you consider reducing the size of the plot a little by taking away the corner indicted on the enclosed map so that at least the resident at the end of the cul de sac would be able to retain their views, vistas and also maintain their quality of life, After all, we on Pinfold Drive live here 24/7. Why does it have to be only public views that are taken into account?</p> <p>We realise that many other people also love the views from the main road across the fields whilst they are coming out of the Coop or walking along the main road for a few minutes and of course this needs to be taken into account, which indeed</p>	<p>have been taking into consideration during the development of this Neighbourhood Plan. Policy 10 seeks to preserve those views identified as important. Private views from homes and property values are not a planning consideration. The Site Assessment has identified where any relevant flood risks are within the village.</p> <p>The site you refer to has now been reduced in size and only covers less than half of its original size. This has been done to help preserve the open views across the Ryton Valley and to reduce the impact on the existing infrastructure within the village.</p> <p>Agreed. Policy 4 has now included a relevant "green buffer" to help retain the green space and landscaping between the Pinfold development and the proposed site.</p> <p>Noted.</p>

Respondent	Comment	Action for the Plan
	<p>it has, hence why the suggested development is to build behind The Riddle rather than along the main road, but we residents also love these views and would be robbed of them altogether forever.</p> <p>Might we suggest that it may appease some residents by either not building on the indicated corner of the map altogether thus leaving buffer zone or by extending field LAA212 to cover the corner. We would also like a further buffer zone at the side of the field that runs along Pinfold Drive.</p> <p>One further point, we also would like you to consider the building of one level buildings, the kind of which would be purchased by people who wish to downsize. Having worked for social services for many years we are acutely aware of the level of need for properties of this nature. Around the country there are many companies who sell 'retired living' homes, some with 24hr on call facilities and rooms for social activities. I believe the closest one to Carlton In Lindrick is in Bawtry where these properties are snapped up.</p> <p>We are also extremely worried by the possibility of flooding as building on the field next to our small estate is effectively the same as placing a large slab of concrete onto it. The field where the properties are possibly going to be built slopes gently towards our estate, this needs to be taken in serious consideration with regards to possible flooding.</p> <p>On a personal note we moved here from Rotherham 3 years ago. We fell in love with the view from our property across the fields where you can see Blyth church in the distance, to both the left and right of the views are beautiful and this is the</p>	<p>Agreed. Policy 4 has now included a relevant "green buffer" to help retain the green space and landscaping between the Pinfold development and the proposed site.</p> <p>Some of the development will include bungalows and low level developments and this is be evident in any future planning application for the site.</p> <p>The site is not located within an identified flood zone. Development of this scale would need to provide relevant drainage systems and surface water catchment areas with their scheme.</p> <p>Noted.</p>



Respondent	Comment	Action for the Plan
	<p>main reason we purchased the property. That, and the fact that it is in a village location which is serviced by a GP practice with excellent reviews and also a large local co op. We feel that by building yet more properties the village will now be turned into a small town and therefore totally change the character of this wonderful area.</p>	<p>Noted and agreed. See Policy 4.</p>

Respondent	Comment	Action for the Plan
	<p>Carlton in Lindrick</p>  <p>The map shows the area of Carlton in Lindrick. A legend in the top right corner indicates that hatched areas are 'Suitable' and solid black areas are 'Not suitable'. A handwritten note 'PROPOSED ADJUSTMENT' with an arrow points to a hatched area labeled 'LAA076 LAA161'. Other labeled areas include 'LAA 004' (hatched), 'LAA 212' (black), 'LAA 162' (black), 'LAA 082' (black), 'LAA 068' (hatched), and 'LAA 211' (black). The map also shows various landmarks such as 'North Carlton PO', 'Lily', 'School', 'The Crick', 'The Grange', 'North House Farm', 'The Bungalow', 'Sewage Pits', 'Jensham Farm', 'Willow Holt', 'Lilac Lodge', 'Beecham Grange', 'King George's Field', 'The Grange', 'Bridge Road', 'Sewage Pits', 'Jensham Farm', 'The Grange', 'Bridge Road', 'Sewage Pits', 'Jensham Farm'. A copyright notice at the bottom left reads '© Crown copyright and database right 2017. Ordnance Survey Licence number 0100053395'. A logo for 'Bassetlaw District Council' is at the bottom left, and a north arrow is at the bottom right.</p>	

Respondent	Comment	Action for the Plan
Resident	<p style="text-align: center;"><b>Neighbourhood Plan</b></p> <p><b>The rural nature of the village is why we chose to move and live in Carlton In Lindrick 3 years ago instead of living in a built up area like Gateford, Worksop.</b></p> <p>Already on the way is the building of extra houses onto the existing Gateford estate and a new school as their current one could not cope. There is no news that I know of for a community centre, GP surgery or Park for these residents, where are they registering and whose facilities are they going to use? What employment roles have been created for the Gateford extra residents?</p> <p><b>Within Worksop itself poor planning decisions seem to have been made previously with poor use of land for a growing town. <u>There is plenty of land that is unused already that isn't field/farm land in a small village.</u></b></p> <p>I'd like to see current issues and problems to be addressed for the existing population before building more houses which leads to more issues and concerns.</p> <p><b>Main Concerns</b></p> <p><b>Environment/Wildlife</b> – any decrease in rural land, rural views and wildlife is a negative to us.</p> <p><b>Traffic , Noise, Light and Air Pollution</b> - any increase is a negative to us.</p> <p><b>A60</b> – extra noise and congestion due to much increased traffic.</p> <p>We already have to wait and make double sure it safe to pull out from plough drive and pinfold drive onto the A60 as there is currently a lot of traffic that uses the road. Also walking along the main road you get a sense how busy the traffic currently is. There is so much traffic that crossing at the road at the bottom of long lane and the pull out by Bombay Spice can be dangerous due to traffic volume.</p> <p>There are other villages like Shireoaks that have the advantage of rail links and being closer to the A57 for people to commute but road commute is only option from our village. Proper cycling routes would benefit the village for those who chose to cycle.</p> <p>Very poor current road conditions along routes including to Dinnington via Rotherham Bauik/Lodge Lane and via Owday Lane to join the A57. Many pot holes (noticed some recent refilling along owday lane) and when it rains there is standing/holding water along the side.</p> <p><b>GP facilities</b> – Carlton and Langold surgeries already seem over stretched where are the extra people going to register. Is there going to be a new GP surgery that is staffed properly for example enough female GPs? Myself as a female who only ever goes to the doctors when extremely necessary has found it hard to get an appointment also months wait to see a female GP for more personal appointments. It is even difficult finding appointment slots using online system.</p>	<p>Noted.</p> <p>The impacts from any new development on this site would need to be demonstrated and outline, to the Council, through any future planning application. Any identified negative impacts on wildlife, services and highways would need to be mitigated through the new development. This also includes any adverse impact on education, health or elderly care facilities in the community.</p>

Respondent	Comment	Action for the Plan
	<p><b>Schools</b> – Gateford is building a new school as their current school could not cope with increased population. Will current schools cope or are there discussions of updating current schools or building any new schools? I believe it is important for any school to have a safe commute and enough outside educational/ play space including a decent sized playing field. Also do our schools provide swimming lessons if so where do they currently attend will these be overstretched? If no swimming lessons – why not??</p> <p>Have our schools currently made sure they provide long term employment and training opportunities for any teaching staff hired.</p> <p><b>Bassetlaw Hospital/Ambulances</b> – Have already cut back services will the hospital improve and bring back services lost as it will have more people to look after.</p> <p><b>Police/Crime</b> – Have we got enough police force to cover all types of incidents?</p> <p>I had an incident of being followed by two males in two different vehicles for up to 4 hours when I was a lone female and alone then with a child under 5 who I was minding within the Worksop/Carlton area.</p> <p>I was asked if could report into Retford Police station to make a report only then to be rang to be told ignore turning up as may have been involved in surveillance training but would not confirm or let me know any details they wanted to Close case ASAP and would not send me anything in writing to confirm case report and outcome. Why was I told to go to Retford instead of Worksop Police station? Do they not have enough staff to respond to reported incidents? I was left feeling very uneasy and unhappy with the police service I now have installed a dashcam and considered if need Home CCTV.</p> <p>Crime increased in our area and the neighbourhood watch was set up.</p> <p><b>Recycling services</b> – I believe we still need to improve the areas recycling to include the recycling of glass from home for jars and drink bottles. We moved from Creswell S80 postcode only a short distance away and we could recycle glass easily from home can't see why Bassetlaw can't. More residents will mean more glass waste.</p> <p><b>Employment</b> – What employment opportunities are there going to be for residents? Will there be proper full time and part time roles created in a variety of businesses. I don't believe in zero hour contracts or relying on agency workers to fill roles.</p> <p>Not everyone wants only employment opportunities to be within a factory/industrial setting. We already have many large industrial areas and companies close by.</p> <p><b>Elderly Care</b> – What plans are there to improve these services? Is there enough care home facilities and services in the area?</p> <p>If Carlton-In-Lindrick loses it's rural and community feel and standards of services decline due to being overstretched then it be a real shame to current and future residents.</p>	<p>Noted.</p> <p>Noted.</p> <p>The Plan, along with the Bassetlaw Local Plan, does look at supporting future employment development in the area. Naturally, the majority of people commute to where they</p>

Respondent	Comment	Action for the Plan
		work due to the wide distribution of employers in the area.
<b>Resident</b>	<p>We would like to thank you for your two years of consultations over the neighbourhood plan, however we believe that the Neighbourhood Plan should never have been instigated in the first place for the reasons set out in our letter below. It seems after all your hard work, you have simply ended up with a proposal to earmark the land beside the Riddell Arms/Lime Tree Nursery as potential land for new development.</p> <p>For us we have to say we vehemently object to any further development at this site as the village cannot support addition housing development, and building on this land could also affect nearby rare wildlife plus it would ruin the rural aspect of the village and ruin those beautiful, feel-good, open country views to the east that we all see when we shop at the Co-operative Supermarket. I class these views as uplifting the spirits of shoppers and villagers alike giving Carlton in Lindrick a precious feel good factor.</p> <p>First of all we are surprised that Bassetlaw District Council has even relented to government pressure to the extent it already has. The district is swamped with new housing development at Gateford, Langold and some crammed into small spaces in Carlton in Lindrick. The last big development in Carlton, which resulted in some council resignations, was The Sovereigns where around 90 new homes were built. So why pick on Carlton in Lindrick when the District Council has allowed thousands of new homes to be built in its area? Surely the hundreds of</p>	<p>Noted.</p> <p>Noted.</p> <p>The District Council has not achieved its five-year housing land target and therefore is vulnerable to speculative planning applications. Due to this, their current development Plan; the Core Strategy is considered out-of-date and they rely heavily on the National Planning Policy Framework</p>



Respondent	Comment	Action for the Plan
	<p>homes built nearby and those 600 just started at Gateford, more than relieves any “so called government pressure”.</p> <p>We understand this is only a request by the government and not a directive so enough is enough, the area has given much of its greenbelt land to development and this has to stop. I hope the council will not submit to any incentives offered by the government to further ruin our rural way of life, we like it the way it is, thank you.</p> <p>Planning for 350 new homes is already agreed for the old Firbeck Colliery site in Costhorpe so we really do not see a need to include further greenbelt land in any Neighbourhood Plan ... in fact we don't see the need for a neighbourhood plan for Carlton in Lindrick at all ... we are full!</p> <p>Carlton in Lindrick is a village which currently struggles with schools, services, doctors and other infrastructure, so to cram in additional residents is irresponsible and unforgivable in our opinion. We feel sure that others will add to the growing list of reasons why we want the village to remain undisturbed and why these plans should be rejected.</p> <p>There is no more space in Carlton in Lindrick to build anything without destroying arable greenbelt land and our extremely pleasant rural views over the fields to the east of the A60 near the Co-operative Supermarket, Riddell Arms/Lime Tree Nursery.</p> <p>We believe there could also be legal issues involving rare protected wildlife near the proposed Riddell Arms/Lime Tree Nursery site as there is a nearby ancient</p>	<p>when making their decisions of current planning applications.</p> <p>No. The National Planning Policy Framework is current legislation and contributes towards the decision making on planning applications.</p> <p>This is has received planning permission, but it is a long-term delivery site. It isn't expected to start delivering housing units for, at least, another 5 years and therefore is not contributing towards meeting any local need for housing within the village.</p> <p>The impacts from any new development on this site would need to be demonstrated and outline, to the Council, through any future planning application. Any identified negative impacts on wildlife, services and highways would need to be mitigated through the new development. This also includes any adverse impact on</p>

Respondent	Comment	Action for the Plan
	<p>waterway that we understand contains great crested newts amongst other wildlife. Bringing people into the mix would surely threaten further the existence of protected wildlife in this area.</p> <p>We hope that our councillors and MP will support the wishes of local residents who do not want further development near to their homes. We are not interested in planning rules and regulations in this case, nor what we can't object to why, where and when, as this is now a local political issue where we believe the Neighbourhood Plan for Carlton in Lindrick should be abolished altogether and the government told this area has reached saturation point.</p> <p>We have all invested our hard earned cash into our properties, families and our lives here in Carlton in Lindrick. Please don't allow further changes here that will ruin the rural aspect of our village and that will de-value our homes. This is the first time most of us have asked anything of our local councillors so we are all banking on you to fight our corner and support us.</p>	<p>education, health or elderly care facilities in the community.</p> <p>Noted.</p> <p>Noted.</p>
<p><b>Bassetlaw Conservation Team</b></p>	<p>1.17 – unregistered park and garden. It also has 2, not 1! (Carlton Hall and part of Langold Country Park)</p> <p>1.20 – it says 'important' twice</p> <p>Policy 6:</p> <p>Part 1(a) – doesn't comply with NPPF, as barns can be outside the development boundary but ok for conversion in principle.</p>	<p>Noted. Change made to the Plan.</p> <p>Noted and changed.</p> <p>Noted, agreed and changed.</p> <p>Noted and changed.</p>

Respondent	Comment	Action for the Plan
	<p>Part 1 (c) Should state "...setting of a Listed Building, character, appearance or setting of the Conservation Area or significance of a non-designated heritage asset..."</p> <p>Part 2 – perhaps add onto the end "...subject to the requirements of parts 1(a) to (e) above"????</p> <p>Policy 9:</p> <p>Part (d) – "...and the character and appearance of the Conservation Area."</p> <p>Part (f) – I'm unsure as to the need for this. The wording is rather confusing too. Doesn't DM8/Paras 131/132 say this anyway? If they want something in about this, maybe re-word, to say something like: "Development affecting buildings/sites that make a positive contribution to the character and appearance of the Conservation Area, as identified in the Carlton in Lindrick Conservation Area Appraisal &amp; Management Plan, shall seek to preserve or enhance the Conservation Area's character and appearance."</p> <p>Page 49 – The photo should say '...Doncaster Road'</p> <p>Page 50 – Same again, Doncaster Road.</p> <p>Page 53 – Does it matter that views 1 and 2 are taken from a point within Langold parish???</p> <p>Policy 11:</p>	<p>Part 2 of policy 6 has been removed.</p> <p>Noted and changed.</p> <p>This change will be made to policy 9.</p> <p>Noted and changed.</p> <p>Noted and changed.</p> <p>The photo was taken from the Parish Boundary and not within Langold.</p>

Respondent	Comment	Action for the Plan
	<p>Part 1 – This is confusing and needs re-wording. Something like: “Proposals that would detract from the important views of the open countryside and Ryton Valley, as identified on map 6, or would detract from the rural character of Doncaster Road in general, shall not be supported.”</p> <p>Part 4 – “...such views...”</p> <p>Policy 12 – Do parts 1 and 2 say the same thing???</p> <p>Page 69, map 10: Do the nurseries need to be included? (there are 3 in total, Granby, Lime Tree and Rainbows). Also, the Riddell Arms is now Lime Tree Nursery of course. And the Grey Horses pub and Bombay Spice restaurant aren’t identified either.</p> <p>Appendix 4 – The important view towards Blyth goes nowhere near the church. It needs moving further north.</p> <p>As a general thing, forgive me if I missed it, but there doesn’t appear to be much about either the pit hill, or the cricket ground/bowling green site, as leisure facilities to seek enhancement of. As a resident, I would certainly like to see something akin to Kiveton Park or Shireoaks for the pit hill. As for the cricket/bowling site, increasing the leisure offer here, perhaps in conjunction with a new building such as a pub/restaurant, would seem to be an obvious aspiration.</p>	<p>Disagree. This wording was provided by the consultant who helped the group with identifying the important views.</p> <p>Part 4 of the policy 11 has now been removed.</p> <p>Agreed. Part 2 shall be removed from Policy 12.</p> <p>No. The services that have been included are public services/ facilities not private enterprises such as nurseries.</p> <p>This has been removed.</p> <p>These sites are already protected by existing designations held by Bassetlaw District Council and it was felt that the Plan could not add any more protection to these designations.</p>
<b>Resident</b>	Having been given the opportunity to scrutinise the latest draft Neighbourhood Plan (hereafter referred to as the Plan) and to representatives of the local council, we would like to offer the following observations.	Noted.

Respondent	Comment	Action for the Plan
	<p>Firstly, Site 1 (Firbeck Colliery) provides a comprehensive solution to the need to provide in the region of 450 homes within the Plan. The location is ideal, being close to the Country Park and its amenities, including the lake and families. Given its previous use as a heavy-duty industrial facility, there would be resultant ground contamination and heavy metal pollution, all of which would require removal. A proactive, sensitive and practical regional or national government would be serious enough to provide a means of a remedy, whether by a direct grant to the council or developer or through a direct appointment of an experience independent contractor.</p> <p>Demolition of the derelict former colliery buildings would be straightforward, resulting in clean ground on which to develop the required homes. The conversion of the brown-field land into a location of regeneration would convert an industrial wasteland into an attractive development with a pleasant back-drop of woodland. This development would fulfil the Plan's aim of maintaining a rural environment in harmony with the overall nature of the village. We are also pleased to note the provision of trees and green spaces to help this development integrate into the rural character of the village.</p> <p>Existing infrastructure concerning access and egress will be greatly improved with the development of the junction of the A60 Doncaster Road. The use of traffic control lights would further support the local traffic calming measures within the 30mph zone.</p> <p>We strongly support the development of this site.</p> <p>As we live on Pinfold Drive we are especially keen to explore Site 2 within the Parish. The 2.1 hectares are expected to provide space for 150 homes, each no higher than two storey, compared to the 600 in the original proposal, something</p>	<p>Agreed. The Parish Council will continue to work with relevant organisations to see the redevelopment of the site.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted and agreed.</p>



Respondent	Comment	Action for the Plan
	<p>that no-one wanted to see, and we are grateful that this site will minimise the impact on the visual aspect from the Sovereign Estate. We note that the site, which sits adjacent to the Lime Tree House Nursery, will be accessed solely from Doncaster Road. This will significantly reduce the level of traffic along Pinfold Drive, which is a quiet, safe and residential road. The public green space at the bottom of the road is popular with children playing and people walking dogs; increased traffic would significantly raise the probability of accidents to people and animals. We are pleased to note that the access to the bottom of Pinfold Drive from the proposed development of Site 2 is for the use of pedestrians only.</p> <p>It is hoped that any access from Site 2 to Doncaster Road will further affect the speed of traffic along the road, thus adding to the effectiveness of the traffic-calming measures.</p> <p>We agree that the larger scale development would have seriously impaired the rural character of the village.</p> <p>We support the development of this site in its current form with its restrictions and caveats.</p> <p>Finally, in respect of Site 3, we recognise that the Plan would provide 10 homes, thus a pocket of land in an economic way. The access is directly from Doncaster Road, alongside 32 Doncaster Road. We support the development of this site as it uses existing, undeveloped land.</p> <p>In conclusion we would like to acknowledge the work that had been expended in completing the Plan in its form. It is a thankless task and the epitome of 'trying to please all of the people all of the time!' and we hope that respondents apply a</p>	<p>Noted.</p> <p>Noted and agreed.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted and agreed.</p>

Respondent	Comment	Action for the Plan
	<p>balance in their responses. It had been our intention to offer such a balance, recognising the achievements and the potential of the Plan.</p> <p>We recognise that there is a need to provide homes for future generations and it is incumbent upon us to facilitate this, taking into account the need to retain the rural nature of the village, thereby negating an urbanisation of our ancient village. Given the requirements placed upon local councils to produce a plan, this final draft, in our opinion, represents a fair and honest attempt to retain control of the process. Outright opposition without a reasoned argument will hand the initiative to the central government and may well result in the most feared aspects of the original plan being upheld.</p> <p>For this reason, we offer our full support for this Plan in its current form.</p>	Noted.
<b>The Coal Authority</b>	We have specific comments to make.	Noted.
<b>Sport England</b>	No specific comments.	Noted.
<b>National Grid</b>	No specific comments.	Noted.
<b>Nottinghamshire County Council</b>	<p>Public Health</p> <p>Appendix 1 sets out the local health report for Carlton in Lindrick and identifies that many of the health indicators are: not better than the England average with Healthy Life and Disability Free expectancy statistically worse than the England average for this area.</p> <p>The National Planning Policy Framework (NPPF) seeks to promote healthy communities. Paragraphs 69-78 of the NPPF sets out ways in which the planning system can play an important role in facilitating social interaction and create healthy inclusive environments. Planning policies should in turn aim to achieve places which promote:</p>	Noted.

Respondent	Comment	Action for the Plan
	<ul style="list-style-type: none"> <li>· Safe and accessible environments</li> <li>· High quality public spaces</li> <li>· Recreational space/sports facilities</li> <li>· Community facilities</li> <li>· Public rights of way</li> </ul> <p>The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population:  <a href="http://jsna.nottinghamcity.gov.uk/insight/Strategic-Framework/Nottinghamshire-JSNA.aspx">http://jsna.nottinghamcity.gov.uk/insight/Strategic-Framework/Nottinghamshire-JSNA.aspx</a></p> <p>This states the importance that the natural and build environment has on health. The Nottinghamshire Health and Wellbeing Strategy sets out the ambitions and priorities for the Health and Wellbeing Board with the overall vision to improve the health and wellbeing of people in Nottinghamshire:  <a href="http://www.nottinghamshire.gov.uk/caring/yourhealth/developing-health-services/health-and-wellbeingboard/strategy/">http://www.nottinghamshire.gov.uk/caring/yourhealth/developing-health-services/health-and-wellbeingboard/strategy/</a></p> <p>The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 identifies that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact Nottinghamshire County Council, County Hall, West Bridgford, Nottingham NG2 7QP on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications:  <a href="http://www.nottinghamshireinsight.org.uk/insight/news/item.aspx?itemId=44">http://www.nottinghamshireinsight.org.uk/insight/news/item.aspx?itemId=44</a></p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Respondent	Comment	Action for the Plan
	<p>It is recommended that this checklist is completed to enable the potential positive and negative impacts of the neighbourhood plan on health and wellbeing to be considered in a consistent, systematic and objective way, identifying opportunities for maximising potential health gains and minimizing harm and addressing inequalities taking account of the wider determinants of health. Obesity is a major public health challenge for Nottinghamshire. Obesity in Reception Year in this area is significantly worse than the England average. It is recommended that the six themes recommended by the TCPA document 'Planning Health Weight Environments' – <a href="http://www.tcpa.org.uk/data/files/Health_and_planning/Health_2014/PHWE_Report_Final.pdf">http://www.tcpa.org.uk/data/files/Health_and_planning/Health_2014/PHWE_Report_Final.pdf</a></p> <p>are considered to promote a healthy lifestyle as part of this application. The six themes are:</p> <ul style="list-style-type: none"> <li>· Movement and access: Walking environment; cycling environment; local transport services.</li> <li>· Open spaces, recreation and play: Open spaces; natural environment; leisure and recreational spaces; play spaces.</li> <li>· Food: Food retail (including production, supply and diversity); food growing; access.</li> <li>· Neighbourhood spaces: Community and social infrastructure; public spaces.</li> <li>· Building design: Homes; other buildings.</li> <li>· Local economy: Town centres and high streets; job opportunities and access</li> </ul> <p>Due to the size of the development it is recommended that planners discuss this development as part of the Bassetlaw Local Estates Forum and also consult with</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted and agreed.</p>

Respondent	Comment	Action for the Plan
	<p>Bassetlaw Clinical Commissioning Group to consider any additional healthcare requirements e.g. S106 / CIL. Given that limiting long term illness or disability is significantly worse than the England average, the development needs to ensure that it is age friendly providing good access to health and social care facilities.</p> <p>Minerals and Waste</p> <p>The neighbourhood planning area for Carlton in Lindrick contains the Carlton Forest Quarry and Landfill (and associated Minerals Safeguarding and Consultation area) to its south-east. The policies presented in the neighbourhood plan are unlikely to present the risk of the site's sterilisation and therefore the County Council does not wish to raise any concern in respect of this facility.</p> <p>On the Langold Industrial Estate a vehicle dismantlers/metals recycling site is present and potentially still operational in areas covered under the Allocation of land at Firbeck Colliery (covered under Policy 3). Development of this site (including the area of the recycling facility) is likely to lead to the removal of this facility from this site. Therefore, should the facility be active at the point in time development is close to commencement early engagement should occur with the operator to provide them with the opportunity to re-locate the facility with as much notice as possible. Therefore, an amendment (if relevant and appropriate) to Policy 3 noting this is advised.</p> <p>Strategic Highways Section 21 of the C in L NP lists a number of community aspirations the first of which is seeking a highway improvement at the Doncaster Road / Long Lane, Carlton in Lindrick junction citing traffic congestion, delay and safety issues. The NP states that this is to be delivered over the longer term and would be linked closely to the CIL receipts for the parish.</p>	<p>Noted.</p> <p>Noted and agreed.</p> <p>Noted.</p>



Respondent	Comment	Action for the Plan
	<p>NCC can advise that the County Council as local highway authority for Bassetlaw district area would be happy to discuss with the parish council their highway concerns and aspirations, with a view to establishing whether a scheme of improvement is in fact warranted, feasible and the County Council, County Hall, West Bridgford, Nottingham NG2 7QP improvement might take. The County Council does not currently have any safeguarded scheme of improvement at the aforementioned junction nor is it currently investigating the feasibility of a scheme at this location. In the event that further consultation with the parish council establishes the need for an improvement then the County Council would be looking for the parish council to fund the scheme from local CIL receipts.</p> <p>The Community Vision should state that “Our important settlement break between Carlton and Langold will be PRESERVED” (not persevered). Community Aspiration 1 refers to a perceived need to improve traffic flow and pedestrian safety at the Long Lane/Doncaster Road junction. Improvements were carried out a year or so ago to assist pedestrians and it is likely that there is little else that can be achieved cost effectively within the available highway. Careful consideration needs to be given to any proposal to ring-fence CIL money for such a project.</p> <p>Travel and Transport</p> <p>Background The Transport Act 1985 places a duty on Nottinghamshire County Council to secure a “Socially necessary” bus network. Local bus operators provide services that they consider as commercial, and the Council provide revenue subsidies to provide additional services to ensure communities have access to essential services including education, work, shopping and leisure. The level of revenue funding available to the Council to provide supported services is diminishing. Therefore,</p>	<p>Noted and agreed.</p> <p>Noted. This section has now been removed from the revised Plan.</p> <p>Noted.</p>

Respondent	Comment	Action for the Plan
	<p>other funding sources are required to enable the council to maintain a socially necessary and sustainable network.</p> <p>Current Carlton in Lindrick Bus Network Carlton in Lindrick is currently served by Stagecoach commercial services 21 and 22 which combined provide a 30-minute frequency of service between Worksop and Doncaster. This could be referred to within the plan.</p> <p>Neighbourhood Plan TTS have reviewed the plan, vision and policies, and have also reviewed the supporting documents including Appendix 2 'Site Allocation – Draft Assessment' and the Draft Sustainability Appraisal, and wish to comment as follows: TTS welcome the draft Plan and the emphasis on sustainable development in Section 5 and in particular notes the following:</p> <p>Section 1.14 states that the area is well connected and has transport and road links to nearby settlements such as Worksop, Doncaster and Sheffield.</p> <p>Section 19.2 - recognises that with a growing community there is a need for additional services and facilities which are accessible to residents by car or public transport.</p> <p>Section 20.1 - consultation responses highlighted issues with accessibility, through a lack of reliable public transport to access services and retail in Worksop or Doncaster.</p> <p>The Community Vision and makes reference to improved access to useable and pleasant areas of woodland and open space, but doesn't refer to the role of public transport as part of a sustainable community. The role of transport isn't referred</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Agreed. Policies 4 and 5 now make reference to the need for a Transport Impact Assessment.</p> <p>Noted and amended accordingly.</p>

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	<p>to in any of the Neighbourhood Plan Policies 1-15, and Section 5 'Sustainable Development' doesn't make reference to public transport provision.</p> <p>The Draft Sustainability Appraisal Objective 11 includes reference to making use of existing transport infrastructure and help reduce the need to travel by car. For this objective the Table 11: Secondary, Cumulative &amp; Synergistic Effects states that focusing development in this area will help generate new public transport services by securing a critical mass.</p> <p>However, an omission from the document is any mention of the need for funding local public transport services and facilities. It is important to ensure that the community has access to public transport with appropriate bus stop infrastructure to support the services and encourage take up of public transport. It is suggested that the Community Vision statement is enhanced to include reference to public transport.</p> <p><b>Development Sites</b></p> <p>It is noted that Section 6.4 of the plan refers to "The Plan recognises its wider context within the existing Bassetlaw Core Strategy context. The Core Strategy was adopted in 2011 and stated that both Carlton and Langold should receive 4% growth (268 homes) through to 2031. This growth was projected to be delivered through existing planning permissions at that time." and that the top two types of accommodation required were identified as: Semi-detached dwellings (2-3-bedroom); and 2-bedroom Bungalows, presumably to support the need for housing for families and older people, who will both be potentially reliant on public transport provision.</p> <p>It is noted that Appendix 2 assesses all development sites identified through the Plan for Carlton in Lindrick and their potential for being included as a housing allocation in the final plan, over and above those that already have planning</p>	<p>Noted.</p> <p>Noted. Although this will be for the District Council to negotiate with the developer through any future planning application.</p>

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	<p>permission such as Firbeck Colliery Site and Peppers site on Blyth Road. These sites comprise an additional 744 dwellings.</p> <p>Transport and Travel Services request that developer contributions towards improved public transport services and infrastructure is specified as a criterion to be met for a site to be supported by the Neighbourhood Plan. It is suggested that sites/schemes that afford access to existing public transport facilities should be given priority for development. In particular Transport &amp; Travel Services will wish to explore with developers the provision of contributions for the provision of public transport services and waiting facilities including real time departure displays and raised kerbs, and complemented by Automatic Vehicle Location (AVL) and Traffic Light Priority (TLP) where appropriate, through Section 106 agreements. A statement within the plan which supports this approach will complement other strategic documents, and enable the council to effectively negotiate for suitable developer contributions.</p> <p>Community Transport The document doesn't make reference the important role of Community Transport in delivering transport provision, especially in rural areas. A number of important community transport providers are based in Bassetlaw, including Bassetlaw Action Centre, and it is suggested that reference to their work, and the potential for Community Transport and related services i.e. taxi buses to complement the local bus network is explored.</p> <p>Taxis There is no reference in the document to the role of taxis, which are licensed by Bassetlaw District Council and play an import role in the local economy. It is suggested reference to the role of taxis is included in the plan.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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	<p>Rights of Way</p> <p>These comments have been provided by Via East Midlands Limited on behalf of Nottinghamshire County Council, in its capacity as Highway Authority, through Via's continuing role of providing operational services on behalf of the County Council'</p> <p>The Plan discusses Public Rights of Way positively and the potential creation of new walking, cycling and horse riding routes for the area. New paths can be permissive (with the landowners permission and maintained by them or by other specific agreement) or, if dedicated as a public right of way, they would be maintained by the Highways Authority (NCC). NCC would look positively in considering new routes that added to the existing network or joined up locations where there is an identified missing link that is required.</p> <p>More specifically Policy 3 Allocation of land at Firbeck Colliery states: NCC has identified scope to link through to Carlton in Lindrick Footpath No. P32, which runs alongside the Western boundary of the site in the adjoining land. It links to Rotherham Baulk and to a footpath within Rotherham, further West. The footpath in Rotherham comes out on Rotherham Baulk opposite a bridleway that links down to Owday Lane.</p> <p>There are other possible improvements that NCC would be happy to discuss when the opportunity arises. An upgrade of Carlton in Lindrick FP35 and the stretch in Rotherham to allow cycle (and potentially full BW) access, would enable a cycle route to be created from Worksop/Gateford, across Owday Lane to Langold Country Park, which would be completely off-road from Gateford. There would be potential options to link to route 6 in Worksop Town Centre</p> <p>NCC would like to see a positive response to any planning application to include these upgrades, where possible, and would actively seek, with the Parish Council,</p>	<p>Noted and agreed.</p> <p>Noted.</p>

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	to secure a contribution or obligation from the developers to secure this improvement, given the text of 17.4 and the identification of potential improvements to FP32.	
<b>Natural England</b>	<p>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.</p> <p>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.</p> <p>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. Best and Most Versatile Agricultural Land We have not checked the agricultural land classification of the proposed allocations, but we advise you ensure that any allocations on best and most versatile land are justified in line with para 112 of the National Planning Policy Framework.</p>	Noted.
<b>Resident</b>	<ul style="list-style-type: none"> <li>• Walk to Country Park through woods needs improving.</li> <li>• Need something for children to do in an evening.</li> <li>• Litter – how do we stop children &amp; parents dropping it everywhere?</li> <li>• Green at Hawthorne Way gets littered and overgrown – safety issues.</li> <li>• There is no heart to the area, no centre.</li> <li>• Shops are adequate for the area.</li> <li>• 1. Park Area – need for play space.</li> <li>• Civic Centre is a fantastic facility.</li> <li>• 3. Good play area on Ramsden Court.</li> </ul>	Noted.





Respondent	Comment	Action for the Plan
	<p>•Where policy criteria are cumulative (i.e. ‘and’) it is not necessary to insert ‘and’ after each criterion. Only use semi-colons and insert ‘and’ in the penultimate one (as if you were making a bullet pointed list). Structure policies accordingly, including where there is need for any ‘or’ criteria.</p> <p>Section-specific comments</p> <p>Paragraph 1.6: Carlton in Lindrick is identified as a Local Service Centre in the Bassetlaw Core Strategy. It is one of the district’s larger Local Service Centres therefore the word ‘small’ should be deleted from the description.</p> <p>Paragraph 1.10: Carlton is not considered to be one of Bassetlaw’s most northerly parishes. Amend to westerly?</p> <p>Vision: It would be better to state the intention maintain a clear distinction between the two villages as part of this vision. Reference to the ‘important’ settlement break is vague at this stage. Similarly ‘views along Doncaster Road’ is somewhat vague. These could be better described.</p> <p>Objective 1: It is recommended that this is amended to read “Allocate land for development and ...” to be specific about the nature of what the plan actually does.</p> <p>Objective 5: It is considered that ‘the rural nature and atmosphere of the village’ is too broad a statement and overgeneralises. Carlton’s predominant characteristic is not rural. In many parts it has a strong suburban character. The rural element is only evident on the fringes of the built-up area. This should be amended to reflect the diversity of character in the village.</p>	<p>Noted and amended where relevant.</p> <p>Noted, agreed and amended.</p> <p>Noted, agreed and amended.</p> <p>The settlement break section has now been removed from the plan as per BDC comments.</p> <p>Noted, agreed and amended.</p> <p>Noted, agreed and the objective has been changed to be more specific on which areas we are looking to preserve.</p>

Respondent	Comment	Action for the Plan
	<p>Paragraph 3.1: The community has a “desire” to have greater involvement and influence. It is not a ‘need’.</p> <p>Policy 1, Para. 2: misspelled Carlton</p> <p>Paragraph 6.2: Give context to (i.e. %) or quantify the amount of change and over how long? Certainly since the original application was approved for Firbeck Colliery there has been limited further development permitted in Carlton.</p> <p>Paragraph 6.3: These principles could be applied to better effect if incorporated in to a policy. The point about highways is a matter for the Highways Authority (Notts County Council) and not really relevant for a NDP.</p> <p>Table 3: “Private dwellings” may be a better choice of phrase than ‘unshared dwelling’, considering all audiences likely to read the document</p> <p>Policy 2 1a: Specific asks should be set out clearly in policy rather than cross-referencing to other chapters of the document.</p> <p>3: Local connection criteria: The stringency/restrictiveness of the connection criteria should be given serious consideration. Given that there is not a huge amount of employment in Carlton, relative to other parts of the District and evidence shows a high level of retention of local residents working in the wider area, it may be unreasonable to restrict people currently living and working elsewhere within Bassetlaw from accessing affordable housing in the plan area.</p>	<p>Disagree. It forms part of the National Planning policy framework and we feel strongly that it should be left as “need”.</p> <p>Noted, agreed and amended.</p> <p>Section changed to relate to the increase in traffic, not necessarily development.</p> <p>Noted.</p> <p>Noted, agreed and amended.</p> <p>Noted and amended.</p> <p>Agreed. Parts of this local connection criteria been removed from Policy 2.</p>

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	<p>Paragraph 8.1: Delete 'within' and replace simply with "in".</p> <p>Table 5: It should be made clear here that the 180 dwellings permitted on the Peppers' site at Blyth Road, although within the Carlton parish boundary, is permitted on the basis of being a sustainable extension to Worksop. It is considered as part of Worksop's housing growth and while the Council does not object to it being referenced here we do not support the assertion that this development should contribute towards any growth target or upper limit to growth within Carlton in Lindrick.</p> <p>Policy 3: Policy asks should ensure they are consistent with what is permitted.</p> <p>Policies 4 and 5: State whether the number of units is to be regarded as an absolute, a minimum or an upper limit. Notwithstanding objections to protected views, allocating this site would appear to conflict with the plan's own objectives re key views.</p> <p>Policy 6: It is unclear what differentiates 'infill and redevelopment sites'. This policy should also be checked for consistency with local and national policy affecting conversion of agricultural buildings.</p> <p>Policy 7, 1a: When referring to employment areas within the parish, why is the Blyth Road (Peppers') Industrial Estate excluded?</p> <p>Policy 7, 3a: The wording of this part of the policy is clunky and would benefit from simplifying.</p>	<p>Noted and amended.</p> <p>Noted and amended table 4.</p> <p>Noted.</p> <p>Noted and amended to "approximately".</p> <p>Noted and amended accordingly.</p> <p>This has yet to be developed.</p> <p>Noted and amended where necessary.</p>

Respondent	Comment	Action for the Plan
	<p>Policy 10: While we agree that Carlton and Langold should remain distinctly separate, the Council has concerns about both the justification for and the extent of the proposed settlement break. Given that Langold Country Park is considered a major green infrastructure asset (a Council owned park and designated Local Nature Reserve) its inclusion in the settlement break does little to strengthen its protection.</p> <p>The notion of a 'green lung' (1b) is not really applicable outside of densely built-up urban areas and particularly adjoining part of a village that is predominantly linear. Similarly, "breathing space" is not typically an issue for areas that are surrounded by extensive open countryside. Furthermore, the identified area is only accessible (1c) to the east of Doncaster Road via the existing public right of way. A pseudo Green Belt is considered unnecessary given that the area of flood risk either side of the watercourse provides a clear barrier to development to the north, while the setting of the Grade II Listed Hodsock Grange would be a key consideration.</p> <p>Chapter 16/Policy 11:</p> <ul style="list-style-type: none"> <li>• As with Policy 10, we have concerns about the rationale for protecting views in this area. Views are not ordinarily protected unless there is a strong reason to do so.</li> <li>• While Bassetlaw Landscape Character Assessment (LCA) Policy Zones' ML04 (immediately adjoining the built up area) and IL12 (beyond) landscape actions recommend conserving and conserving/reinforcing the character of these areas respectively, they state that there are 'limited landscape features of note'. They do not prohibit development, nor does this constitute a 'protected landscape' as defined in NPPF paragraph 113. Likewise, with the exception of Blyth Church tower, there are no prominent heritage assets set in the landscape that warrant</li> </ul>	<p>Noted and agreed. It also became evident that the majority of the green area identified as the settlement break is within Langold Parish and not Carlton. Therefore, we felt it wasn't necessary for us to retain this section within the Neighbourhood Plan.</p> <p>The views form part of the character of the area and have featured heavily throughout the consultation feedback reviewed from residents. It is also an objective within the Neighbourhood Plan. The Neighbourhood Plan policy is not restricting all development in these areas, it is merely stating that any future development must preserve</p>

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	<p>wholesale protection. Although it is not an unattractive landscape it is not notably special and Core Strategy Policy DM9 Section C, in conjunction with the LCA, affords the landscape protection commensurate with its significance.</p> <ul style="list-style-type: none"> <li>• A cursory assessment of the proposed approach suggests that Views 3-6 are merely thinly veiled attempts to limit the likelihood of development on two potential housing development sites. When looking back towards Carlton in Lindrick and Costhorpe from the various tracks that criss-cross the surrounding countryside it is evident that sensitively designed and landscaped development could actually enhance the character of the area and soften the hard edges of the settlement. It is therefore strongly recommended that this policy be reconsidered to ensure that if/when development proposals come forward in the area that the design and layout facilitates views towards Blyth Church tower and softens any edge effects.</li> </ul> <p>Paragraph 17.7: Given the time that has elapsed since the Bassetlaw Green Infrastructure Study and Open Space Study were prepared, the Draft CNP should investigate what improvements have been made to Langold Country Park via the Bassetlaw Parks dept. Recent investments in play equipment may prove to render the assessment of 'poor quality' as being out of date.</p> <p>Policy 12: Parts 1 &amp; 2 largely say the same thing. Consider rewording/streamlining the policy.</p> <p>Local Green Spaces</p> <p>Core Strategy Policy DM9 provides adequate protection for open spaces unless a surplus is identified, giving grounds for considering their release for development. Where loss of open space as a result of development should occur, the policy</p>	<p>and/ or enhance these views through their proposals.</p> <p>Agreed. These sightlines have been removed as they do not add any weight to the emphasis to the policy. It is evident when visiting the location that the views identified within section 15 of the Plan are important and contribute significantly towards the character of the area.</p> <p>Agreed. Section 16 identifies areas of improvements to the park and existing public rights of way.</p> <p>Agreed and amended.</p> <p>Noted.</p>



Respondent	Comment	Action for the Plan
	<p>requires mitigation by way of provision of an alternative of equal or greater value. As such, BDC raise the following issues in relation to the large number of potential Local Green Space designations proposed by the Draft CNP:</p> <ul style="list-style-type: none"> <li>• It is noted that Table 6 and Map 9 do not correspond</li> <li>• Open Space 1: The designation of the allotments is supported. The Conservation Area boundary was drawn specifically to incorporate these. However, it is felt that the map does not accurately reflect the full extent of the community allotments.</li> <li>• Open Space 2: Designation of land opposite the Blue Bell Pub is supported. This is a prominent open space that contributes positively to the character of the village.</li> <li>• Open Space 3: Designation of Lambert Memorial Ground is supported in recognition of its local significance and value.</li> <li>• Open Spaces 4 Pinfold Drive, 5 Dadley Road, 6 Arundel Drive, 9 Northumberland Avenue and 12 West Moorland Drive: We object to the designation of these areas as LGS as they are merely amenity spaces, with no strong character or defined function they lack the necessary significance. Attention should be given to enhancing the quality and range of uses in these spaces. Amenity space is protected under DM9.</li> <li>• Open Space 7: Designation of land behind the Civic Centre is supported due to the range of uses it supports and its supporting civic functions.</li> <li>• Open Space 8: As above, designation of Beckett Avenue is supported because of its multifunctional role.</li> </ul>	<p>Agreed and amended.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p> <p>Disagree to Pinfold Drive and Dadley Road as the request to designate these spaces came from public consultation. There is a concern that these could be developed in the future. Agree to the others listed being removed.</p> <p>Noted and agreed.</p> <p>Noted and agreed.</p>

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	<ul style="list-style-type: none"> <li>• Open Space 10 Costhorpe Playing Field: Sports pitches are protected under DM9. This space lacks necessary significance to warrant LGS designation.</li> <li>• Open Space 11 King George Playing Field: Sports pitches are protected under DM9. This space lacks necessary significance to warrant LGS designation – hence it is not within the Conservation Area boundary.</li> </ul>	<p>Noted and agreed. Removed from the list.</p> <p>Noted and agreed. Removed from the list.</p>
Pegasus Group	<p>This representation is prepared by Pegasus Group on behalf of Jas Martin &amp; Co acting on behalf of the Carlton in Lindrick Estate in relation to the Carlton in Lindrick Draft Neighbourhood Plan.</p> <p>We wish to make comment on Section 8 of the Neighbourhood Plan, the potential land identified for allocation and their respective site assessments (Appendix 2) in order to query the justification for not including land at Tinkers Hill. We also comment specifically on the design principles imposed under Policy 8 and 9 and their inconsistency with National Policy.</p> <p>The representation then sets out the relevant considerations which would support the allocation of the land at Tinkers Hill.</p> <p><b><u>Legislative Background</u></b></p> <p>The National Planning Policy Framework (NPPF) outlines that when considering the production of a Local Plan or Neighbourhood Plan there should be regard to the tests of soundness set out at Paragraph 182. This Paragraph states that in order for a Plan to found sound, they should be: positively prepared; justified; effective; and consistent with national policy.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

Respondent	Comment	Action for the Plan
	<p>The Housing White Paper (February 2017) outlined at Paragraph 1.30 that “policies in plans should allow a good mix of sites to come forward for development, so that there is choice for consumers, places can grow in ways that are sustainable and there are opportunities for a diverse construction sector. “ Particularly, it is stated that, “small sites create particular opportunity for custom builders and smaller developers. They can also help meet rural housing needs in ways that are sensitive to their setting while allowing villages to thrive.”</p> <p>When considering rural areas, the NPPF states that “housing should be located where it will enhance or maintain the vitality of rural communities.” The notion is something that is brought forward in the emerging National Planning Policy Framework 2018 Consultation Draft. Draft policy 69 identifies that <i>“small sites can make an important contribution to meeting the housing requirement of an area, and are built-out relatively quickly.”</i></p> <p><b><u>Carlton in Lindrick Neighbourhood Plan</u></b></p> <p>In considering the Neighbourhood Plan we have had regards to the tests of soundness identified above.</p> <p>The Draft neighbourhood Plan does not make reference to the settlement as being a ‘Local Service Centre’ within the adopted Bassetlaw Core Strategy Document. Under this designation, the settlements are identified as having <i>“smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth.”</i> As such it is identified that Carlton in Lindrick will accommodate 4% (248 dwellings) of the housing growth over the plan period. However, we support the Neighbourhood Plan in its recognition that Carlton in Lindrick is a suitable location for development across the plan period.</p>	<p>Policy 1 “Sustainable Development” 2(a) identified Carlton in Lindrick as a Local Service Centre as per Core Strategy.</p>

Respondent	Comment	Action for the Plan																					
	<p><u>Section 8 – Allocating Land for Development</u></p> <p>Section 8 of the Neighbourhood Plan outlines the Parish Council’s aspirations for allocation of land for development across the plan period, The Neighbourhood Plan the sites identified as being allocated are as follows:</p> <table> <tr> <th>Site Name</th><th>Permitted units through existing planning</th><th>Additional unit through the Neighbourhood Plan</th></tr> <tr> <td>Firbeck Colliery</td><td>350</td><td>50</td></tr> <tr> <td>Peppers, Blyth Road</td><td>180</td><td>0</td></tr> <tr> <td>Doncaster Road</td><td>0</td><td>150</td></tr> <tr> <td>Land at Highfield House</td><td>0</td><td>10</td></tr> <tr> <td><b>Total</b></td><td>534</td><td>200</td></tr> <tr> <td><b>Overall Total</b></td><td><b>744</b></td><td></td></tr> </table> <p>Table 5: Existing Planning Permission and potential allocation in Carlton in Lindrick (sites over 10 units) – Taken from Draft Neighbourhood Plan.</p> <p>It is noted that both the Firbeck Colliery Site and the Peppers site, Blyth Road are subject to planning permission and included within the allocations document. In the case of Firbeck Colliery it is identified that planning permission is to be granted under 15/01457/FUL following the completion of a Section 106 Agreement. The granting of planning permission on this site will secure outline planning consent for 400 dwellings. It is therefore considered that it is appropriate to include this site within the proposed allocations in the Neighbourhood Plan.</p> <p>It is however considered that the inclusion of Peppers site, whilst located within the Carlton in Lindrick Plan area, is located at such a distance from the village that</p>	Site Name	Permitted units through existing planning	Additional unit through the Neighbourhood Plan	Firbeck Colliery	350	50	Peppers, Blyth Road	180	0	Doncaster Road	0	150	Land at Highfield House	0	10	<b>Total</b>	534	200	<b>Overall Total</b>	<b>744</b>		<p>Agreed. This site has now been formally identified as an allocation within the neighbourhood Plan through policy 3.</p> <p>Agreed. The Peppers development is not considered an allocation, it is</p>
Site Name	Permitted units through existing planning	Additional unit through the Neighbourhood Plan																					
Firbeck Colliery	350	50																					
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	<p>it not considered to directly contribute to the housing supply of Carlton in Lindrick, but that it is more probable that in the emerging Local Plan, the development limits of Worksop will be extended in order to include this land within the urban area. Furthermore, unlike Firbeck Colliery there is no justification on the location of the site, or direct policy relating to the development at Peppers. On this basis it is considered that the plan is not justified in its approach and is therefore considered to be unsound.</p> <p>There are a number of discrepancies between the allocations, particularly for Sites 2 and 3 which states that they both have a site area of 2.1 hectares. The supporting text in relation to these sites is somewhat misleading and therefore, further clarification on this matter is required.</p> <p>Under Section 8, the proposed development limits for Carlton in Lindrick are identified. It is noted that the proposed development limits comprise two separate development areas, the larger 'village area' and a smaller south-eastern limit accounting for a number of homes on Tinkers Hill. The proposed development limits do not account for the dwelling in between the boundaries which will render a number of dwellings as 'outside of development limits' The joining up of these limits, would be a more consistent approach, we therefore object to this proposal.</p> <p>When considering land for allocation within the Neighbourhood Plan, It is acknowledged that the extent to which a site was suitable for development was evaluated using a Site Assessment matrix. Within this assessment, noted within the Neighbourhood Plan as being Appendix 2, it is noted that the land at Tinkers Hill is not considered as being suitable for allocation for development. It was concluded that.</p>	<p>merely referenced as a site that has received planning permission and does not count towards the housing target for Carlton in Lindrick. Which is identified in figure 5.</p> <p>Agreed. These site areas have been amended.</p> <p>The development boundary is that of the Core Strategy. We have worked with Bassetlaw Council to include the proposed allocations within a revised development boundary that they have supported as a Local Authority.</p> <p>Noted.</p>

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	<p><b>“Site not suitable for allocation”</b> – <i>The site would not be supported by Conservation for development based on the findings from the site assessment report providing the Conservation concerns can be addressed; the landowner has confirmed the site could be made available for development; Grade 3 ALC; within a ‘conserve and reinforce’ landscape Policy Zone ML06; The site is detached from the existing built-up area of Carlton in Lindrick and would have a negative impact on local character; significant heritage constraints as the site is close to the Conservation Area; and there are no known infrastructure impacts; some mixed levels of community support”</i></p> <p>The scoring of the site concluded the following:  Site Ref 211  Site assessment report R  Landowner Support G  Community Support A  Neighbouring land uses G  Agricultural Land classification A  Landscape character R  Built character R  Natural Environment W  Heritage Assets R  Infrastructure impact G</p> <p>When considering the sites within the Site Assessment Report, all of the sites are identified as having potential negative implications on the landscape character of the are, in this regards Tinkers Hill is no different to the other sites which are identified for allocation. With careful planning and design, the other aspects identified in ‘red’ for the Tinkers site (built character and heritage assets) can be overcome as detailed in the site promotion section below.</p>	<p>The main reason why this site was identified as “not suitable” was due to its impact on the Conservation Area and highways.</p>



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	<p>The Council identify in their Five-Year Housing Land Supply (December 2017) that the current deliverable housing supply is 2,547 dwellings thus equating to 3.7 year supply of housing land. As discussed above with regard to the Housing White Paper, the Government place great importance on <i>“policies in plans should allow a good mix of sites to come forward for development.”</i> The current proposed allocations each seek to deliver in excess of 100 units per site, with the exception of the land at Highfield House. It is therefore considered that the Neighbourhood Plan should look to allocate smaller sites in order to ensure that there is the potential for short term development. On the basis of the above, the Neighbourhood Plan is considered to be unsound. Tinkers Hill would enable development of approx. 10 dwellings.</p> <p><u>Policy 8 : Design Principles</u></p> <p>The Neighbourhood Plan sets out design principles to guide new development within the area to ensure it is sustainable and helps to contribute to create a high-quality, sustainable place.</p> <p>Policy 8 states:</p> <p>“i) there will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset, including those identified as non-designated heritage assets;</p> <p>j) the setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset.”</p>	<p>Agreed. The District Council does not have a five-year supply of housing and this is why we have produced a Neighbourhood Plan to carefully plan where any additional development is located within the village. The Neighbourhood Plan provides a positive approach to development.</p>

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	<p>This policy does not accord with the policies related to the historic environmental with the NPPF. This policy does not allow for the planning balance to be applied when considering proposals which could have an adverse effect on the historic environment. It is acknowledged within NPPF that any harm to a heritage asset can be justified on the grounds of public benefits which outweigh that harm, taking into account here the 'great weight' to be applied to the conservation and providing the justification is 'clear and convincing' (para 133 and 134 NPPF). Therefore, any policy which does not allow for this balance to be carried out is in conflict with NPPF and is unsound.</p> <p><u>Policy 9; Carlton in Lindrick Conservation Area</u></p> <p>This policy has been created to provide additional controls to development within the Carlton in Lindrick conservation Area, above those already implied by its Conservation Area status, those in Local Plan, NPPF and the legislative requirements.</p> <p>In general terms, there are sections within this policy which do not accord with NPPF by not allowing the planning balance to be carried out. The policy is overly restrictive and does not allow for a fair assessment of potential development proposals against local plan and NPPF policies. For example, section b) states that development shall respect existing plot boundaries, ratios and the historic or traditional forms and grain of development. This policy does not allow for a planning balance to be made where development may not adhere to the wording of this policy. In addition, this does not allow for an unbiased assessment of the proposed site to identify to what extent the existing plot contributes to the special character of the area and then for a public benefit argument to be made, presenting clear and convincing justification for the development. Section, d) states existing green spaces, including private gardens, shall be protected from unsympathetic development where this would have an adverse</p>	<p>Agreed. Policy 8 points (i) has been reworded with the help of the District Council's Conservation Team.</p> <p>This policy has been produced with the help of the District Council Conservation Team following the draft plan consultation. We are confident that it does meet the necessary requirements.</p>

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	<p>impact upon the spacious character of the existing site and the area. Again, this is a restrictive policy which does not allow for the planning balance to be carried out, nor does it allow for an assessment of what aspects contribute to the special character of the Conservation Area.</p> <p>Therefore, this policy is unsound.</p> <p><b><u>Site Promotion –Land at Tinkers Hill (land Ref.LAA211)</u></b></p> <p>As part of our representations we wish to submit details to outline the potential for future development of the land at Tinkers hill. The below site promotion should be read with reference made to Drawing No. P17-0979_001 – Concept Layout.</p> <p>It is identified that both the Neighbourhood Plan, The Bassetlaw Core Strategy and the NPPF that the key principle in the acceptability of a proposal is sustainability. It is considered that there are three dimensions to sustainable development: economic, social, and environmental (NPPF para 7).</p> <p>It is identified within the Neighbourhood Plan at Policy 1, Part 3 that when considering sustainable development:</p> <p><i>“All development shall be designed having regard to the policies and supporting evidence set out in this Neighbourhood Plan and shall be located to ensure that the development does not significantly and adversely affect the:</i></p> <ul style="list-style-type: none"> <li><i>a) Amenity of nearby residents; and</i></li> <li><i>b) Character and appearance of the area which it is located;</i></li> <li><i>c) Historic environment;</i></li> <li><i>d) Settlement break and important views in the parish; and</i></li> <li><i>e) Social, built, historic, cultural and natural assets of the Parish,”</i></li> </ul>	<p>This is not the time to include site promotion material. The Neighbourhood Plan is now being submitted to the District Council for its Regulation 16 consultation and subsequent independent examination. The Plan does not preclude other developments from occurring within the village, there are a number of policies within the Neighbourhood Plan that will effectively manage the process moving forward.</p>



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	<p>A Conservation Area designation is not designed to stifle or prevent new development, but is to be used, through policies and Conservation Area appraisals as a mechanism to guide proposed new development and to avoid development which could adversely affect the special character of the Conservation Area. This include ensuring the design, layout and materials proposed are appropriate and sympathetic. Local Planning Authorities should take into account the desirability of new development making a positive contribution to local character and distinctiveness (para. 131 NPPF). The policies of NPPF and the statutory test do not state that there can be no change within a Conservation Area. It is understood that in order to comply with the statutory consideration and the NPPF policies, account needs to be taken of the desirability to seek opportunities to enhance the character and appearance, but as a minimum that any change that does not harm the special character of a Conservation Area. It is also noted that via NPPF, any harm identified can be justified on the grounds of public benefits which outweigh that harm, taking into account here the 'great weight' to be applied to the conservation and providing the justification is 'clear and convincing' (para 133 and 134 NPPF).</p> <p>The proposed allocation is located within a sub-area of the Carlton in Lindrick Conservation Area known as The Cross (Bassetlaw District Council 2013). The appraisal identifies the area as one of densely packed buildings which has never been systematically planned leading to little open space. The exceptions to this are identified as the proposed allocation site, the green corridor along the Caudle Dyke and the beer garden adjacent to the Grey Horses public house which are identified as areas of significant open space within The Cross sub-area.</p> <p>The proposed allocation site is described as containing features of archaeological interest, which are identified in the Nottinghamshire Historic Environment Record</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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	<p>as 'moulds' though here are identified as being possible ridge and furrow potential building platforms with contributions also made by the mature trees along Caudle Dyke close to the bridge, which is a building of local interest and the grade II listed Bridge Farm House.</p> <p>Whilst it is noted that the proposed allocation forms an open space within The Cross part of the Conservation Area, it is argued that the Conservation Area as a whole contains much more significant areas of open space, for example non-designated Carlton Hall and Park which forms an extensive swathe of open land to the west of the historic core of the village, providing a rural setting to the village and reinforcing its linear form, with only the development of South Carlton encroaching into the parkland.</p> <p>More specifically, within The Cross sub-area, there are other, large areas of space which contribute to the special interest and to the sense of pockets of open space within a more unplanned area of settlement with the large gardens and plots of land to the rear of properties on Low Street and High Street which extend east all the way to the Caudle Dyke. These areas are not publicly accessible or visible from many areas within the Conservation Area which may be the reason why they have not been included as areas of significant open space. It is argued that within the proposed allocation, only the northern portion of the allocation, leading west from Tinkers Hill is visible. The southern area, where the Illustrative Masterplan places houses is not readily visible. From Tinkers Hill when moving north, this area does not 'read' as a large area of open space. The built form with the southern edge of the extant properties on the western side of Tinkers Hill, and the built form east of Low Street and west of Caudle Dyke are all visible. Therefore, it is suggested that it is the northern portion of the area identified as significant open space which contributes significantly to the special interest of the Conservation Area. The southern portion of the area is no different than those other large areas of open</p>	<p>Noted.</p> <p>Noted.</p>



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	<p>space located to the west of Caudle Dyke and have not been identified as areas of significant open space contributing to the special interest of the Conservation Area.</p> <p>The layout maintains a sense of openness within this section of the Conservation Area. The views when moving south along Greenway into Tinkers Hill will retain and open feeling with the setting back of development to the rear of the established properties on the western side of Tinkers Hill.</p> <p>The view when moving north towards the core of the village along Tinkers Hill already contains built form with the southern edge of the extant properties on the western side of Tinkers Hill, and the built form east of Low Street and west of Caudle Dyke all visible when moving along this road. The Illustrative Masterplan shows that the landscaping proposals would blend into those already present along the southern boundary of the properties west of Tinkers Hill, thus providing a view which would not be substantially different than the extant view.</p> <p>The Illustrative Masterplan has been carried out in such a way as to minimise views of development from any of the adjacent listed building and buildings which make a positive contribution to the special interest of the Conservation Area. In particular, the maintenance of the northern portion of the area has allowed a buffer to be maintained between the rear plot of the grade II Listed Bridge Farm House and the non-designated buildings of Jerusalem Farm to the east of Tinkers Hill, opposite the proposed access to the site. This helps to maintain the sense of openness and views from these assets will be maintained as open areas within the densely populated area of The Cross.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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	<p>There are no significant views identified that look into, across or from the proposed allocation and therefore, the allocation of this site would not reduce any contribution made to the special character by identified keys views.</p> <p>The layout avoids the area of earthworks identified within the northern portion of the proposed allocation and mentioned within the Conservation Area appraisal. There is the potential that the southern area may contain archaeological deposits, however these would be subject to a full programme of mitigation which would contribute to the knowledge and understanding of the history of Carlton in Lindrick. This is identified in the Conservation Area Appraisal Management Plan section in the Proposed Enhancement Schemes section as policy CL25 – ‘<i>A programme of archaeological investigation to increase our understanding of Carlton in Lindrick’s archaeological significance</i>’.</p> <p>It is our opinion that the Indicative Masterplan presents a layout for development which does not conflict with the legislation and policy test set out above. Although the proposed allocation has the potential to cause less than substantial harm at the lowest end of the scale by reducing an area identified as a significant open space within the Conservation Area, it is considered that as the most readily visible part of this area, appreciable when moving through the area will be retained as open space, together with the central open green space within the proposed development area itself, the sense of openness and the contribution this makes to the special character of the Conservation Area will be maintained.</p> <p><u>Settlement Break And Important Views in the Parish</u> The Neighbourhood Plan identifies the importance of maintaining a gap between Langold and Carlton in Lindrick as a ‘settlement break’. It is considered that</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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	<p>development within this break should be resisted so as not to harm the role this has in the feel of distinct settlement.</p> <p>Similarly, a number of 'important views' have been identified within the vicinity of the Doncaster Road. The land at Tinkers hill is not located within any of these important views. We take the view that the site is located within the existing built form of the Carlton in Lindrick and does therefore not comprise an important view. Development on this site is there considered to be appropriate in relation to the implications on views of the settlement.</p> <p><u>Social, Built, Historic, Cultural and Natural Assets of the Parish/Character and Appearance of the Area which it is Located</u></p> <p>It is identified within the Neighbourhood Plan that the Parish Council have commissioned a Housing Needs Assessment' to assess the needs of the residents of Carlton in Lindrick over the plan period. Whilst this document is not available to view as part of this consultation, it is understood that the top two types of accommodation required by residents are:</p> <ul style="list-style-type: none"> <li>• Semi-detached dwellings (2-3 bedroom); and</li> <li>• 2 bedroom Bungalows</li> </ul> <p>Drawing No. P17-0979_001 provides a conceptual illustration of the level of development that could be achieved on the land at Tinkers Hill. The landowners would be happy to discuss the type of dwelling to be delivered on the site with the Parish Council prior to the submission of any application. It is possible to accommodate dwellings for this site to provide dwellings for both the younger 'children' of the settlement as well as the identified need for older persons housing.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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	<p>The concept layout indicates how a small- scale development can be achieved on the site whilst maintaining the openness experienced by neighbouring residents and road users. The site itself is relatively self-contained in terms of visibility, however it is recognised that views in and towards the site are available from Greenway (at the eastern boundary) and Tinker Hill (from views along this route to the south). One design principle that is illustrated within the Concept Layout is the retention of open space in the northern part of the site. This retained space will be kept free of proposed residential development to assist in maintaining the sense of openness that is currently experienced.</p> <p>The proposed Concept Layout has also responded to the existing setting at the south eastern boundary of the settlement, particularly in terms of the visual experience when travelling northwards along Tinkers Hill. Glimpses of existing built form within the settlement are available from Tinkers Hill, however, as a form of visual mitigation, existing hedgerows should be retained and enhanced to soften the appearance of any proposed development within the site.</p> <p><i>Draft Policy 8 Point d) states that development should “seek to retain existing mature hedging and established trees to provide for biodiversity.” Furthermore, Point f) requires that “development affecting the transitional edges between Carlton in Lindrick and the open countryside shall be softened by native landscaping or the inclusion of public open space to complement the character of the adjacent or surrounding countryside.”</i></p> <p>As detailed on the conceptual layout, it is considered that the requirements of the Neighbourhood Plan can be met on the site at Tinkers Hill and further detail will enable any future development to meet the necessary criteria of Policy 8.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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	<p>An access assessment undertaken in relation to the land at Tinkers Hill has identified that there would not be any significant highways constraints associated with residential development on the site. It is acknowledged that Tinkers Hill is currently subject to a 30mph speed limits and therefore access can be achieved using the design principles from the Manual for Streets. This assessment can be found at appendix 1.</p> <p><b><u>Conclusion</u></b></p> <p>Generally speaking we are supportive of the aspirations of the Neighbourhood Plan in recognising the need to allocate land for housing development across the plan period. It is however, considered that the balance between the allocation of small and larger sites is skewed. As such, the allocation of the Land at Tinkers Hill, contrary to the Site Appraisal undertaken, is proven to meet the desired requirements of the Neighbourhood Plan on a number of levels.</p> <p>As detailed above, the site at Tinkers Hill provides developable and deliverable site in line with the definitions of the NPPF. It is therefore considered that the allocation of this land would enable the Plan to be found sound on this basis.</p> <p>We trust that the above comments will be taken into account in progressing the Carlton in Lindrick Neighbourhood Plan. As discussed above, we would be happy to meet with the Parish Council to discuss the scope of development on this site in order to achieve a viable development for Carlton in Lindrick. Please advise us of further opportunities to comment on emerging policies in the future.</p>	<p>Noted.</p>