

Lound Neighbourhood Plan

Report on the Regulation 14 Consultation

August / September 2020

The Consultation

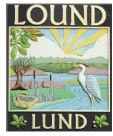
The two month Consultation period started on 1 August 2020 with the publication of the Lound Neighbourhood Plan Pre-Submission Draft and an explanatory flyer on the Lound Village website. On the same day, the August edition of the Lound Crier was published by hand delivery of hard copies and also by posting on the website. Over 2½ of its 4 pages, this announced the Consultation period and encouraged all interested parties to participate. It also contained a list of the 15 Policies within the Plan, together with a few key words, describing their content. In addition, the Crier publicised two socially-distanced Exhibition events in Lound Village Hall as follows:

- Saturday 22 August 2020 from 2 pm to 4 pm (when 14 Parishioners attended) and
- Thursday 3 September from 6 pm to 8 pm (when 11 Parishioners attended)

A shorter follow-up article, encouraging last-minute participation, appeared in the September Lound Crier.

Lound Neighbourhood Plan Steering Group consulted:

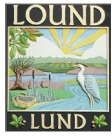
1. Parishioners, including residents involved with businesses, clubs and association in the village, via:
 - The Lound Crier
 - Lound Village website
 - Social Media
2. The following Businesses, Clubs and Associations operating in the village, via hard copy leaflet drops and emails:
 - A.P.E.
 - Coppice Resources
 - Sutton Grange Services
 - Sutton Grange AD
 - Sutton Grange Energy
 - G. Williams Grain Storage
 - Forever Fuels



- Fred Walter & Sons Ltd
- Charcon Construction Solutions
- Wright Equestrian
- FCC Environment **Acknowledgement only**
- Severn Trent Water
- MPS Care Limited
- M & K Hurst
- Lee Farms
- Nottinghamshire Wildlife Trust **Replied**
- Lound Water Ski Club
- Sutton-cum-Lound Parochial Church Council

Bassetlaw District Council approached the following Statutory Consultees on behalf of the Steering Group:

- BDC Strategic Housing
- BDC Planning Policy **Replied**
- BDC Conservation **Replied**
- BDC Development Management **Replied**
- BDC Estates
- NCC Highways **Replied**
- NCC Planning Policy **Replied**
- NCC Public Health
- National Federation of Gypsy Liaison Groups
- Canal and River Trust **Replied**
- Environment Agency
- Natural England **Replied**
- NFU
- Internal Drainage Board
- Coal Authority **Replied**
- NHS Property Services
- Sport England **Replied**
- Highways England **Replied**
- Historic England **Replied**
- Sustrans
- Anglian Water **Replied**
- Severn Trent Water **Replied**
- Cadent Gas
- National Grid **Replied**
- Western Power



- Hayton Parish Council
- Sutton Parish Council
- Torworth Parish Council
- Ranskill Parish Council
- Mattersey Parish Council

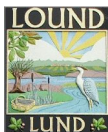
The Results

- A total of **68** responses were received to this consultation
- **15** of these were from statutory consultees and interested parties
- The remaining **53** replies were from Residents, representing the views of **86** people

The following table reflects the views of these Residents within six broad categories:

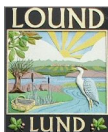
Number of Residents	Views
1	Oppose the development of a Neighbourhood Plan in Lound
6	Oppose any new housing development in Lound
3	Oppose any new housing development in Lound but, if some growth is inevitable, are prepared to support the Draft Lound Plan and its limited aim for 21 new dwellings only, this being the number identified as Required. This development would be subject to a number of detailed policies within the Plan designed to ensure the special historic rural character of Lound is protected
61	Support the Draft Lound Plan and its limited aim for 21 new dwellings only, this being the number identified as Required. This development would be subject to a number of detailed policies within the plan designed to ensure the special historic rural character of Lound is protected
13	Oppose that aspect of the Plan which concerns development adjacent to their home
2	Support the building of more new homes than the Required 21 dwellings envisaged in the Draft Lound Plan
Total 86	

The details of all the responses are shown in the two tables below. All correspondence was by emails, backed up by telephone calls and face-to-face conversations:

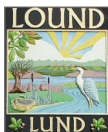


Detailed Responses to the Regulation 14 Consultation

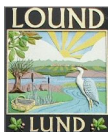
S/N	No of Residents	Date	Comments from <u>Residents</u>
R1	1	010820	May I take this opportunity to confirm to you and the remainder of the Lound village Steering Group that I fully support paragraph 11 of the draft plan in its endeavour to protect Lound village and its surrounding countryside from inappropriate development
R2	2	020820	Having looked at the Lound Neighbourhood Plan, we would like to confirm that we agree that a growth of up to 10% is sustainable and of a suitable amount for Lound. We believe that any more than this would put too much strain on our limited local resources. Thank you for passing on our views
R3	1	040820	Having read the Lound Neighbourhood Draft Plan in detail, I write to congratulate the planning team on the production of an excellent document. It has my full support. In particular, I noted the sensitive, excellent public consultation about where new housing might be located. The outcome of the consultation will have pleased the vast majority of the village's population, precisely because decisions have been based on what Lound residents want to see in the future. The number of new houses to be built is completely appropriate given the size, amenities and other village features. Indeed, to increase the number of houses would be to put to one side years of careful community oriented work and Lound residents' clear views. Thank you for your work
R4	1	050820	Six months ago the steering group informed The Parish Council that its work was now stalled. Having reached impasse, due to Bassetlaw District Councils unreasonable demand for housing development, and Lound villages well documented opposition to development. So what has changed. Did the vote take place to change Bassetlaw's core planning strategy. Has BDC climbed down from its unreasonable demands for housing. Or have Lound residents capitulated from the need to protect the village from speculative development? I just do not understand what possible motive there can be to continue carrying on with the plan, when LNP steering group committee calls the situation an impasse and against residents' wishes. The gall then of asking residents now to back it, when it is no more than a mandate for development in itself, "Turkeys voting for Christmas" springs to mind. The plan over the years has morphed from the intention to protect our village from speculative development, to one that now outlines what to build, how many to build, where to build them. A blatant case of Gamekeeper turned poacher. Less than 20% of the 71 listed settlements in Bassetlaw have completed neighbourhood plans. The few that do, appear to attract development more than those that don't. Just look at Sutton, Ranskill and Barnby Moor. Not exactly local shining examples of affordable housing for rural young first time buyers. Or desirable locations, for single parent families to live. Our beautiful village has a charm and reason for its being. It merits all the protection we can give it. Obviously not a concept understood in Worksop. As you probably aware by now, I am not a fan of neighbourhood plans. For me Lounds plan has lost its way, lost credibility, and along the way lost the confidence of its residents. Calling unnecessary meetings at the time this of pandemic and government concern is irresponsible. Any actions resulting from the meetings would disenfranchise the elderly, vulnerable, and computer illiterate. To discredit the resolve of residents to protect the village that resulted from the 2016 residents' survey would be a waste of money and time. There are also rules for meetings of compliance, conformance, disclosure of interests and involvements. Any enmity and division within a community must be avoided. A caring community is all important, particularly at this time. I have copied the text of this input to the Parish Council



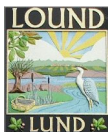
R5	1	050820	Thank you very much for all the hard work that you & the other members of your Steering Group have put into producing this document. I think this is something of which we as a village can be can justly proud. I agree with your proposal to limit the number of new buildings built during the life of the plan to be no more than 21
R6	1	060820	The Draft Neighbourhood Plan for Lound is very good, reflecting residents' views about housing allocations and other important matters. The extensive public consultation that took place was crucial to the acceptance of the plan within the village. We now know where 21 houses should be located and, crucially, that village infrastructure is adequate to support them. A greater number of properties, other than any planned for 'infill sites', would be wholly inappropriate. I support the draft plan strongly
R7	1	060820	I have read the January 2017 results of the survey and agree totally with the "obvious emphatic resistance to any change". The report represents my opinion that the number of new houses should be the absolute minimum considering that the Village does not provide even the basic requirements eg bus services, Doctor's surgery, shop, decent mobile reception or broadband, car parking and the sewerage and drainage are totally inadequate even with the present number of houses. I am in agreement with the policies 1-15. Policies 1,5,7 and 8 refer to the street scene which must be preserved or enhanced. The materials and design and boundary fences must be complimentary to the existing properties on Town Street. The 5 houses built on the main road into Barnby Moor and the new properties on Mattersey Road Everton are totally inappropriate, in their design and materials used, to their surroundings of a small Nottinghamshire Village and this must not be permitted in our Village. I am concerned that policy 11 NP02 allows 5 dwellings. This development will probably result in the provision (unnecessary in my opinion) of a pavement with the removal of hedges and the resulting deleterious effect on the entrance to Lound
R8	1	110820	As requested, my views on the Lound Neighbourhood Plan, I agree with the 21 dwellings planned, this in my view is a reasonable increase and in proportion with the present size of the Village. I would oppose a higher number of dwellings as having too much impact on the size and facilities of Lound. My only suggestion is to perhaps include bungalows here and there, though I know they take up more land and may not be popular. Thank you for all your hard work
R9	1	170820	I fully support the Draft Neighbourhood Plan as shown on the Village Website. I commend the Steering Group for its stance regarding the number of new dwellings proposed for Lound. A figure of 21 new dwellings to be built within the lifetime of the Plan is realistic, sustainable and should be acceptable to the majority of Lound residents, who have expressed the wish to see the village unchanged. Any attempts to increase development beyond this figure at the present time would impinge upon the character of the village and the safety and comfort of its residents
R10	2	170820	We strongly object with any further building in our rural village. The impact it would have on the roads, is totally unreasonable, based on the fact that the road is single track in places. There are no facilities other than the Bluebell. It's just not viable to congest our narrow roads further
R11	1	180820	I have read through the Pre-submission Draft of our Plan and am satisfied with it. I am pleased the Steering Group and the Parish Council have stayed true to the principle of respecting the wishes of Lound parishioners regarding proposed new development. The Draft NP is realistic and sustainable. An additional housing requirement of 10% , i.e. 21 new homes to be built within the period covered by the Plan, appears fully acceptable to the majority of residents. The sites proposed, if developed using the Policies contained in the Plan, will enhance rather than detract from the rural character of the village. Local amenities would not support a higher rate of development without seriously affecting the safety and quality of life of Lound's residents. I sincerely hope that officers at Bassetlaw District Council will take heed of the strong public opinion that future development should be both appropriate and sustainable
R12	2	180820	We support the provisions of the Lound Draft Plan, which provides for 10% housing development in the village. We believe that this is the maximum that Lound can accommodate, given its very limited amenities and its network of narrow roads. The Sustainability Appraisal – Scoping Report 2019 listed at the top of page 5 of the Drat Plan should have a footnote with a link to the document



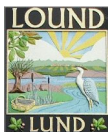
R13	1	190820	I just wanted to drop you and email to confirm that I fully support the Lound Neighbourhood Plan and particularly that a 10% increase (and no more) would be sustainable in the village. I agree with all elements of the plan and believe that any further development would be of great detriment to the fabric of this wonderful village. Thank you for all your hard work and those of the team, it is greatly appreciated
R14	1	190820	Further to the August Crier I write to advise I was not in favour of any development in Lound at the start of the Neighbourhood Plan process. My opinion has not changed and believe any further development will spoil the unique character of our small village. However, I support the steering group and all the hard work done and endorse its approach and local opinion that the growth in housing stock should be no more than 21 dwellings, this being 10% maximum sustainable growth figure
R15	2	190820	As long-time residents of Lound we would strongly endorse our support of the Lound Neighbourhood Plan Paragraph 11, which identifies a housing growth of 10% i.e. 21 dwellings. This confirms the wish of the majority of respondents in the village and reflects the limited local facilities. Any increase would certainly not be sustainable and we consider it totally unacceptable
R16	2	200820	For information of the Steering Group. We believe that a maximum increase of 10% in housing stock for Lound would be sustainable and proportionate with regards to the extent of local facilities and amenities
R17	1	210820	In response to your article in August's Crier regarding the proposed sites for new housing in Lound & the numbers that might be built. I still feel that any future building in our lovely village will be detrimental to its charm & rustic character. This has already been changed over the years, due to the amount of infill on any existing vacant plots of land here. So, I am far from happy about the 10% increase, or 21 houses that have been suggested. I do however realise the amount of work & time given by all the village steering group regarding the above, a far from easy task to be involved with. What became of all the information & consultations that went into Lound's Village Design Statement done in November 2007, will this be the same?? So I shall wait & see what Bassetlaw District Council Planning Department finally decide, but it will be a NO from me
R18	2	220820	We fully support the draft Neighbourhood Plan, particularly the recommendation for no more than a 10% increase. We both strongly feel that, due to limited infrastructure and lack of public transport or essential facilities within or close to the village, more than 21 houses would be unsustainable. We would strongly oppose any development proposals that would exceed the Plan's recommendation. Not least because that would also destroy the character of the village, as well as the community cohesion which has been so amply demonstrated in response to the Covid19 pandemic over the last few months
R19	2	230820	We fully endorse the village plan in its current form. The 21 dwellings proposed would certainly be the limit for development at the present time. Any more would severely strain the local infrastructure, and change the character of the village. Town Street is a bus route and in several places is narrow enough to cause problems already on occasion. If there were to be a significant increase in traffic through the village there would certainly be difficulties. The final list of proposed sites for development and the nature of those developments seems practical and appropriate and the preservation of green sites is important in preserving the character of the village, a large part of which is a conservation area. The nearest area to us is NP12 where a single building is proposed. We would fully support this, but access for a larger development would cause a problem and we would definitely strongly oppose any increase
R20	2	230820	As life-long residents we fully support the draft Neighbourhood Plan, particularly the recommendation for no more than 10% increase. We would most definitely oppose any development proposals that would exceed the Plan's recommendation. This would spoil the character of this small rural community, notwithstanding the lack of public transport, also poor road networks which would not support any heavier usage, and the lack of quality infrastructure to supply greater use of water, sewage etc. Lound does not have any essential facilities neither in or close to the village
R21	2	230820	We have studied the Draft Plan and concur with local opinion that the housing requirement for Lound of twenty one dwellings is sustainable and reasonable. We further have no adverse comments about the identified sites and therefore are pleased to endorse the Draft. We feel that the Steering Group have handled this lengthy process very well. Thank you



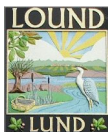
R22	2	230820	As a resident of Lound for 59 years I have always loved living in this special village. Many visitors remark on how lovely the village is! I was serving on the Parish Council when we were informed that we should produce and adopt a Village Neighbourhood Plan. I was very sceptical at the time as only a few years previously, Bassetlaw District Council deemed that Lound was one of those villages in which there should be no development because it would be unsustainable. The village plan would have to have at least a 10% increase in the number of dwellings as I remember. Anything less was not an option. The village had a vote and decided to go with the 10% increase, i.e. 21 new dwellings with many villagers against this amount as being too many. I was dismayed to then hear that Bassetlaw want a 20% increase. Surely this goes against the principles of having a Village Plan? We only have a few Green spaces in the village and I would like to see those remain. I support all the work that the Steering Committee has done and believe that the 21 extra dwellings is the maximum that this village could accommodate
R23	2	250820	Our response to the proposals in Lound's Draft Neighbourhood Plan is that we support a requirement for 21 additional dwellings in the village, ie 10%. A larger number would be excessive given the character of Lound. 10% would be eminently more sustainable and proportionate to the extent of facilities available locally
R24	1	310820	I believe that given the narrow roads and minimum facilities in Lound that a maximum number of new builds that would be sustainable would be 10%. There should be a mix of dwellings taking account of the local character and building styles. Smaller dwellings (2/3 bedrooms) are particularly needed
R25	2	310820	Our view from Little Top Lane is that the current plan is about right. We ideally wouldn't want any new builds due to noise etc but as a reasonable compromise are happy to support the draft neighbourhood plan
R26	1	010920	Given the nature of our village infrastructure my opinion is that no further housing development should take place in Lound
R27	1	010920	In response to the Neighbourhood Plan detailed in the Crier I consider the balance of new housing at 10% is the right way forward
R28	2	020920	We support the draft Lound Neighbourhood Plan, and especially the Plan's desire to restrict new houses to up to 21 and definitely NO MORE! We do not believe the Lound infrastructure can support more than 21 new houses
R29	1	020920	I am in support of the draft Neighbourhood Plan as proposed. I would obviously wish to conserve the village's heritage and appearance by ideally reducing development to a bare minimum. Given recent proposals by Bassetlaw District Council in regard to the Local Plan and other Governments proposals I believe the draft achieves a fair balance
R30	1	030920	Thank you so much for the hard work that you and your colleagues have done in order to create the Lound Neighbourhood Plan. It is a shame that the sites chosen by the villagers are all on the periphery of the village causing unnecessary sprawl. I support the Plan's view that no more than a 10% increase in the number of houses in the village is supportable, and that Bassetlaw District Councils requirement for more is not justifiable. Their own figures show that there is no need for such a requirement
R31	1	030920	It has been interesting to read the Lound Neighbourhood Plan. I support the Plan's view that no more than a 10% increase in the number of houses in the village is supportable, and that Bassetlaw District Councils requirement for more is not justifiable. Their own figures show that there is no need for such a requirement. I note that the sites chosen by the villagers are all on the periphery of the village. I feel that infill may have been more appropriate rather than extending the village
R32	5	030920	Thanks to the committee for a very comprehensive draft. The proposal for 5 houses at site NP02 directly abuts our property. So we have been opposed to any proposal for this site throughout as it directly affects us. It is also a green field site which should not be developed if possible. A very slim majority of villagers voted for this site in the first place. Sections of land have been ruled out as they affect the general aspect of the village and I believe this site should be one of those. While we can see why this site was chosen as it is out of the way of a lot of the village, I will be objecting to any planning proposals if they are forthcoming once the Lound NP has been adopted



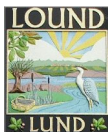
R33	1	060920	I would like to thank the Steering Group for their hard work in putting together an impressive Lound village plan. Would you kindly put forward to BDC my views concerning the proposals? I give my full support to the Plan as it stands with a 10% cap on building. I do not support any increase on this cap as BDC proposes. The village is classed as a small rural settlement anything above 10% would be out of proportion and unsustainable. We have no village amenities except the pub and the infrastructure particularly drainage, water pressure and transport are already inadequate for our needs. The approaches to the village are narrow undulating with some blind spots on entering the village itself. An increase in traffic with a greater percentage of houses will not only be detrimental to the environment but also increase risk and danger to the villagers, walkers and bikers that pass through. The paths in the village are limited to one side, narrow and uneven and not suitable for a considerable increase in footfall. The village attractiveness is its small compact character with farm field approaches. A 20% increase in density will not reflect our local distinctiveness. The majority of the village voted for little or no development. The proposal of a 10% increase is a compromise some of us are willing to accept but no more than that. The village may not be able to sustain affordable housing but any development should be mindful of the needs of an ageing population with perhaps smaller houses and bungalows for villagers to downsize
R34	1	060920	I'd like to confirm that I support the Steering Group recommendation to plan for a 10% increase in housing within the village (21 houses). I believe that our infrastructure is unsuitable for any increase on this. I would like to see all new housing built in such a way that it supports the UK's target of net zero by 2050, therefore my preference would be for all new homes to be extremely energy efficient and to preferably be heated by new technology such as heat pumps rather than traditional gas or oil systems. I would also be supportive of any future plans for local energy generation, for example solar/wind, again only if they were in line with the UK's net zero target. Many thanks to the Steering Group for all their work in creating the plan for Lound
R35	1	070920	I would like to thank the Steering Group for all their time and efforts in putting together the Plan. Would you please pass on my views and concerns to BDC regarding this? I am prepared to support the plan if it is limited to a 10% building cap and am strictly against the BDC proposal of a 20% cap. I along with a considerable majority of villagers voted for no or very limited building. The village is small, peaceful and compact. This is part of its attractiveness and uniqueness. The village would lose its local distinctiveness if the larger percentage was imposed. Village amenities are limited to a pub and the infrastructure is already not meeting our needs. Poor drainage leads to localised flooding down Chainbridge Avenue and on the low road approach to the village. More than 10% of housing will increase problems we already have with sewage disposal, water pressure and main drains. Previously planning has been refused in the village precisely for these poor amenities and infrastructure. The approach roads into the village are narrow, undulating and dangerous in places with blind bends and hills. Additional traffic on these roads will put villagers at greater risk and increase noise and air pollution. The pavements are limited to one side of the road and are uneven and narrow this further increases hazards for pedestrians. The attractiveness of the village is its tree lined and farmland approaches. A 20% increase in housing would spoil its landscape character and create a density of housing which is unsustainable and undesired. Finally BDC need to be mindful that a 10% housing cap was already a compromise from the starting point of no or minimal housing that the majority voted for
R36	1	070920	I wish to add my objections to an increase in the amount of new building developments in Lound. 10% is quite a significant increase in our small village. To increase this to 20% is highly unacceptable and would have a detrimental effect on the locality. I trust that the local opinions will be taken into consideration by the council
R37	1	080920	I would like to register my support for the Lound Neighbourhood plan. I believe that the level of housing stock required in Lound at 10% max is sustainable, will not adversely affect the village and is the way forward
R38	4	090920	I am going to struggle to write this without sounding like a complete NIMBY especially as one site will affect us in a negative way, however I feel there are some important points not just for us but village wide. We all understand there is a shortage of housing in the UK however the shortage is for affordable starter homes not 4/5 bedroom mansions and the developers are exploiting the under 9 dwelling loopholes in villages such as



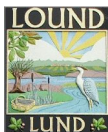
			<p>Sutton and Everton and we moved to Lound as the negative effect of over developing a small village (Everton). We believe the main danger is the expansion beyond current village limits, especially towards the main road as this then sets a precedent to develop the green belt that separates and makes us a village. On a safety point the roads in and out of the village beyond the 30mph limit don't have footpaths and are already narrow especially when busses, tractors and the odd sat nav lost cement truck, this is a real danger for those walking into the village to access the bus stop etc. On an ecology front the green belt has supported broods of English partridges along with Barn Owls, Kestrels and Grass snakes. We also found for the first time a Common Lizard (not so common) one of the UKs only 3 species. As a household we strongly believe that developments beyond one or two properties in any one place would have a negative effect on the village as a whole and there are sites within the village limits that can accommodate this. Well I failed on the NIMBY front however as one site is literally in our back yard so to speak I feel it's justified. I hope our comments are received and understood in the way we hoped, we have first-hand experience of a village over developing too much too fast and would hate for Lound go the same way</p>
R39	2	090920	<p>We would like to register our comments as follows:</p> <ol style="list-style-type: none"> 1. We are generally in agreement with the NP as currently drafted with a build of ca 21 new houses in various locations across the village. 2. We struggle to see how the existing village infrastructure could support any additional houses (a further 10%, i.e up to 50 new houses) in addition to those set out in the NP. 3. There are already a number of traffic pinch points along the entire length of Town Street and evidence of speeding motorists. 4. Roadside flooding is prevalent at a number of locations through the village and the STW plant appears to be at capacity. 5. The village doesn't have sufficient infrastructure (for example bus services, shops and Broadband) to support the existing population even before any increase from the NP or the further increase proposed by Bassetlaw. 6. Can the local schools (in particular preschool and primary) cope with the potential increase in the number of children in Lound and the surrounding villages, for example, Sutton cum Lound? <p>We are conscious of the need for additional housing on a national basis and the draft NP for 21 houses to be built we feel has been well researched and considered and they would be a discreet addition to the village. We fear that any substantial increase in the number of new houses beyond this is likely to compromise the character of the village and put a further strain on its infrastructure</p>
R40	3	100920	<p>As a family of three adults we all agree with the Steering Group in Lound that a 10% increase ie 21 houses is appropriate. We feel that the infrastructure of the village and lack of amenities could not sustain any more than this</p>
R41	1	110920	<p>Thank you for looking after our village regarding future development, you are doing a good job with all the information provided. I am an avid "leave our lovely village alone" person and would prefer no more building in our small village but I feel that the Parish Council has come up with the right balance of 21 houses to be built - at the most! - in contribution to the housing shortage</p>
R42	1	110920	<p>As you are aware, I actually disagreed with the ranking of the sites within the village plan and do not think that the location adjacent to The Paddocks is appropriate as the next development - but that is water under the bridge. Had I been a villager in the 1960s, I would have been opposed to The Paddocks. As far as development as a whole is concerned, I feel that the current ad hoc system where individual developments are considered on merit is best - and that larger scale expansion of the village is not in the interest of current inhabitants. My last perusing of development statistics for Bassetlaw indicated that a blanket percentage increase was being applied to each community throughout the region. This is an easy solution for the planners despite differences in circumstances - i.e. whether or not expansion is appropriate for each community. Yesterday, after walking to collect my papers just after 8.00am, buses were hampered by the narrowness of the main street as a wagon was unloading scaffolding for the ex-council houses opposite Pinfold Close. This morning, a school bus had to reverse, turn round, retrace its steps and go back to the main road due to a builders merchants wagon unloading materials onto the building site opposite Pinfold. I did not see what</p>



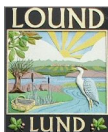
			happened to the service bus which is scheduled for about the same time. Our main street is too narrow for the current situation and is not appropriate for an enlarged community
R43	2	110920	Having read the neighbourhood plan, we agree with the committee that 10% new housing is the absolute limit for a village of this size. We have few facilities for a greater increase than 10% and we feel that the village cannot accommodate any more residents than that
R44	1	110920	I have lived in the village for over 15 years and have no desire to see it expand, especially near our home in The Paddocks where there is a proposed site. If it is inevitable that there must be expansion, I would object less to the bare minimum of 10% increase in housing stock
R45	2	130920	<p>Following our attendance at the open evening and having read the draft neighbourhood plan for the village we would like to make the following points:</p> <ol style="list-style-type: none"> 1. It is our understanding that Bassetlaw District Council require rural villages to allocate sites for development at 20% of the current properties. This draft does not even achieve 10% and relies on "windfall development" to make up almost a quarter of your targeted 10%. The draft plan states that 19 new properties were added to the village between 2001 and 2011. We have lived here for most of this period and cannot identify this number of properties. This would have been a 10% increase in 10 years which has not had any noticeable impact. 2. The draft plan states a requirement in the village for 2/3 bed smaller dwellings for young families and people downsizing. Only a half of one proposed site identified for development meets this requirement. 3. The plan also calls for new properties close to the centre of the village and amenities ie pub, village hall and playground/ green. All four sites identified in the plan are on the outer edges of the village. 4. Drainage is identified as a constraint for development in the village. However it is our understanding that all new development taking place in Sutton is coming through the Lound foul drain system. Why should this be identified as a reason to restrict future development in Lound and not Sutton? 5. The "narrow historic lane" of Town Street is identified in the plan as a further constraint yet all the proposed sites except one would lead to additional commuter and local traffic on Town Street. 6. We disagree with the areas used for site densities. Map 4 in the plan identifies a housing density for Chainbridge Lane / Daneshill Road which encompasses playing fields, the green and pony paddocks in with the small number of houses. Surely any development off Chainbridge Lane should reflect the density of adjacent properties along Town Street. <p>We appreciate the time and effort that has been put into developing this plan however by slavishly adhering to the 10% goal we feel the plan will fail to be adopted by BDC and the village will be left exposed to unplanned development. Alternatively the sites identified will be developed at a much higher density and not in keeping with what has been proposed in the neighbourhood plan. Obviously we are writing as the owners of a site identified in public consultation as the fifth preferred site for possible development in the village. This site was dismissed at the time as the number of properties proposed would mean the 10% goal was exceeded. Given the new requirement for 20% we would welcome the opportunity for our site to be identified in the neighbourhood plan for possible future development should the necessary development goal for Lound be greater than 10%. 6 pages of further comment are available from these respondents in Appendix 1 below</p>
R46	2	130920	We acknowledge the need to contribute to the development of suitable housing nationally and our view is that our village steering group have worked hard to establish a reasonable plan for development. We are concerned that local infrastructure only just meets current demands and any significant increase in the number of homes in the village would require further development of local services and improvements to local roads which are already unable to cope with excessive traffic. A balanced approach would include an increase in housing stock but should not exceed the 10% (21 houses) as recommended by the steering group. Development beyond this figure would be inappropriate and significantly damage the village and surroundings



R47	1	130920	<p>Just a few observations and comments regarding the NP Draft. As you know my main concerns and interest has and has always been NP12. Therefore my concerns regarding NP12 are as follows:-</p> <p>Infill Development - If and when a single dwelling is built on the eastern boundary of NP12 potentially the land between it and the existing properties, ie The Paddocks and other properties surrounding NP12 could trigger infill development. Neighbourhood planning policy 2, should be strictly adhered to. I have in the past objected to the Aecom report specifically to a section within NP12 Key frontages and edge treatments. This is within appendix D specific extracts for the site allocations from the code. This shows a boundary in key code orange that states future development to respond to the street. This key is not appropriate considering that a single dwelling on NP12 has been allocated. This could have been amended after our comments at the time but our concerns were dismissed. My concerns regarding this matter still stands. The most popular walk for the residents of Lound is Town Street north past my property via Lound Grange onto the lakes. This for some reason has not been mentioned when other walks have been included. Any development on NP12 would have a negative visual impact (ref 10 KV5). This fact is highlighted within the NP Draft Example 2, green gap between The Paddocks and Lound Grange Farm.</p> <p>General comments on the Draft - The Bassetlaw draft Local Plan requires the Parish to provide 21 new dwellings in the period 2020-2035. Given the fact that Lound has an ageing population it is important that at least some part of future development is set aside for old age properties. I simply mention this because past development has been upmarket types of build such as the infills within Lound and recent developments at Sutton - some are currently on the market for over half a million pounds. If these examples were to be built within Lound then it would be building for profit and not for local needs. I have read the draft plan in its entirety so apart from the comments I have previously made the plan seems to be satisfactory and generally meets with my approval. I appreciate all the hard work that has gone into the Draft Plan to date and hope that the Residents of Lound respond to it favourably</p>
R48	2	140920	<p>As relative newcomers to Lound we never got to comment on the neighbourhood plan at the first attempt. I have not read it in its entirety but fully accept that there is a need for communities to develop and expand in line with the expected population growth. My main concern with the plan is site NP02 for the following reasons:</p> <ol style="list-style-type: none"> (1) I am not convinced that the site can be accessed safely for five houses. We previously lived in Clayworth in a small number of barn conversions (4 plus a farm) which generated a surprisingly high volume of traffic for five properties (9 cars). The junction to the main road to that development was in a much safer and central position than any junction would be for site NP02 and a lot further away from a National Speed Limit road. The road for site NP02 is particularly narrow in that area and I think there would need to be considerable engineering works from the Local Authority to make a junction in that area viable; (2) Having lived in a house which had a public footpath running past it, this is again likely to be an issue in terms of privacy and the potential for crime (it is another escape route and a short distance to the main road). (3) This site would increase the village footprint (or the building footprint within the village). One of the big plusses at the minute is that the village is largely invisible from Mattersey Road and you almost have to know it is here for it to be seen. I think a development of two storey houses (in particular) would make the village a lot more visible from the main road and could attract unwanted visitors and the potential for crime in an area which has a really low crime rate. The same is not the case of the other roads which lead into the village. <p>Other observations would be:</p> <ol style="list-style-type: none"> (1) The focus is on two storey buildings yet there is an acknowledgement that one of the ways to encourage younger people to the village is downsizing in later life. Both sets of our parents are in their 70s and 80s and mobility is becoming an issue. I think some small single storey buildings or almost a retirement complex in keeping with the character of the village could be a very good idea. Another idea is that some of the two storey buildings could become single floor retirement properties (i.e. with a lift to the upper floor).

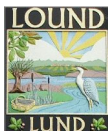


			<p>(2) As the sites are in a rural area, the number of car parking spaces for each property will probably need to be higher than the national average (or what the Council suggests). This should hopefully prevent further problems with the number of cars parked on Town Street, although I don't anticipate that the sites would affect most of the village apart from in those specific areas (for NP02 it could increase any hazard if cars spill out for parking onto the main road).</p> <p>(3) For the larger site(s) could the village not consider asking the developer for a new village hall / facility to be built (in the same way that Gringley did – they have a badminton court in theirs). The village hall could then potentially be re-developed and included as a site.</p> <p>(4) Could the village not re-survey existing property owners to identify people who might be thinking of building in their gardens to see if they could be included as sites? (I can think of two houses in particular where the owners are thinking of putting property in their gardens or the nature of their properties would lend itself to it).</p> <p>(5) The intention of the plan is to provide an increase in living accommodation. Should extensions not be included on this – i.e. a 3 bed house (as ours is) extended into a 4 bed house (which we are starting work on next year) will provide an additional 25% living space in our house. Could those not be argued as already increasing the living space in the village.</p> <p>(6) The existing conservation zone only extends half way down our garden – could the village not look again at the conservation zone to see if that should be extended to include all of the gardens (and make sure there is a better control over the type and nature of properties being considered).</p> <p>(7) To what extent has the Travellers' site on Daneshill Road been considered? This presumably would explain the high proportion of Band A properties in Lound which could mean that Bassetlaw could accept or suggest larger properties over smaller ones</p>
R49	3	150920	Having read the Neighbourhood Plan we are of the opinion that 21 new houses in the village would be acceptable. Should you require a more detailed opinion we will be happy to supply
R50	2	170920	Re Neighbourhood Plan, I feel that the proposed increase in housing should be kept to the minimum. Given that there are so few facilities in the village with even the pub closing more frequently it would require a much greater increase in traffic for incomers to fulfil their needs. The main road through is very narrow in places with a number of properties unable to see traffic approaching thus making any level of increase more dangerous for the rising number of young children in the village. The building of a significant number of houses in the village would be detrimental to current and future residents and should be avoided
R51	2	180920	With regards the Plan as it stands I agree with the choices made as to the sites put forward as being the most sensible options. I think it would be naive to think that it will please everyone. So It is ultimately a compromise. However I do recognise what has happened in other villages and feel there should be some official reserve list of plots for the additional housing that may/will be imposed upon us by Bassetlaw in the near future. What the village doesn't need is for a developer to come in and double the houses on the existing plots as it would possibly concentrate traffic and noise out of proportion to the rest of the village. As a suggestion for example having read through the surveys carried out by the village consultants I notice that the three plots on little top lane were all put in the doubtful category as they were all assumed to front onto the Lane itself. However it would be easy to join into the services on the Lane whilst creating an access along the back of the plots joining into Town Street nearer to Mattersey Road. This would then mean far less traffic potentially coming through the village centre Via Daneshill Road or the crossroads whilst the residents could have a walkway via Little Top Lane to the playing field, Village Hall and the Bluebell Pub. Obviously this is just one example and I am sure there could be more. One thing I didn't understand was the coloured maps differentiating area of the village and the inclusion of the playing fields. Not sure why that was included at the exhibition. With a village our size it is vitally important to treat it as one area which would then enhance the existing character of the village without it losing some of its appeal



R52	2	200920	The current infrastructure does not adequately support the existing community; any increase will only increase and will only aggravate the situation which has not been addressed during the 20 years we have lived here. Until this has been rectified we object to any further new builds
R53	2	300920	I'm just emailing to note my content with the Neighbourhood Plan for Lound. I think it presents a good balance between building new homes in places which are suitable whilst not trying to cram too many in which may have a detrimental impact on the village

S/N and Respondent	Date	Comments from <u>Statutory Consultees and Interested Parties</u>
C1 Simon Tucker, Canal and River Trust	030820	Thank you for your consultation on the Lound Neighbourhood Plan. Having reviewed the location of the area covered by the Neighbourhood Plan and the location of our assets, I can confirm that the Canal & River Trust do not wish to provide comments in relation to the regulation 14 consultation
C2 Clive Fletcher, Historic England	040820	Thank you for consulting us on the Lound Neighbourhood Plan. We do not wish to make any comments
C3 Martin Green, NCC Highways	040820	I have been forwarded the neighbourhood plan consultation for consideration as per the email below. The County Council provided comments on potential neighbourhood plan allocations in 2018 and 2019. Some of these sites have now made it into the draft plan. Each site is supported by a policy that requires satisfactory details of access which is welcomed. However, I do have the following comments. NP02 - Can the footway be provided? NP12 – The size and shape of the site has now changed. It would appear that access would be from Town Street adjacent the bus stop. It does not appear possible to provided safe access from that location
C4 Ben Jones, Natural England	070820	<p>Lound Neighbourhood Plan: Draft Consultation (Reg 14) Thank you for your consultation on the above dated 03 June 2019. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk</p> <p><u>Neighbourhood planning and the natural environment: information, issues and opportunities</u></p> <p>Natural environment information sources</p> <p>The Magic¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here². Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here³. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Your local planning authority should be able to supply you with the locations of Local</p>



Wildlife Sites. **National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here⁴. There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online. If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website. General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the Magic⁵ website and also from the LandIS website⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The National Planning Policy Framework⁷ sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance⁸ sets out supporting guidance. **Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.**

Landscape - Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness. If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping

Wildlife habitats - Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here⁹), such as Sites of Special Scientific Interest or Ancient woodland¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

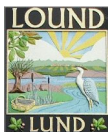
Priority and protected species - You'll also want to consider whether any proposals might affect priority species (listed here¹¹) or protected species. To help you do this, Natural England has produced advice here¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land - Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land¹³.

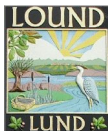
Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

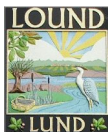
- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.



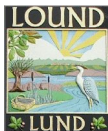
		<ul style="list-style-type: none"> • Creating a new pond as an attractive feature on the site. • Planting trees characteristic to the local area to make a positive contribution to the local landscape. • Using native plants in landscaping schemes for better nectar and seed sources for bees and birds. • Incorporating swift boxes or bat boxes into the design of new buildings. • Think about how lighting can be best managed to encourage wildlife. • Adding a green roof to new buildings. <p>You may also want to consider enhancing your local area in other ways, for example by:</p> <ul style="list-style-type: none"> • Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community. • Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. • Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this ¹⁴). • Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency). • Planting additional street trees. • Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links. • Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore) <p>1 http://magic.defra.gov.uk/ 2 http://www.nbn-nfbr.org.uk/nfbr.php 3 http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx 4 https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making 5 http://magic.defra.gov.uk/ 6 http://www.landis.org.uk/index.cfm 7 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf 8 http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/ 9 http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx 10 https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences 11 http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx 12 https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals 13 http://publications.naturalengland.org.uk/publication/35012 14 http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/</p>
C5 Sport England	110820	<p>Thank you for consulting Sport England on the above neighbourhood plan. Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing</p>



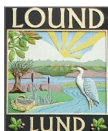
	<p>new housing and employment land with community facilities is important. It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery. Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/ Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place. In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals. Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p>
--	---



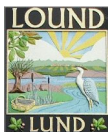
C6 Michael Tagg, BDC Conservation	240820	<p>On the Draft Lound NP, Conservation has the following comments (changes in red): <u>Policies:</u></p> <p>Neighbourhood Plan Policy 13: Development of NP19</p> <ol style="list-style-type: none"> 1. High quality residential development will be supported for approximately 5 dwellings on the site shown on Map 19 where the proposals demonstrate; <ol style="list-style-type: none"> a) a layout that reinforces the positive attributes of Town Street Character Area as set out at Appendix D; and b) a layout, scale, design and materials which preserve or enhance the setting of the nearby Listed Building and the setting of the adjacent Conservation Area; b) the use of materials and a narrow colour palette that compliments that Character Area as set out in the AECOM Design Code page 23; and c) a design and layout that protects the setting of the Conservation Area; and d) a boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and e) the boundary treatment on the west side to be in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and f) access arrangements for pedestrians and vehicles that meet NCC Highway standards (that will include only one access to the site and a pedestrian link to the opposite footway and the rest of the village). 2. The mature trees and hedgerows surrounding the site are character forming (see Map 9) and enhance biodiversity and should be protected. Where this is not possible the scheme should minimise their loss. <p>Neighbourhood Plan Policy 14: Development of NP21 (north)</p> <ol style="list-style-type: none"> 1. High quality residential development will be supported for one dwelling on the site shown on Map 20 where the proposals demonstrate; <ol style="list-style-type: none"> a) a layout that reinforces the positive character attributes of the Town Street Character Area as set out in Appendix D; and b) the use of materials and a narrow colour palette that compliments the Town Street Character Area as set out in the AECOM Design Code page 23; and c) the rear boundary that adjoins the open countryside in the form of hedges that allow for a soft transition to the open countryside; and d) safe access with adequate visibility splays and a footway across the frontage in accordance with NCC Highway standards. 2. The mature hedgerows along Town Street are character forming (see Map 9), enhance biodiversity and should be protected. Where this is not possible the scheme should minimise their loss by ensuring that the front boundary includes an appropriately designed low wall or traditional post and rail/estate fencing which incorporates a native hedge species that creates private space to allow for the planting of native trees and shrubs. <p>Paragraphs:</p> <p>Paragraph 116: The historic nature of much of the existing housing stock means that a large number of buildings have solid walls (without cavity wall insulation). This makes them costly to heat. However, care needs to be taken to ensure that any adaptations, such as wall insulation, do not harm the character of historic buildings in the plan area, and do not impact on the breathability of the buildings' fabric. Bassetlaw District Council's Conservation Team can provide advice on these types of alterations where historic buildings are affected.</p> <p>Paragraph 135: 4. The War Memorial dedicated to the villagers who served and those who lost their lives in both World Wars, first unveiled 14th August 1921 using donations from parishioners. <i>-I hope the attached is of interest to the NP group.</i></p> <p>Paragraph 185: The site contains large mid-20th century farm storage buildings and hard standing. The site is outside, but immediately adjoining, the Conservation Area and is in the setting of Yew Tree Farmhouse, a grade II Listed Building. As such, any development would need to have regard to this historic setting, the most appropriate types of buildings being of a traditional agricultural style which relate well to the listed Yew Tree Farmhouse in terms of their layout, design and materials. Standard detached suburban-style dwellings are unlikely to be supported.</p>
---	--------	--



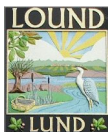
		<p>Paragraph 186: (now a separate paragraph) This site is outside of the accepted Development Boundary (as defined for the work on the Core Strategy). However, NPP 1 and Map 3 show how the Neighbourhood Plan proposes to amend the Development Boundary to include this site. Along the site boundary to the south there are mature trees and hedgerows that are character forming and should be retained</p>
C7 Christopher Johnson, Avison Young for National Grid	280820	<p>Lound Neighbourhood Plan Regulation 14 Consultation. August – September 2020. Representations on behalf of National Grid -</p> <p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid - National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets - An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. National Grid provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/. Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks - Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk. Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice - Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p> <p>Guidance on development near National Grid assets - National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.</p> <p>Electricity assets - Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.</p> <p>National Grid's '<i>Guidelines for Development near pylons and high voltage overhead power lines</i>' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: https://www.nationalgridet.com/document/130626/download.</p> <p>The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site. National Grid's statutory safety clearances are detailed in their '<i>Guidelines when working near National Grid Electricity Transmission assets</i>', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets</p> <p>Gas assets - High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines. National Grid have land rights for each asset which prevents the erection of permanent/</p>



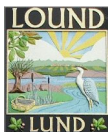
		temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement. National Grid's ' <i>Guidelines when working near National Grid Gas assets</i> ' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets
C8 Stewart Patience, Anglian Water Services Limited	080920	Thank you for the opportunity to comment on the Lound Pre-submission Neighbourhood Plan. The following comments are submitted on behalf of Anglian Water. Anglian Water is the water undertaker for the parish. The views of Severn Trent who provide wastewater services should be sought on the neighbourhood plan. Neighbourhood Planning Policy 1: Sustainable Development and the Development Boundary - The policy as drafted states that all development proposals located outside of the defined development boundary would need to be related to the rural economy and be in accordance with other relevant neighbourhood plan policies. The focus of the policy is proposals in support of the rural economy. However, there is no reference made to the provision of utilities infrastructure provided by Anglian Water or other infrastructure providers which could be located outside of the development boundary. We therefore consider the Neighbourhood Plan should be amended to state that the principle of development which is proposed by Anglian Water as an infrastructure provider within the designated countryside is supported subject to other development plan policies. It is therefore proposed that the point 2 of Policy 1 be amended as follows: '2. Outside the Development Boundary proposals will be limited to development that is necessary to support the rural economy or the provision of utilities infrastructure in accordance with District countryside and other relevant policies in this Neighbourhood Plan reflecting the Parish's intrinsic open, rural character.' Site allocations - Given the scale of the housing allocation sites and their locations within or close to the built form of the existing village it is unlikely that there will be constraints to water supply but these would need to be reviewed as part of a detailed site assessment to establish specific connection points
C9 Will Wilson, BDC Neighbourhood Planning	090920	Overall - The Draft previews a constructive Neighbourhood Plan, founded on robust evidence, designed to reflect the needs and aspirations of the local community, and that effectively encapsulates the local context. The points identified below are intended as constructive feedback, and should be read in conjunction with the comments of other consultees; further dialogue on any of the points raised and how they could be addressed is welcomed. Specific observations - Themes: It may be useful to consider opportunities for co-locating policies and supporting content within the Plan for consistency / ease of reading. This could be relevant for the multiple policies concerning residential development (development boundary, infill, allocations, types, design), and those concerning green infrastructure, which are presently separated by other sections / policies. Para 60: It may be useful to re-address the first sentence in the interests of clarity, as the first part, reading "[t]he accepted Development Boundary in the Core Strategy" implies that this was formalised, which is then contradicted by the second part of the sentence. Table 3: As part of the above, it would be useful to reference Table 3 in the text, so as to assist in explaining the strategy (i.e going from a position on no boundary to adopting a modified version of the one initially considered for inclusion in the CS). Table 4: Minor point – a title would be helpful (i.e. Characteristics of Idle Lowlands Policy Zone 7). P38 – Table detailing LGS1: Minor point – area may need checking. Also, a clearer header / title for the table may be useful to clarify its purpose; this point also applies to the other LGS tables. Policy 7 and supporting text: In light of the wealth of important content in this section / policy, it may be worth considering splitting it in two, so as to address design and energy efficiency separately – although it is acknowledged that the themes are interrelated. Policy 10: It may be useful to itemise the community facilities within the policy so as to clarify what is being addressed / protected. It may also be useful to map the facilities.



		<p>Para 166: As per Para 60 above, describing the un-adopted development boundary as “accepted”, despite the footnote, may be seen as misleading.</p> <p>Policies 11 – 15: Consider amending the policy titles to incorporate the site name, with the reference in brackets at the end.</p> <p>Para 169: Useful justification of projected capacity for growth compared to BDC projected housing requirement. However, be aware that, should the BDC housing requirement figure stay at 20% (as per the January 2020 Draft), this would still apply upon adoption of the LP, and any additional growth over your allocations would be managed through your windfall policy</p>
C10 Steve Freek, Highways England	150920	<p>Highways England welcomes the opportunity to comment on the Pre-Submission Draft Lound Neighbourhood Plan which covers the period from 2020 to 2035. We note that the document provides a vision for the future of the area and sets out a number of key objectives and planning policies which will be used to help determine planning applications. Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Lound Neighbourhood Plan, our principal interest is in safeguarding the operation of the A1 which routes approximately 4km to the west of the Neighbourhood Plan area. We understand that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-wide planning policies. Accordingly, the Neighbourhood Plan for Lound is required to conform with the emerging Bassetlaw Local Plan, which is acknowledged within the submission. We note that the Neighbourhood Plan provides details of 9 sites suitable for residential development located within the existing boundary of Lound village. Due to the location and scale of the proposed allocations – totalling 21 dwellings across all 9 sites – we do not consider that these will have any impact on the SRN. We note that no specific employment sites have been allocated in the Local Plan for the Parish, although the Neighbourhood Plan will support small scale employment developments within the main built-up area of Lound village to serve local demands. Considering the limited level of growth proposed across the Neighbourhood Plan area we do not expect that there will be any impacts on the operation of the SRN. We therefore have no further comments to provide and trust the above is useful in the progression of the Lound Neighbourhood Plan</p>
C11 Melanie Lindsley, The Coal Authority	160920	<p>Thank you for the notification of the 3 August 2020 consulting The Coal Authority on the above Neighbourhood Development Plan. The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide Local Planning Authorities with advice about new development in coalfield areas. As you will be aware the Neighbourhood Plan area lies within the current defined deep coalfield. However the Neighbourhood Plan area does not contain any surface coal resources or recorded risks from past coal mining activity at shallow depth. On the basis of the above the Coal Authority has no specific comments to make on the Neighbourhood Plan. In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements</p>
C12 Mark Speck, Nottinghamshire Wildlife Trust	160920	<p>The draft Lound Neighbourhood Plan was recently brought to my attention. Unfortunately, I have only been able to devote a small amount of time looking at it. Overall, we very much welcome the constructive approach to biodiversity/ wildlife conservation in this draft plan. We hope you find the following comments helpful.</p> <ul style="list-style-type: none"> • A strong biodiversity / Green network can help improve resilience to climate change and can help alleviate flooding, as well as supporting nature. It might be worth pointing out the value of such ‘ecosystem service’ provision, which is mentioned under the NPPF (para. 109).



		<ul style="list-style-type: none"> • Reasons for notification: Sutton and Lound Gravel Pits contains extensive areas of open water and margins which support an exceptionally rich assemblage of breeding wetland birds and a nationally important population of wintering gadwall. The site supports an exceptional diversity of breeding, wintering and passage birds. • 8 Community Objectives - Community Objective 3: To protect and enhance the village landscape, its green spaces and surrounding open countryside, recognising the value of long views and vistas into and out of the rural setting of the Village. Could 'enhance links with Idle Valley Nature Reserve' be included. Could there also be an additional objective to develop and maintain a strong relationship with Nottinghamshire Wildlife Trust that highlights the health benefits of experiencing nature and benefits to the local economy. • Nominate a representative to attend River Idle Management Partnership Meetings, a forum for people with an interest in the River Idle and the wider Idle Catchment. • Incorporate bat and bird boxes within the fabric of new development as appose to locating them on the outside of buildings
C13 Kathryn Haley, NCC Planning Policy	160920	<p>Thank you for your email dated 3rd August 2020 requesting strategic planning observations on the draft Lound Neighbourhood Plan. I have consulted with colleagues across relevant divisions of the County Council and have the following comments to make. In terms of the County Council's responsibilities there are number of elements of national planning policy and guidance that are of particular relevance in the assessment of neighbourhood plans and these include Minerals and Waste, Education, Transport and Public Health.</p> <p>County Planning Context</p> <p><u>Minerals and Waste</u> - The adopted Nottinghamshire and Nottingham Replacement Waste Local Plan, Part 1: Waste Core Strategy (adopted 10 December 2013) and the saved, non-replaced policies of the Waste Local Plan (adopted 2002), along with the saved policies of the Nottinghamshire Minerals Local Plan (adopted 2005), form part of the development plan for the area. As such, relevant policies in these plans need to be considered. In addition, Minerals Safeguarding and Consultation Areas (MSA/MCA) have been identified in Nottinghamshire and in accordance with Policy SP7 of the emerging Publication Version of the Minerals Local Plan (July 2019). These should be taken into account where proposals for nonminerals development fall within them. As the Minerals and Waste Planning Authority, it is the responsibility of Nottinghamshire County Council to form policies and determine applications relating to minerals and waste. The County Council has the following comments to make in terms of minerals and waste. In relation to minerals, as recognised within paragraph 21 of the draft Neighbourhood Plan, the entire neighbourhood area, as identified in Map 1, lies within the MSA/MCA for sand and gravel. The eastern area was historically worked for sand and gravel but this has now ceased. The County Council welcomes the inclusion and reference to the mineral resource and previous extraction within the Neighbourhood Plan. The policies proposed within the Neighbourhood Plan do not appear to conflict with the Nottinghamshire Minerals Local Plan and therefore the County Council does not wish to raise any objections from a mineral perspective. In relation to waste, there is one waste management facility within the area - the sewage treatment works which is approximately 179m to the east of the proposed NP12 allocation for 1 dwelling. Considering the distance and that the allocation is for one dwelling, there should not be any safeguarding issues for the permitted waste management facility in relation to Policy WCS10 and therefore the County Council does not wish to raise any objections from a waste perspective.</p> <p><u>Strategic Transport</u> - The County Council does not have any strategic transport planning observations to make.</p> <p><u>Transport and Travel Services</u></p> <p><u>Background</u> - 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 for education, work, health, shopping and leisure. The level of revenue funding available to the Council to provide supported services is diminishing.</p>



Therefore, other funding sources are required to enable the council to maintain a socially necessary and sustainable network.

Current Lound Public Transport Network - Lound is served by Stagecoach Service 27 operating between Doncaster and Retford with a two-hour frequency Monday to Saturday. The neighbourhood plan provides an opportunity to consider future development in context with the current service, and the potential for different models of service to make better use of time and resources. COVID-19 has placed significant additional challenges for the bus industry. The impact of the pandemic on safe travel means bus operator overhead costs have increased, and this is compounded by a significant drop in patronage. It is possible that this will affect bus service networks in the future.

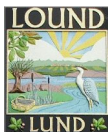
Neighbourhood Plan - The County Council's Transport & Travel Services team (TTS) has reviewed the Plan including the community vision, objectives and Neighbourhood Plan Policies and comment as follows: TTS note the emphasis on sustainable development and the Neighbourhood Planning Policy 1: Sustainable Development and the Development Boundary f) promoting walking, cycling and the use of public transport; Appendix H: Building for Life 12 Questions includes reference to access to public transport and reducing car dependency. Section 4.1 of the Design Code refers to Housing Sites and the Bassetlaw Draft Local Plan identifies Lound as part of the Retford and Villages Cluster within Bassetlaw's spatial hierarchy. The village's expected housing delivery by 2034 is capped at 20% of the existing number of dwellings. For Lound this means that approximately 40 additional dwellings could come forward within the plan period, with approximately 15 dwellings identified based on 4 main housing sites. It is noted that over the past 10 years the number of dwellings in the parish has increased from 210 to 229 with the population reducing from 470 to 448 reflecting an ageing population of the Parish with fewer houses occupied by families. In 2011 in Lound Parish compared to national averages there were 5% fewer young people and 8% more older people. This indicates a potential for increased reliance on public transport provision in the future. TTS request that public transport access is a criterion for a site to be supported by the Neighbourhood Development Plan.

Community Transport - Community transport services are provided in the Lound area by Bassetlaw Action Centre. It is suggested that reference to their work is included within the Plan, together with the potential for Community Transport and related services i.e. taxi buses to complement the local bus network.

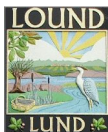
Taxis - There is no reference in the document to the role of taxis, which are licensed by Bassetlaw District Council and play an important role in the local economy. It is suggested that reference to the role of taxis is included in the Plan.

Rights of Way - From a public rights of way perspective the only issue is the delineation of the street hierarchy. This could lead to some confusion as to what is public and what is private access and the status of its use (Map 2 Street hierarchy). It would be wise to clarify this plan. Please see attached plan showing the Public rights of way (black lines) and the adopted tarmacked highway (green). Neatholme Lane (Lound Bridleway no 9) is shown as a tertiary street. It is a bridleway and therefore only open to the public on foot, horseback or cycle. There are no public vehicular rights, although there may be private vehicular rights. Chainbridge Lane (Lound Byway No 10) is shown as a tertiary street. Although this does have public vehicular rights it is mainly for public use on foot, cycle and horseback and is not maintained to the same level as the tarmac highway and therefore should be shown differently to the tarmacked highway. (Only the first 100m a full carriageway like Town Street, Mattersey Road etc). Little Top Lane (Lound Byway no 15) is shown as a tertiary street. Although this does have public vehicular rights it is mainly for public use on foot, cycle and horseback and is not maintained to the same level as the tarmac highway and therefore should be shown differently to the tarmacked highway. (Only the southernmost section for 175m is full carriageway like Town Street, Mattersey Road etc).

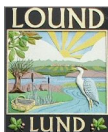
Built Heritage - The draft Neighbourhood Plan states that: 'the absence of paving on both sides of the street contributes to Lound's rural character'. This is a welcome reference that concurs with the Lound Conservation Area designation and highlights the importance at various levels of retaining this rural character. This is never more important than during the design and layout of new housing developments. Section 16 of the Plan (paragraphs 133 – 138) contains policies focussed on the heritage of Lound and these are welcomed. The allocation sites include the site of Yew Tree Farm (NP19), adjacent to which stands the original farmhouse, which is a grade II listed building. Development of the farm will



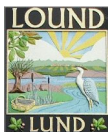
		potentially impact negatively on the setting of this farmhouse, although there may be ways of mitigating this and improving heritage through conservation improvements to the listed farmhouse (possibly linked to the proposed development of this plot)
C14 Chris Bramley, Severn Trent Water	180920	<p>Thank you for the opportunity to comment on your consultation, Severn Trent are generally supportive of the principles outlined within the Draft Neighbourhood Plan. There are a few areas that we feel would benefit from minor alterations to assist in the delivery of the plan's objectives and support wider benefits, these are detailed below.</p> <p>Neighbourhood Planning Policy 1: Sustainable Development and the Development Boundary - Severn Trent are supportive of most of the principle outlined within policy 1, in particular bullet point g which highlights the approach to require SuDS, and that SuDS delivery multiple benefits. We would however note that the Drainage Hierarchy (planning practice guidance Paragraph 80) is equally important in developing a resilient surface water drainage system. The Drainage Hierarchy highlights the need to outfall to infiltration or watercourse prior to sewers, as such this would result in water being return to the natural water cycle in a more appropriate way reducing the risk of flooding from sewers in heavy rainfall events. In relation to bullet point h to ensure that development does not exacerbate existing sewerage problems it is important that developer contact Severn Trent with their proposals to enable appropriate assessments and where required capacity improvements to be carried out. To reduce the impact of development it is important that surface water is appropriately management through the use of SuDS and the Drainage Hierarchy (Planning Practice Guidance Paragraph 80).</p> <p>Neighbourhood Plan Policy 4: Protecting and Enhancing Biodiversity - Severn Trent are supportive of the approach to protect and enhance biodiversity, it is noted that bullet point 3a, details the development should demonstrated that they have "retained existing trees and hedges". We would recommend that watercourses are also specified within this bullet point as open watercourses are required to convey surface water and enable sustainable outfalls to be utilised by new development, but that these features are also key for supporting local wildlife and natural habitats. We are also supportive of bullet point 4d and would encourage that when considering the installation of SuDS, including retrofit SuDS that the outfall is considered to ensure that this can be undertaken sustainably.</p> <p>Neighbourhood Plan Policy 6: Designation of Local Green Spaces - Severn Trent understand the need for Local Green Space and the need for them to be protected, however local green spaces can provide suitable locations for schemes like flood alleviation to be delivered without adversely impacting on the primary function of the open space. If the correct scheme is chose, the flood alleviation can result in additional benefits to the local green space in the form of Biodiversity or Amenity improvements. We would therefore recommend that the following point is added to Policy 6. <i>Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space.</i></p> <p>Neighbourhood Plan Policy 7: The Importance of Energy Efficiency and High-Quality Design - Severn Trent are supportive of the approach to reduce the impact of climate change and understand the need to make development Energy Efficient. We have signed up to our own Triple Carbon Pledge to reduce the amount of energy we use, however due to the nature of the tasks needed to treat Wastewater they are generally energy intensive. For this reason we would recommend that consideration of water efficient design is also considered as part of any energy efficiency designs to minimise both the energy cost of processing water:</p> <ul style="list-style-type: none"> • for consumption, • within the home, • and treatment for safe release. <p>Table 9 Sites - Table 9 Sites details the scale of development proposed at the allocations within the Neighbourhood plan. Whilst we are aware of existing sewerage constraints within Lound, based on the scale of development proposed, we would not anticipate any significant changes to the performance of the sewerage system provided surface water is manage appropriately and discharged via a sustainable outfall. Where a</p>



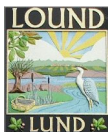
	<p>sustainable outfall is not available and a connection to the surface water sewer is required or as a last resort a connection to the foul sewer it is vital that early consultation is held with our Asset Protection team, Net.Dev.East@severntrent.co.uk</p> <p>Neighbourhood Plan Policy 11: Development of NP02 - Severn Trent would not raise any specific concerns regarding this allocation, the site is for a small-scale development, we would however advise that SuDS are utilised on site, and that surface water is discharged in accordance with the drainage hierarchy.</p> <p>Neighbourhood Plan Policy 12: Development of NP12 - Severn Trent are aware that there are Foul Sewers indicated to be located within the site, it is therefore important that developers contact Severn Trent to understand the impact these sewers will have on the development and ensure that the sewerage assets are protected. Based on the scale of the development, we would not raise any other site-specific concerns, but would recommend that the development utilises SuDS and the principles of the Drainage Hierarchy to ensure surface water is managed sustainably.</p> <p>Neighbourhood Plan Policy 13: Development of NP19 - Severn Trent would note that this development is upstream of the known network constraints, However because the site is small-scale in nature and a brownfield development site we are not anticipated any significant increase in flows from this development. It is however important that SuDS are incorporated into the site to manage surface water, and that surface water flows are restricted as close as possible to greenfield conditions through the use of SuDS, where this is achieved it may be possible to have a positive impact on the performance / resilience of the sewerage system. The site is located in close proximity to a surface water sewer therefore no surface water should be permitted to drain to the foul sewer network. It is strongly recommended that developers contact Severn Trent to ensure that the impact of the development proposals can be assessed.</p> <p>Neighbourhood Plan Policy 14: Development of NP21 (North) - Severn Trent are aware that there are Foul Sewers indicated to be located within the site, it is therefore important that developers contact Severn Trent to understand the impact these sewers will have on the development and ensure that the sewerage assets are protected. Severn Trent would also note that this development is upstream of the known network constraints, However because the site is small-scale in nature we would not anticipate any significant changes to the performance / resilience of the sewer network, provided surface water is managed sustainably and discharged to a sustainable outfall in accordance with the drainage hierarchy. Where any discharge of surface water is proposed to the surface water or foul sewerage system it is vital that developers engage with Severn Trent to ensure that the impact of development can be assessed.</p> <p>Neighbourhood Plan Policy 15: Development of NP21 (South) - Severn Trent are aware that there are Foul Sewers indicated to be located within the site, it is therefore important that developers contact Severn Trent to understand the impact these sewers will have on the development and ensure that the sewerage assets are protected. Severn Trent would also note that this development is upstream of the known network constraints, However because the site is small-scale in nature we would not anticipate any significant changes to the performance / resilience of the sewer network, provided surface water is managed sustainably and discharged to a sustainable outfall in accordance with the drainage hierarchy. Where any discharge of surface water is proposed to the surface water or foul sewerage system it is vital that developers engage with Severn Trent to ensure that the impact of development can be assessed. Please keep us informed when your plans are further developed when we will be able to offer more detailed comments and advice. For your information we have set out some general guidelines that may be useful to you.</p> <p>Position Statement - As a water company we have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for us to work collaboratively with Local Planning Authorities to provide relevant assessments of the impacts of future developments. For outline proposals we are able to provide general comments. Once detailed developments and site specific locations are confirmed by local councils, we are able to provide more specific comments and modelling of the network if required. For most developments we do not foresee any particular issues. Where we consider there may be an issue we would discuss in further detail with the Local Planning</p>
--	--



	<p>Authority. We will complete any necessary improvements to provide additional capacity once we have sufficient confidence that a development will go ahead. We do this to avoid making investments on speculative developments to minimise customer bills.</p> <p>Sewage Strategy - Once detailed plans are available and we have modelled the additional capacity, in areas where sufficient capacity is not currently available and we have sufficient confidence that developments will be built, we will complete necessary improvements to provide the capacity. We will ensure that our assets have no adverse effect on the environment and that we provide appropriate levels of treatment at each of our sewage treatment works.</p> <p>Surface Water and Sewer Flooding - We expect surface water to be managed in line with the Government's Water Strategy, Future Water. The strategy sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development. Surface water needs to be managed sustainably. For new developments we would not expect surface water to be conveyed to our foul or combined sewage system and, where practicable, we support the removal of surface water already connected to foul or combined sewer. We believe that greater emphasis needs to be paid to consequences of extreme rainfall. In the past, even outside of the flood plain, some properties have been built in natural drainage paths. We request that developers providing sewers on new developments should safely accommodate floods which exceed the design capacity of the sewers. To encourage developers to consider sustainable drainage, Severn Trent currently offer a 100% discount on the sewerage infrastructure charge if there is no surface water connection and a 75% discount if there is a surface water connection via a sustainable drainage system. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p> <p>Water Quality - Good quality river water and groundwater is vital for provision of good quality drinking water. We work closely with the Environment Agency and local farmers to ensure that water quality of supplies are not impacted by our or others operations. The Environment Agency's Source Protection Zone (SPZ) and Safe Guarding Zone policy should provide guidance on development. Any proposals should take into account the principles of the Water Framework Directive and River Basin Management Plan for the Severn River basin unit as prepared by the Environment Agency.</p> <p>Water Supply -When specific detail of planned development location and sizes are available a site specific assessment of the capacity of our water supply network could be made. Any assessment will involve carrying out a network analysis exercise to investigate any potential impacts. We would not anticipate capacity problems within the urban areas of our network, any issues can be addressed through reinforcing our network. However, the ability to support significant development in the rural areas is likely to have a greater impact and require greater reinforcement to accommodate greater demands.</p> <p>Water Efficiency - Part G of Building Regulations specify that new homes must consume no more than 125 litres of water per person per day. We recommend that you consider taking an approach of installing specifically designed water efficient fittings in all areas of the property rather than focus on the overall consumption of the property. This should help to achieve a lower overall consumption than the maximum volume specified in the Building Regulations. We recommend that in all cases you consider:</p> <ul style="list-style-type: none"> • Single flush siphon toilet cistern and those with a flush volume of 4 litres. • Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute. • Hand wash basin taps with low flow rates of 4 litres or less. • Water butts for external use in properties with gardens. <p>To further encourage developers to act sustainably Severn Trent currently offer a 100% discount on the clean water infrastructure charge if properties are built so consumption per person is 110 litres per person per day or less. More details can be found on our website https://www.stwater.co.uk/building-and-developing/regulations-and-forms/application-forms-and-guidance/infrastructure-charges/</p>
--	--



		We would encourage you to impose the expectation on developers that properties are built to the optional requirement in Building Regulations of 110 litres of water per person per day. We hope this information has been useful to you and we look forward in hearing from you in the near future
C15 Will Wilson, BDC Planning Policy	220920	<p>Lound Neighbourhood Plan: Review Draft Consultation (Reg 14) Consultation Response: BDC Planning Policy</p> <p>Overall - It is great to see another one of our communities positively planning for their future. The Neighbourhood Plan process is the most proactive way in which to manage future growth within our communities. The Local Authority's role is to act as a moderator or critical friend in providing constructive responses and feedback to emerging Neighbourhood Plans in Bassetlaw. This is so the final Neighbourhood Plan is compliant with current policy and meets the Basic Conditions as set out in the Neighbourhood Planning Regulations. The Lound Neighbourhood Plan has been prepared positively and it is good to see the input from the community through its preparation so far. In general feedback, there are a couple of compliance issues to consider. This includes the proposed housing requirement identified within the Plan. In terms of current planning Policy, the adopted Core Strategy classifies Lound as an 'other settlement' through Policy CS9 where only needs-based residential development is supported. Although the emerging Bassetlaw Local Plan seeks to change this position, there needs to be careful consideration on what is being proposed in the emerging Local Plan. Our recommendation is to keep the Neighbourhood Plan process in line with that of the emerging Local Plan so there are no compliance issues moving forward. Planning Policy comments on proposed policies - The response has been broken into two parts:</p> <ol style="list-style-type: none"> 1. The development management policies (policies 1 – 10); and 2. Site Allocation Policies (policies 11 - 15). <p>PART 1: PLANNING POLICIES</p> <p>Neighbourhood Planning Policy 1: Sustainable Development and the Development Boundary, Policy 2: Infill Development and Policy 3: Density. There appears to be an overlap and conflict between Policy 1, Policy 2 and Policy 3. Policy 1 seeks to manage development within a proposed development boundary and Policy 2 seeks to manage infilling and Policy 3 seeks to manage density. We suggest the use of a single Policy to replace these three policies with the following:</p> <p>BDC PROPOSED REVISION Policy 1: Residential Development in Lound</p> <ol style="list-style-type: none"> 1. Outside of the proposed allocated sites, proposals for new residential development, including the conversion of existing buildings, will only be supported if it is located within the development boundary, as identified on Map 3, and it meets the following criteria: <ol style="list-style-type: none"> a) It is only proposing 1 or 2 dwellings per site within an existing small gap, unless a greater number would not lead to the site becoming overdeveloped and therefore out of scale with the immediate character of the locality; b) It has regard to the overall character of the area and the current layout and size of the surrounding plots and dwellings to which the scheme relates; c) Its density should reflect local distinctiveness as identified on Map 4; d) It safeguards the integrity of existing garden spaces and the relationship between property sizes and their wider curtilages; e) It does not lead to the loss of any mature trees, hedgerows and boundary walls that make a positive contribution to the character of the area and wider street scene; f) It provides satisfactory landscaping to provide privacy for new and existing dwellings, where appropriate; g) It does not lead to an unacceptable impact to existing highway capacity and highway safety; and h) It does not lead to an unacceptable impact on existing drainage capacity.



2. Proposals for residential development outside the Development Boundary will be limited to development that is necessary to support the rural economy in accordance with national and Local Planning Policy and other relevant policies in this Neighbourhood Plan

Neighbourhood Plan Policy 4: Protecting and Enhancing Biodiversity. The Policy is considered too long and complicated. It will be difficult for Development Management to implement some of the criteria here due to the lack of detail. There is also an overlap with Policy 5. Public Rights of Way and Flood Risk do not appear to fit into this section.

BDC REVISION: Policy 4: Protecting and Enhancing Biodiversity

1. Biodiversity is an important part of the character of the Parish as identified within the Lound Design Code. All proposals should consider how they will respond, conserve or enhance biodiversity and have considered how they:
 - a) Safeguard against any adverse impact to designated or important sites as identified on Map 5;
 - b) Make the best use of land by reducing the loss of high-grade agricultural land, as identified on Map 7;
 - c) Retain mature trees, hedgerows and grassed verges, as identified on Map 9, where appropriate;
 - d) Enhance biodiversity, where appropriate, by:
 - Including the use of wildflowers within landscaping;
 - Including the planting of native trees and hedgerows;
 - Providing wildlife movement corridors through the use of appropriate landscaping; and
 - Include habitat promotion materials such as nesting boxes or bat boxes within the designs of schemes.

Neighbourhood Plan Policy 5: Protecting and Enhancing the Landscape Character. Similar to Policy 4, the policy is considered too long and complicated in the way it is structured. BDC propose the following revision:

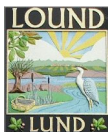
BDC REVISION: Policy 5: Protecting and Enhancing the Landscape Character

1. Landscape is an important part of the character of the Parish as identified within the Lound Design Code and the Bassetlaw Landscape Character Study. All proposals should consider they will respond, conserve or enhance the landscape character and have considered:
 - a) The Key Views, as identified, on Map 10
 - a) The key views has been designated due to their significance and importance to the openness of the landscape character. Proposals should demonstrate how they are either conserving or enhancing the openness of the affected view(s);
 - b) The Significant Green Gap, as identified, on Map 11
 - b) The Significant Green Gaps has been designated for their contribution towards the character of the landscape. Each Gap has its own qualities and proposals should demonstrate how they seek to maintain or strengthen the identified qualities of the affected Gap(s).

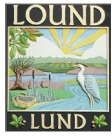
Neighbourhood Plan Policy 6: Designation of Local Green Spaces. Local Green Space 4 is considered a large tract of land and therefore fails to meet the criteria for designating Local Green Space in the National Planning Policy Framework (paragraph 99). If this area is considered important due to its character, then maybe it should be classified as a Significant Green Gap. BDC recommendation is to remove, or reconsider the designation, of Local Green Space 4.

Neighbourhood Plan Policy 7: The Importance of Energy Efficiency and High-Quality Design. BDC supports the use of design codes and the use of character work as identified within the Lound Design code.

Neighbourhood Plan Policy 8: Protecting and Enhancing Heritage Assets. See Conservation Comments.



	<p>Neighbourhood Plan Policy 9: A Mix of Housing Types. Although it is good to be a policy about housing mix and standards, it will be difficult to implement due to the lack of evidence at a local level. Due to this being largely design related, it might be better to include it in Policy 7 rather than it being a standalone Policy.</p> <p>Neighbourhood Plan Policy 10: Protecting and Enhancing the provision of community facilities. In order for the Policy to apply and be effective, it is recommended that all community facilities are identified on a Map and then referenced within the Policy. BDC recommend a revised Policy:</p> <ol style="list-style-type: none"> 1. The existing facilities listed within this Policy, as shown on Map XX will be safeguarded for community purposes throughout the plan period. The community facilities are as follows: <p>List facilities</p> <ol style="list-style-type: none"> 2. Proposals to redevelop, or change the use of, an existing community facility to a non-community use shall only be supported where one of the following conditions is met: <ol style="list-style-type: none"> a) The facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility; or b) The service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; or c) The proposal includes the provision of a new community facility of a similar nature and of a similar or greater size in a suitable on or offsite location. 3. Proposals for a new community facility will only be supported if it is located within the development boundary of Lound, unless there is a demonstrated need for such a proposal and a more central site is not available elsewhere within the village. <p>PART 2: SITE ALLOCATIONS</p> <p>Neighbourhood Plan Policy 11: Development of NP02. The site is considered suitable for some limited development and BDC support the use of a design code for the site.</p> <p>Neighbourhood Plan Policy 12: Development of NP12. There appears to be a conflict between this site and the intention of the Policies earlier in the Neighbourhood Plan. In addition, the NPPF requires allocated sites to make the most effective use of land. The proposed site appears to be in direct contradiction to this and, as currently presented, it would not be in conformity with national policy. The inclusion of a large area of allocated land within the development boundary poses a risk that the site could be developed for more than 1 dwelling in the future. It is recommended that the site area either be reduced or it is removed as an allocation and dealt with through the revised Policy 1.</p> <p>Neighbourhood Plan Policy 13: Development of NP19. The site is considered suitable for some limited development and BDC support the use of a design code for the site. However, there needs to be further clarity on whether the site can be appropriately accessed.</p> <p>Neighbourhood Plan Policy 14: Development of NP21 (north). The site is considered suitable for some limited development and BDC support the use of a design code for the site.</p> <p>Neighbourhood Plan Policy 15: Development of NP21 (south). The site is considered suitable for some limited development and BDC support the use of a design code for the site.</p>
--	---



Appendix 1

Chave Planning Limited
Enterprise Centre
Bridge Street
Derby
DE1 3LD
01332 489 407
07463 048 048
caroline@chaveplanning.com
www.chaveplanning.com
Lound Neighbourhood Plan Steering Group
c/o Nick Prout
By email only to: nick.prout@tiscali.co.uk

16th September 2020
Our ref.1218.L01.1

Dear Sir/Madam,

Lound Neighbourhood Plan – Regulation 14 Consultation

Thank you for the opportunity to comment on the draft Neighbourhood Plan. I am pleased submit representations on behalf of Tim & Jeanne Pepper, owners of land south of Chainbridge Lane, which is identified as site NP18 in Appendix F of the draft Neighbourhood Plan.

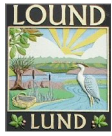
The Neighbourhood Plan must meet the ‘basic conditions’ and other matters set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The basic conditions (as far as they are relevant to neighbourhood plans) are as follows:

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
- b) the making of the neighbourhood plan contributes to the achievement of sustainable development.
- c) the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- d) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- e) prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

These representations will have regard to the basic conditions and, in particular, will consider whether the Neighbourhood Plan is compliant with national policies and the development plan and whether it contributes to the achievement of sustainable development.

The draft Bassetlaw Local Plan (dBLP) is at an advanced stage of preparation and therefore the Neighbourhood Plan should have regard to it. The National Planning Practice Guidance¹ says that, although a draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan, the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration

¹ Paragraph: 009 Reference ID: 41-009-20190509



of the basic conditions against which a Neighbourhood Plan is tested. For example, up-to-date housing need evidence is relevant to the question of whether a housing supply policy in a Neighbourhood Plan contributes to the achievement of sustainable development.

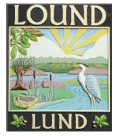
Paragraph 4.1.9 of the dBLP sets out that vision that, by 2037, Small Rural Settlements will have seen small-scale, sensitively located development to support local community objectives and aspirations, to meet local housing needs and sustain village services. In order to achieve this vision Policy ST2 of the dBLP sets out a cap on 20% growth to Small Rural Settlements, which would result in 42 dwellings to be built at Lound over the period 2018-2037. The dBLP explains in the supporting text to this policy that if this is not to be achieved by Neighbourhood Plan allocations of land for housing, then growth would be allowed up to the 20% cap through planning applications in accordance with Policy ST2. Either way, the dBLP clearly envisages 20% growth to the village in order to meet local housing needs and sustain local services. The dBLP cautions at paragraph 5.2.12 that Neighbourhood Plan areas choosing to allocate housing in their Neighbourhood Plans will be less vulnerable to unplanned housing development because they would positively address the requirements of national policy.

Iterations of the dBLP have, since 2016, proposed 20% growth to Small Rural Settlements in order to meet local needs. The role of each level of the hierarchy reflects population size, their location in respect of other settlements, the range of services present and their ability to expand to accommodate the needs generated by new development, taking into account environmental constraints. This is well evidenced in the documents supporting the dBLP². Resistance to this level of growth should be based on sound planning reasons, but there is no evidence in the Neighbourhood Plan supporting documents that there are environmental constraints to achieving 20% growth.

The 20% growth proposed to the village in the dBLP is over the entire plan period to 2037. This is a period of nearly 20 years, or an average of around 2 dwellings per year. This is nothing for the village to be afraid of – this level of growth need not affect the character of the village as long as the right sites are chosen and the Neighbourhood Plan controls how they are developed. Furthermore, 20% growth would assist in maintaining the vitality of the village. The village had a population of 493 in 2001, reducing to 471 at the 2011 census. This is clearly indicative of a declining population due to shrinking household sizes, owing to an ageing population. Therefore additional houses need to be built at the village in order to at the very least maintain the population and support the vitality of the village and its local businesses, if not allow modest growth to the village to ensure that its businesses are not always operating on a marginal basis and to encourage the opening of new businesses. Shrinking household sizes are another indicator that elderly people may be constrained to living in accommodation that is unsuitable for their needs, if there is no suitable housing built for them to downsize to.

Paragraphs 169-170 of the Neighbourhood Plan says that there has been close collaboration with BDC's policy team since 2016 and that the proposal for the Neighbourhood Plan to deliver in the region of 10% growth, in accordance with local opinion, reflecting the extent of local facilities and the availability of suitable sites '*meets a new housing requirement figure provided by BDC of 21 dwellings*'. The Neighbourhood Plan housing allocations fall short of even achieving this 10% figure, leaving 5 dwellings to windfall within a tightly drawn development boundary, risking high density 'town cramming' within this boundary. Crucially though, contrary to the above statement in the

² For example the Bassetlaw Rural Settlement Study (2018), the Bassetlaw Spatial Strategy Background Paper (January 2020) and the Sustainability Appraisal Report for the Draft Bassetlaw Local Plan (January 2020).



Neighbourhood Plan, this 10% figure has not been provided or agreed by BDC. I am aware that the Neighbourhood Plan Steering Group have made representations in response to consultation on the dBLP, objecting to the 20% growth requirement, but this matter is still unresolved and open to consultation. As it stands the emerging strategic policies indicate that 20% growth is appropriate in order to meet sustainability objectives and for the village to take its share in contributing towards meeting housing needs, so that should be the premise upon which the Neighbourhood Plan is prepared.

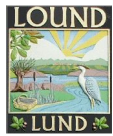
It is in the interests of the village that the required growth is allocated on sites in the Neighbourhood Plan, rather than left to windfall. To fall short of allocating 20% growth risks unplanned development, over which the Neighbourhood Plan Forum has less control, and could result in less sustainable outcomes for the village.

Furthermore, if a Neighbourhood Plan is taken forward which is not in compliance with the dBLP and the dBLP is subsequently adopted in its current form then it will render the Neighbourhood Plan out of date. This would mean it would have no force in determining where and how the village should grow and there would be a significant risk of speculative development outside the built-up area of the village. Surely this risk is worse than grasping the nettle now and positively planning for the growth of the village?

In any event, the direction of the dBLP is likely to be towards further growth, since the latest Government household projections and revisions to the Standard Method for calculating housing need indicate a substantial increase to the housing requirement for Bassetlaw. The dBLP is based upon a housing requirement of 478 dwellings per annum. However the Government's proposed revisions to the Standard Method, combined with the latest household projections, mean that the requirement would be increased to 564 dwellings per annum. Therefore there is likely to be considerable pressure on Bassetlaw to increase housing provision overall, not to reduce it. For these reasons I foresee a strong argument in the examination of the Neighbourhood Plan that, in view of the evidence of housing need, the Neighbourhood Plan as drafted would not contribute towards the achievement of sustainable development.

Another key area in which the draft Neighbourhood Plan is likely to result in unsustainable outcomes is in the selection of sites for allocation for housing development. The site selection process has not been fair to my clients' site, therefore the site assessment has been skewed and the resulting choices are neither sustainable nor justified.

The assessment of potential housing sites was carried out in the Lound Neighbourhood Plan Site Assessment Final Report (AECOM, January 2018). However this report assessed a much wider area of land than is promoted by my clients for housing development, considering the potential of the site for development of 60 dwellings, whereas only 9 dwellings are promoted by my client. The report concluded that the site was unsuitable for allocation because it was adjacent to the concrete casting plant that has potential to have noise and dust issues; Chainbridge Lane is also highly used by heavy truck traffic serving the concrete casting plant and anaerobic digester plant; and development of the site would not be in keeping with the size and character of the village. All three of these considerations would be entirely different for a development of 9 dwellings. The site would be no closer to the concrete casting plant than existing residential gardens; the amount of traffic generated by the development would be negligible; and the development of the site would be in keeping with the size and character of the village, similar to or smaller than the size of other sites



that have been chosen for allocation. In our view the assessment of the much larger area of land set the course for this site to be dismissed throughout the Neighbourhood Plan making process. We think that it should have been re-assessed and the report revised to support the selection of sites on a fair basis.

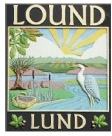
In April 2018, the Highway Authority were consulted on potential sites and, again, they were consulted on the wider site area. They responded with strong reservations, but were not re-consulted on the smaller site area prior to it being put forward to public consultation.

In June 2018, whilst the public consultation on selection of sites was based on the smaller area of land promoted by my clients, the analysis of public consultation clearly shows that the AECOM report and Highways Authority comments heavily influenced peoples' responses to the consultation. The Site Proformas used in the consultation included comment from my clients about promoting the smaller area, but then simply listed the feedback from AECOM and the Highways Authority without explaining that the feedback related to the larger site area. This is very misleading and has resulted in my clients' site being treated unfairly. This information was used to militate against the site and, had this been corrected to reflect the smaller site area consulted upon, the outcome of the consultation could have been very different for my clients' site. Even so, the site was still the 5th most preferable out of all the sites consulted on and, had the Neighbourhood Plan been drafted so as to respond positively to 20% growth of the village, my clients' site would have been an obvious choice for allocation.

The document entitled 'Selection of Sites for New Housing Development in Lound - How They Were Chosen' explains that, subsequent to the public consultation, further consultation was carried out with statutory bodies. However the 'Site Assessments - Statutory Consultee Responses - 2nd Round' document confirms that no consultation was undertaken with the Highways Authority, therefore they would have not had opportunity to review their comments in view of the reduction in size of my clients' site. This further compounds the unfairness with which my clients' site has been treated.

The 'Selection of Sites for New Housing Development in Lound - How They Were Chosen' document also confirms that discussions have been held with landowners. My clients attended a meeting on 1st November 2018, but felt they were only given very short notice of this opportunity, having received an email on 26th October seeking that the meeting should take place as soon as possible within the following two weeks. This allowed no time for my clients to engage professional representation, nor to seek that their ideas for the site were professionally presented in an Architect's layout. My clients participated as best they could with their own hand-drawn layout but felt that they were at a significant disadvantage in this exercise. As residents of the Parish who have sought to positively engage with the Neighbourhood Plan making process this treatment is very disappointing.

The document entitled 'Selection of Sites for New Housing Development in Lound - How They Were Chosen' says that *'full consideration was given to site NP18 which the landowners suggested might provide 9 dwellings including 2 pairs of semi-detached houses. This site was rejected in the Public Consultation but only by a small majority. It was agreed that to allocate it in the Site Selection would be contrary to parishioners' wishes on two counts; (a) it was not a preferred site and (b) adding 9 properties to the above figures would be unacceptably high given the conclusions of the Residents' Survey. Additionally, the landowners were considering a potential development date towards the end of the NP. There is a strong argument to identify NP18 in the draft NP as a "reserve" site should there*



be changes in the allocation in future years, though some concern was expressed regarding the proposed building density, which is higher than the immediate developed area’.

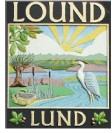
My clients do not recall saying in the meeting on 1st November 2018 that the timescale of the development would be towards the end of the Neighbourhood Plan. It would appear that this unconfirmed information has counted against their site in the selection process. The fact is that a development of 9 dwellings could easily come forward in the first five years of the Neighbourhood Plan period, if required.

The above commentary gives two main reasons (a) and (b) why the site was not chosen. Taking into account my representations above, neither provides a sound reason for rejecting the site. The concern about building density could also have been mitigated had there been opportunity to present a professionally prepared layout, taking into account the recommendations of the Lound Neighbourhood Plan Design Code. My clients understand and are committed to addressing the requirements of the Design Code as follows:

- responding to the ‘rural village edge’ character of Chainbridge Lane and the existing density and urban grain by setting detached/semi-detached housing back from the street within larger plots;
- buildings to be a maximum of two storeys high (unless additional floor designed sensitively into roof);
- generous floor to ceiling heights to maintain the grand street scene;
- existing landscape buffer to the south to be maintained and enhanced;
- creation of a landscaped edge to mitigate potential noise from the Charcon concrete factory and protect views into the site;
- development density to respond to adjacent development and close proximity to rural fringe, reducing towards the eastern edge
- housing orientation to respond positively to the street by fronting Chainbridge Lane

My client is open to discussion about fewer dwellings being allocated to their site if the Neighbourhood Forum felt that this would make the site acceptable for allocation. However so far this has not been an option, with my clients being kept at arm’s length and simply told that their site is not needed. This is a missed opportunity for housing to be developed in a central location in the village. The responses to public consultation highlighted how local people saw the site as a favourable option due to its location close to the centre of the village. The location of the site was also seen as advantageous because access could be taken from Chainbridge Lane so that the traffic from the site would not impact on the narrow village roads. Another opportunity which has not been considered in the assessment of the site is extension of the 30mph speed limit to encompass the site frontage. This would slow traffic down sooner on the approach to the village crossroads, to the benefit of the existing residential area.

The site selection process has instead led to the proposed allocation of sites at the far ends of the village, furthest from the village core where the pub and recreation ground are located. Future residents of these developments would have up to a 660 metre walk to the centre of the village. This would not encourage future residents to limit their use of the car. This would not assist with integrating new residents into village life and thus supporting local facilities. Furthermore the location of bungalows on the southern edge of the village, presumably to provide homes suitable for elderly people, could lead to those residents feeling isolated.



Aside from the poorly located bungalows, all of the proposed site allocations are for large, detached homes. This does not contribute towards meeting needs for starter homes or for housing suitable for elderly people. Paragraph 4.1.12 of the dBLP says that new housing will reflect local needs in terms of type, size and tenure and enable equality of access to suitable accommodation. Older people will have increased access to accommodation to better suit their changing needs and affordable homes will have been delivered to enable a new generation of home owners to get onto the housing ladder and to meet the needs of those unable to afford market housing for sale. Neighbourhood Plan paragraph 151 says that it is important that future market housing in Lound provides life-time homes and a mixture of sizes, but with an emphasis on meeting the need for smaller dwellings suitable for older people. The chosen allocations would not contribute towards meeting these dBLP and Neighbourhood Plan objectives and would appear to create a number of small, exclusive developments of large and expensive houses. In particular, one of the allocations (NP12) would appear to use a large swathe of open countryside land to provide one very large detached house. This approach seems to favour the few and ignore the needs of the many, whilst sacrificing a large area of open countryside land.

As such the site selection process has resulted in unsustainable outcomes for the village and it should be revisited. My clients' site should be assessed on a fair basis by AECOM, the Highways Authority and other statutory consultees and the choice of sites should be subject of further community consultation on this basis. As justified above, this should be undertaken on the premise of achieving 20% growth to the village through Neighbourhood Plan allocations, so as to meet local housing needs, sustain village services and protect the village from speculative and unplanned development.

I am grateful for the opportunity to respond to the consultation on behalf of my clients and please do not hesitate to contact me should you wish to discuss these representations further.

Yours faithfully

Caroline Chave *BA (Hons) DipTP MRTPI*
Director
Chave Planning

cc. Will Wilson, Lead Neighbourhood Planner, Bassetlaw District Council