



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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17th October 2023

Dear Sir

COTTAM SOLAR PROJECT - BASSETLAW DISTRICT COUNCIL LOCAL IMPACT REPORT

The NSIP Proposal

- Details of the Proposal

It is understood that the Cottam Solar Project takes the form of a solar and energy storage project consisting of 4no land parcels, namely Cottam 1, 2, 3a and 3b, intended to accommodate ground mounted solar photovoltaic generating stations; grid connection infrastructure and energy storage; cable route corridors; accesses and environmental mitigation and enhancement measures. A cable will run between the respective land parcels and to a grid connection – substation at Cottam Power Station.

- Site Description and Surrounding Location

The four land parcels straddle the administrative boundaries of Bassetlaw District Council and West Lindsey District Council to the east, situated within a predominantly rural landscape, comprising a patchwork of agricultural land, woodlands, hedgerows, linear tree belts, farm access tracks and local road networks.

The majority of the Cottam Solar Project would be contained within the administrative boundaries of West Lindsey District Council and Lincolnshire County Council with the grid connection infrastructure located within the administrative boundary of Bassetlaw District Council (and Nottinghamshire County Council).

There are three other NSIP schemes within the surrounding area, namely the West Burton Solar Project, (to connect to West Burton Power Station); the Gate Burton Energy Park (to connect to Cottam Power Station); and, the Tillbridge Solar (to connect to Cottam Power Station).

West Burton and Gate Burton Energy Park are at similar stages to the Cottam Solar Project wherein the developers have worked together to minimise the impacts by designing the cable routes so that they share a selection of the route.

Relevant Planning History and any Issues Arising

Application Number	Description	Decision and Date
22/01713/FUL	<p align="center">Gainsborough Road, Bole</p> <p>Construction and Operation of a Battery Energy Storage System with an Electrical Output Capacity of up to 500MW and Associated Development Including Power Inverter Systems, Electrical Banking Station, Electrical Cabling including Below Ground Cabling to 400KV Switchyard, Welfare Facilities, Internal Access Roads, Site Security Infrastructure, Lighting, Boundary Treatments, and Landscaping</p>	Pending Consideration
22/01031/CDM	<p align="center">Land To The West Of Cottam Power Station</p> <p>Construction of an Underground Foul Water Rising Main</p>	No Objection 11.08.2022
22/00831/SCR	<p align="center">West Burton A Power Station, North Road, West Burton</p> <p>Screening Opinion - Demolition</p>	EIA Required 08.07.2022
22/00707/FUL	<p align="center">Former High Marnham Power Station</p> <p>The Construction and Operation of a Solar Photovoltaic(PV) Farm with other Associated Infrastructure Including Sub Stations, Security Cameras, Fencing, Storage Containers, Access Tracks and Landscaping</p>	Grant 05.01.2023
22/00358/FUL	<p align="center">Gainsborough Road, Saundby</p> <p>Installation of a Solar Farm and Battery Storage Facility with Associated Infrastructure</p>	Grant 14.07.2022
22/00047/CDM	<p align="center">Land at Sturton le Steeple, Gainsborough Road, Retford</p> <p>Variation of the trigger date of conditions 67 and 68 to 31 December 2024 to afford sufficient time for additional surveys, to secure all necessary approvals under non-planning regimes and implementation works to take place prior to extraction recommencing</p>	No Objection 25.01.2022
21/00737/SCR	<p align="center">Land West Of Sturton Road, Bole, Nottinghamshire</p> <p>Screening Opinion for Solar Photovoltaic Farm</p>	EIA Not Required 26.05.2021
21/01661/DEM	<p align="center">Cottam Power Station</p> <p>Demolition and Site Clearance</p>	Grant 02.03.2022
21/01552/VOC	<p align="center">Sturton Le Steeple</p> <p>Variation of Condition 2 on P. A. 20/00117/FUL - Extend the Temporary Period of Permission to 40 Years from When the Site Becomes Operational.</p>	Grant 22.02.2022
21/01550/SCR	<p align="center">To the West of Saundby</p> <p>Screening opinion for the installation of a solar farm and battery storage</p>	EIA Not Required 02.11.2021

21/01147/FUL	Tuxford Road, Skegby Installation of a Solar Farm and Battery Storage Facility with Associated Infrastructure	Grant 16.12.2021
20/01723/CTP	Cottam Power Station Request for Lawful Development Certificate with Respect to the Cottam Power Station Site and the Proposed Installation of Replacement Cooling Water Make-Up and Purge Water Supplies for the Cottam Development Centre	Grant 01.03.2021
20/00117/FUL	Land North West And South Of Field Farm, Wood Lane, Sturton Installation and Operation of a Solar Farm Comprising an Array of Ground Mounted Solar PV Panels with Associated Infrastructure Including Housing for Inverters a Substation Compound, Point of Connection Mast, Fencing, Security Cameras, Cabling, Access Tracks and a Temporary Construction Compound	Grant 27.08.2020
19/01556/CDM	West Burton Power Station and Bole Ings Ash Disposal Site, Retford, DN22 9BL Variations of conditions 11, 13, 37 and 53 of planning permission 1/18/00234/CDM to enable full ash recovery from phase 1B/2 and revisions to method statement, restoration, landscaping and aftercare	Not EIA Development 11.12.2019
19/00167/SCR	Cottam Power Station Screening Opinion - Demolition of Power Station	Not EIA Development 28.02.2019
18/00249/FUL	Cottam Power Station Proposed 50MW Battery Storage Facility	Grant 17.04.2018

The issue of cumulative development especially with other proposed NSIPs will need careful consideration by the examiner to ensure that the proposed development is in accordance with current planning policy.

Relevant development plan policies, supplementary planning guidance or documents, development briefs or approved master-plans and an appraisal of their relationship and relevance to the proposals

This section seeks to set out the planning policy context for Bassetlaw District Council only to inform the Secretary of State of the relevant District policies.

The adopted development plan for the District is the Bassetlaw Core Strategy 2011. The Council considers that the CS policies of this document are now out of date and therefore carry limited weight in the decision making process; however where the development management policies are consistent with the NPPF these are afforded full weight in the decision making process.

The following Core Strategy Policies are applicable to this proposal:

Policy CS1 sets out the settlement hierarchy, seeking to ensure that the proposed scale of development is consistent with its locality. Based on this Policy the cable route corridor would

fall in Policy CS9 – all other settlements. This policy seeks to ensure that development is of a scale proportionate to its surroundings.

The CS policies are generally silent in respect of solar farm development; however it is acknowledged that Government Policy supports such development in appropriate locations.

The following Development Management policies are applicable to the proposal:

Policies DM1 and DM2 – this considers economic development in the countryside; however these do not relate to solar farm development.

Policy DM4 states:

POLICY DM4: DESIGN AND CHARACTER

A. Major Development Principles

All major development proposals will need to demonstrate that they:

- i. make clear functional and physical links with the existing settlement and surrounding area and have not been designed as 'standalone' additions. Where physical links cannot be made (e.g. for reasons of third party land ownership) provision must be made such that they can be provided in future should the opportunity arise;*
- ii. complement and enhance the character of the built, historic and natural environment;*
- iii. are of a scale appropriate to the existing settlement and surrounding area and in line with the levels of proposed growth for that settlement as set out in policies CS1-CS9; and*
- iv. provide a qualitative improvement to the existing range of houses, services, facilities, open space and economic development opportunities.*

Where neighbouring or functionally linked sites will come forward together within the timeframe of this DPD, the Council will expect applicants to work together with the Council to ensure that any proposals are, or can be, properly integrated and will provide complementary development.

Proposals for major residential or mixed-use development will be expected to demonstrate that they score well (allowing for site constraints where applicable) against the design principles established in the Building for Life guidance and any subsequent or complementary best practice guidance on design and placemaking by the Commission for Architecture and the Built Environment (CABE) or comparable organisation.

B. General Design Principles

Individual development proposals, including single buildings, changes of use or extensions to existing buildings, will only be accepted where they are of a high-quality design that addresses the relevant areas below:

- i. Local character and distinctiveness***
New development, particularly backland and infill development, should respect its wider surroundings, in relation to historic development patterns or building/plot sizes and forms; density; and landscape character.

- ii. Architectural quality***

New development should respect its context, without resorting to negative pastiche³¹ architecture, in terms of density, height, scale, mass, materials and detailing. Developments in prominent positions at 'gateways' to settlements or town centres will be of particularly high-quality design that will serve to reinforce a positive perception about the quality of place.

iii. Public realm

New development should support stimulating and safe streets and public spaces, with active frontages at ground level to public spaces; have appropriate landscaping and boundary treatments (retaining historic walls and hedgerows); integrate crime prevention measures where this will not compromise the other principles of good design; and provide useable and functional open space.

iv. Accessibility

New development should ensure that all people, including those with disabilities, can easily and comfortably move through and into it; prioritise safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; establish both visual and functional relationships between the different parts of a development and between the development and its wider setting.

v. Amenity

New development should ensure that it does not have a detrimental effect on the residential amenity of nearby residents; provides a decent standard of private amenity space; allows adequate space for waste and recycling storage and collection; and is not to the detriment of highway safety.

vi. Carbon reduction

New development will need to demonstrate that careful consideration has been given to minimising CO2 emissions and measures that will allow all new buildings in Bassetlaw to adapt to climate change. Such measures include, but are not limited to: use of suitable construction materials; site layout and building orientation that makes best use of passive heating and cooling, natural light and natural ventilation; minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure.

Account will also be taken of any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council and Bassetlaw's Landscape Character Assessment. Where there is obvious tension between the requirements listed above, due to the sensitivity of the location of certain sites, the Council will work with applicants and local residents to achieve a balanced solution. Some factors are likely to outweigh others in reaching a decision in such cases.

This policy seeks to ensure that new development is designed so that it respects the character of the area in which it is located and also protects the amenity of neighbouring residents. There is a clear support for carbon reduction.

Policy DM10 of the Core Strategy expands on DM4 and specifically considered renewable and low carbon energy, it states:

POLICY DM10: RENEWABLE AND LOW CARBON ENERGY

A. Carbon Reduction

The Council will be supportive of proposals that seek to utilise renewable and low carbon energy to minimise CO2 emissions. Proposals for renewable and low carbon energy infrastructure will also need to demonstrate that they:

- i. *are compatible with policies to safeguard the built and natural environment, including heritage assets and their setting, landscape character and features of recognised importance for biodiversity;*
- ii. *will not lead to the loss of or damage to high-grade agricultural land (Grades 1 & 2);*
- iii. *are compatible with tourism and recreational facilities;*
- iv. *will not result in unacceptable impacts in terms of visual appearance; noise; shadowflicker; watercourse engineering and hydrological impacts; pollution; or traffic generation; and*
- v. *will not result in an unacceptable cumulative impact in relation to the factors above*

Large-scale renewable and low carbon energy proposals must provide full details of arrangements for decommissioning and reinstatement of the site if/when it ceases to operate.

B. District Heating and Co-location

Proposals for new development in District Heating Opportunity Areas⁴⁶ will, where the scale of the proposal permits, be expected to demonstrate consideration of District Heating as a means of achieving carbon compliance. District Heating opportunities include those supplied by heat from waste management sites, power stations, coalmine methane facilities or new standalone infrastructure. Applicants will be expected to engage with the Council at pre-application stage to assess the feasibility of achieving this objective.

Where District Heating Networks are established, all subsequent new development close enough to connect to such a network will be expected to do so where there are no barriers to this connection. Proposals for heat producing development will be expected to demonstrate consideration of the feasibility of utilising its waste heat for heat consuming development. Support will be given to proposals that will ensure the co-location of compatible heat producing and heat consuming development

C. Major Development

Major development proposals will be expected to deliver specific low-carbon and renewable energy infrastructure in line with assessments of feasibility and overall viability.

D. Community Energy Schemes

Support will be given to community led energy schemes in line with the Council's Renewable and Low Carbon Energy Study (or subsequent replacement), on exception sites if necessary, where explicit community support is demonstrated

Policy DM4 in respect of this proposal would seek to ensure that the design of the development is acceptable having regard to residential amenity and highway considerations.

As the majority of the Cottam Solar Project is contained within the district of West Lindsey and Lincolnshire County Council, it will be for the examiner to consider the design of the proposal against their planning policies of the respective authorities. However, as Bassetlaw District Council is the neighbouring authority to the main site, advice should be taken from Nottinghamshire County Council in respect of the impact of the development on the wider landscape.

The district of Bassetlaw contains the cable corridor route which will be underground.

The main impact is likely to be the effect upon residential amenity during the construction process. Accordingly, a Construction Environmental Management Plan should be submitted in support of the application to help to mitigate the likely impact of development upon the local community - in accordance with Policy DM4.

The examiner is requested to consider the response from Nottinghamshire County Council in respect of highway and traffic implications during the construction and operational periods and how this may impact on road users within the district of Bassetlaw.

Other elements in respect of Policy DM10 are considered below.

Policy DM8 considers heritage assets Parts A and B are relevant and state:

POLICY DM8: THE HISTORIC ENVIRONMENT

Support will be given to development proposals or regeneration schemes (particularly in central Worksop, Retford and Tuxford) that protect and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Support will also be given to proposals from the Welbeck Estate for the re-use of heritage assets, where these will result in the enhancement of the assets. Such proposals must recognise the significance of heritage assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (including any site specific development briefs that may be found within them), archaeological reports and other relevant studies.

A. Definition of Heritage Assets

Designated heritage assets in Bassetlaw include:

- i. Listed Buildings (including attached and curtilage structures)³⁵;*
- ii. Conservation Areas;*
- iii. Scheduled Monuments; and*
- iv. Registered Parks and Gardens.*

Non-Designated assets in Bassetlaw include:

- v. Buildings of Local Interest;*
- vi. Areas of archaeological interest;*
- vii. Unregistered Parks and Gardens; and*
- viii. Buildings, monuments, places, areas or landscapes positively identified as having significance in terms of the historic environment.*

B. Development Affecting Heritage Assets

There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.

Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.

The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset. Development proposals within the setting of heritage assets will be expected to consider:

- i. Scale;*
- ii. Design;*
- iii. Materials;*
- iv. Siting; and*
- v. Views away from and towards the heritage asset.*

There is also a Supplementary Planning Guidance Document in respect of heritage assets – A guide to Heritage Impact Assessments Bassetlaw District Council which can be found at the following link: <https://www.bassetlaw.gov.uk/media/1132/heritage-impact-assessment-guidance-october-2013-update.pdf>

In terms of the built heritage it is important to note that whilst the majority of the development lies within adjoining Districts, the scale of the development is such that it does have the potential to impact upon the setting of heritage assets that are within Bassetlaw District.

Policy DM9 considers Biodiversity, Green Infrastructure and Open Space it states:

POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES

A. Green Infrastructure

Development proposals will be expected to support the Council's strategic approach to the delivery, protection and enhancement of multi-functional Green Infrastructure, to be achieved through the establishment of a network of green corridors and assets (please refer to the Council's Green Infrastructure work for a full list of Green Corridors and Nodes within, and running beyond, the District) at local, sub-regional and regional levels. Particular support will be given to proposals that will further the development of:

*The Idle Valley Project;
The Trent Vale Partnership;
Sherwood Forest Regional Park.*

Development proposals will be expected to demonstrate, in line with the Council's Green Infrastructure work, that:

- i. they protect and enhance green infrastructure assets affected by the development and take opportunities to improve linkages between green corridors;*
- ii. where they overlap with or will affect existing green infrastructure nodes or corridors, such assets are protected and enhanced to improve public access and use;*
- iii. where opportunities exist, development proposals provide improvements to the green infrastructure network that benefit biodiversity through the incorporation of retained habitats and by the creation of new areas of habitat; and*
- iv. they provide robust delivery mechanisms for, and means of ensuring the long-term management of, green infrastructure*

Development that will result in the loss of existing green infrastructure may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost. Where new development may have an adverse impact on green infrastructure, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures (e.g. off-site or through financial contributions for improvements elsewhere) is considered.

B. Biodiversity and Geodiversity

Development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance, including:

- i. Protected trees and hedgerows;*
- ii. Ancient woodlands;*
- iii. Sites of Special Scientific Interest (SSSI)*
- iv. Regionally Important Geodiversity Sites;*

- v. *Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC));*
- vi. *Local and UK Biodiversity Action Plan Habitats (including Open Mosaic Habitats on Previously Developed Land); and*
- vii. *Protected Species*

Development that will result in the loss of such features may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost and which is likely to result in a net gain in biodiversity. Where new development may have an adverse impact on such features, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures is considered. Where sufficient mitigation measures cannot be delivered, compensation measures must be provided as a last resort.

C. Landscape Character

New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment⁴⁴. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.

D. Open Space and Sports Facilities

Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of open spaces and sports facilities. Exceptions may be made if the open spaces or facilities are identified as surplus to demand in a given location and that alternative provision, or a contribution towards new or improved facilities elsewhere, would be preferable. Alternative scheme designs that minimise impact should be considered before the use of mitigation (on-site, off-site or through contributions as appropriate).

New development proposals will be expected to provide functional on-site open space and/or sports facilities, or to provide contributions towards new or improved facilities elsewhere locally, as well as contributions for on-going maintenance, to meet any deficiencies in local provision (when assessed against locally defined standards) that will be caused by the development.

Areas of protected open space will be identified in the Site Allocations Development Plan Document.

In terms of landscape the Bassetlaw Landscape Character Assessment can be found at the following link: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/core-strategy-adopted-development-plan/background-studies/landscape-character-assessment-lca/>

The majority of the cable routing is found in the Trent Washlands Character Zone, wherein the policy emphasis is to conserve and reinforce.

Policy DM12 considers flood risk, it states:

POLICY DM12: FLOOD RISK, SEWERAGE AND DRAINAGE

A. Flood Risk

Proposals for the development of new units in Flood Zones 2, 3a and 3b that are not defined by national planning guidance⁴⁷ as being suitable for these zones will not be supported while development sites remain available in sequentially superior locations across the District.

Reference should be made to the Council's Strategic Flood Risk Assessment when making assessments about likely suitability. Site specific Flood Risk Assessments will be required for all developments in flood risk areas, even where flood defences exist, as defined on the Proposals Map.

Where suitable redevelopment opportunities arise, the Council will require, in liaison with the Environment Agency, the opening up of culverts, notably in Worksop and Retford, in order to reduce the blocking of flood flow routes. Particular support will be given to the Flood Alleviation Scheme for Retford Beck.

B. Sewerage and Drainage

Proposals for new development (other than minor extensions) in:

- i. Beckingham
- ii. Clarbrough and Hayton
- iii. East Drayton
- iv. East Markham
- v. Harworth Bircotes
- vi. North Leverton
- vii. North Wheatley
- viii. Misterton
- ix. South Wheatley
- x. Sturton-le-Steeple
- xi. Welham
- xii. Walkeringham

will only be supported where it is demonstrated to the Council's satisfaction that the proposed development will not exacerbate existing land drainage and sewerage problems in these areas.

All new development (other than minor extensions) will be required to incorporate Sustainable Drainage Systems (SuDS) and provide details of adoption, ongoing maintenance and management. Proposals will be required to provide reasoned justification for not using SuDS techniques, where ground conditions and other key factors show them to be technically feasible.

Preference will be given to systems that contribute to the conservation and enhancement of biodiversity and green infrastructure in the District.

Nottinghamshire County Council is the Local Lead Flood Authority and have commented as follows:

'Due to the nature of the proposals these do not appear to seek to significantly increase the impermeable area of the site, and as such the LLFA would only like to comment that surface water runoff from the site should not be exacerbated. Any runoff from any hardstanding/small buildings on the site should be captured on site, to prevent increasing runoff from the site.'

Policy DM13 considers Sustainable Transport, it states:

POLICY DM13: SUSTAINABLE TRANSPORT

A. General Principles

Development proposals will be expected to:

- i. Minimise the need to travel by private car;
- ii. Provide linkages, or develop new, footways, cycle paths and bridleways giving access, to key local facilities (especially town centres); and

iii. Provide appropriate facilities to support access to high-quality public transport. Optimisation of the highway network and highway capacity improvements should only be considered once the above criteria have been addressed.

B. Nottinghamshire Local Transport Plan

Development proposals will be required to be consistent with, and contribute to the implementation of, the Nottinghamshire Local Transport Plan. Proposals will not be supported where they will prevent the implementation of schemes identified in the Nottinghamshire Local Transport Plan. Reference should be made to this Plan when considering new proposals.

C. Parking Standards

Non-residential parking should be provided in line with the 6Cs Highway Design Guide adopted by Nottinghamshire County Council on 1 April 2009.

A reduction in parking provision will be considered where it is demonstrated that this will not impact adversely on the surrounding area (notably in relation to an increase in on-street parking) and is in the interest of sustainable development, especially in terms of encouraging the use of walking, cycling and/or public transport.

Nottinghamshire County Council as Highway Authority is the main advisor for the District and has been consulted on the proposals and comments as follows:

'The proposed solar farm is in Lincolnshire. Therefore, the construction and operation of the project would have only a minor and largely temporary impact on the Nottinghamshire road network. However, the proposal would be connected to the National Grid at Cottam Power Station which would involve works within the County relating to the laying of a cable within the proposed grid connection corridor. The grid connection corridor for the Gate Burton Solar Project covers a similar area, and it is likely that so would the grid connection corridor for the Tillbridge Solar Project. The West Burton Solar Project in part would also share the same grid connection corridor where it crosses the River Trent before heading north to ultimately terminating at West Burton Power Station.

For this project, the Nottinghamshire construction accesses to the grid connection corridor are proposed on Torksey Ferry Road (Grid Connection Access 1/101), Cottam Road (Grid Connection Access 2/102, 3/103, and 4/104), and Headstead Bank (Grid Connection Access 5/105 and 6/106). To minimise disruption, these accesses should be shared with the other solar projects where applicable, and therefore, should be of the same design and position. It is noted that access is proposed via Torksey Ferry Road which would route construction traffic through Rampton. This is not proposed as part of the Gate Burton Solar Project. The Highway Authority therefore question whether this is necessary. Cottam Road is a far superior route avoiding the village.

Where practical each solar project should share construction compounds. Each Construction Traffic Management Plan will need to set out arrangements for managing arrivals and departures at each access across projects where they are likely to be accessing the grid connection corridor at the same time. Where possible, works required within the grid connection corridor for each project should be undertaken as a single operation.'

There are two Neighbourhood Plans which should be considered as part of this development, namely Treswell with Cottam Neighbourhood Plan; and, Rampton and Woodbeck Neighbourhood Plan.

There is a strong tradition of community-led planning in Bassetlaw, most evidently manifest in the uptake of neighbourhood planning. Communities have welcomed the opportunity to supplement district and national planning legislation with their own, locally-specific policies. The positive attitude towards neighbourhood planning is notably evident in the eastern side of the District, where the proposals under consideration are located. All three of the parishes intersected by the proposed grid connection corridor are engaged in neighbourhood planning, as follows:

- [South Leverton](#): neighbourhood area designated, and work currently underway to evidence a potential neighbourhood plan.
- [Treswell and Cottam](#): Neighbourhood Plan adopted February 2019, with work currently underway on first review.
- [Rampton and Woodbeck](#): Neighbourhood Plan adopted May 2021.

The proactive attitude of communities towards understanding and managing their local area is clear, and this should be respected by any proposals being made. To this effect, meaningful, place-specific dialogue with the impacted communities is essential, but also provides a powerful opportunity to better understand and respond to local issues. Specific details about the two adopted neighbourhood plans noted above are detailed below.

Treswell with Cottam Neighbourhood Plan

- **Statement of Intent (page 12)**
 - The Plan encourages those submitting proposals within the Parish to actively engage with the Parish Council, residents, and local stakeholders, and employ the guidelines included as Appendix 1 (page 52).
- **Policy 6: Design Principles (page 36)**
 - Integral to the design policy, section b) requires that all development should be designed to sustain significant views that contribute to the character and appearance of the area. These views include (but not limited to) those identified on figures 8 and 5, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used.
- **Aspiration 1: Road Safety and Traffic (page 49)**
 - It is noted in the Neighbourhood Plan that there is an issue with road safety in the Parish, specifically in Treswell village.
- **Character Assessment**
 - The Neighbourhood Plan is supplemented by a [Character Assessment](#), which provides a detailed portrayal and analysis of the features that define the Parish.

Rampton and Woodbeck Neighbourhood plan

- **Objective 4: Natural environment (page 15)**
 - The Plan aims to “manage new development so it respects and enhances our natural environment and our natural assets such as the River Trent and its associated wildlife, the wider countryside and biodiversity of the area”.
- **Policy 5: Development Principles (page 37)**

- The Policy requires consideration of the features identified in the Rampton and Woodbeck Character Assessment (see below), including key views.
- **Policy 10: The Protection of the Parish Landscape (Page 48)**
- This Policy identifies a range of considerations that should be incorporated into development proposals, including visual impact, the opportunities for appropriate screening, and the protection of important frontages (Map 11) and identified wildlife sites (Map 12).
- **Character Assessment**
- As above, the Neighbourhood Plan is supplemented by a [Character Assessment](#), which provides a detailed portrayal and analysis of the features that define the Parish.

In terms of the emerging local plan the Bassetlaw Local Plan 2020-2038 is in Examination year, with the Council anticipating moving towards modifications in late summer 2023. At the present time, the Council is attaching limited weight to its policies; however once the Inspectors Main Modifications is received the weighting given to the policies is likely to change. This will be undertaken in accordance with the criteria in the National Planning Policy Framework, paragraph 48.

The Council is expecting to adopt the Local Plan by the end of 2023.

The following comments are made with reference to the submitted Local Plan position <https://www.bassetlaw.gov.uk/media/7007/sub-010.pdf> It should be noted that the content of policies may change as modifications to the Plan are identified.

Given the strategic nature of this proposal it would be remiss not to take into account the emerging plan specifically in relation to the Former Cottam Power Station site. The site is identified by Policy ST6: Cottam Priority Regeneration Area.

The site boundary in Figure 11 is taken from the landowners submission to the Council's Land Availability Assessment 2022 <https://www.bassetlaw.gov.uk/media/6884/final-laa-housing-paper-may-2022.pdf> It is the land in their ownership that they consider could be made available for development in the future.

The Local Plan is not allocating the site for development. The site is identified as a broad location where growth could go in the future subject to the various constraints identified being addressed satisfactorily through the provisions of Policy ST6. This position will be re-visited as part of any future Local Plan review (by 2028). So the site is not being relied upon in this Local Plan for either housing or employment provision.

The landowners Local Plan hearing statement contains an initial concept plan https://www.bassetlaw.gov.uk/media/7299/matter4_edf-geraldeva.pdf The hearing statement also contains a constraints map. That aligns with the Council's current understanding of the constraints on site.

As such, the Council request that the provisions of Policy ST6 be considered in relation to this proposal, and that the proposal does not prejudice the ability of this site to come forward appropriately in a comprehensive manner in the future.

Relevant development proposals under consideration or granted permission but not commenced or completed

See table above.

Local area characteristics such as urban and landscape qualities and nature conservation sites

These have been discussed in the above policy section. The examiner is requested to seek views from the statutory bodies including Notts County Council, Notts Wildlife Trust, Natural England and Environment Agency on these topic areas.

Local transport patterns and issues

Nottinghamshire County Council is the Highway Authority for the District. It is therefore requested that the examiner refers to their comments in respect of highway and transport issues, including public rights of way. It is anticipated that as the cabling is underground that the main disruption to public rights of way would be during the construction phase.

Site and area constraints

The site within Bassetlaw lies within a predominately rural area and comprises of the cable route corridor. The area constraints have been outlined in the above policy section.

Designated sites

The Council does not have in house professional expertise to comment on ecological designated sites and therefore advice should be taken from Nottinghamshire Wildlife Trust and Natural England.

Socio-economic and community matters

In terms of agricultural land, the cabling corridor contains best and most versatile agricultural land. It is considered that providing the majority of the cabling route land can be restored for agriculture then this is acceptable in policy terms.

DCO obligations and their impact on the local authority's area.

The Council has no further comment to make under this heading.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

John Krawczyk
Development Team Manager