

NEWARK AND SHERWOOD AMENDED CORE STRATEGY DPD EXAMINATION

HEARING SESSION 2 – INSPECTORS MATTERS AND ISSUES

QUESTION 26

**ON BEHALF OF HARWORTH GROUP PLC (REPRESENTOR
REFERENCE: 12)**

Pegasus Group

4 The Courtyard | Church Street | Lockington | Derbyshire | DE74 2SL

T 01509 670806 | **F** 01509 672247 | **W** www.pegasuspg.co.uk

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CONTENTS:

Page No:

26. DOES POLICY SHAP4 (LAND AT THORESBY COLLIERY) PRESENT A SOUND APPROACH IN TERMS OF LANDSCAPE IMPACT, ACCESSIBILITY, AND EMPLOYMENT PROVISION AND IN TERMS OF ITS COAL MINING LEGACY? IS THE ALLOCATION NECESSARY BEARING IN MIND 4 ABOVE?

1

26. Does Policy ShAP4 (Land at Thoresby Colliery) present a sound approach in terms of landscape impact, accessibility, and employment provision and in terms of its coal mining legacy? Is the allocation necessary bearing in mind 4 above?

26.1 The planning application (as detailed above) reflects the requirements of emerging Policy ShAP4; the emerging policy and the design and technical work to support the planning application were developed in tandem.

26.2 The technical work that accompanied the planning application included a Landscape and Visual Impact Assessment by Pegasus Group. The assessment tested a range of landscape and visual receptors whereby potential impacts informed the landscape strategy for the site and mitigation is ingrained in the proposed development. The residual impacts identified as part of this process highlight that the greater degree of impact relates to the site and to a very localised area immediately adjacent to the site; the effect on potential receptor groups in the wider landscape context is generally very limited. Furthermore, the proposals for green infrastructure and landscaping will deliver some enhancements in terms of the physical landscape resources.

26.3 On balance, the proposed development and likely landscape and visual effects are considered to be acceptable in landscape and visual terms. The assessment concluded that the scale and form of the proposed development is likely to result in landscape impacts that are limited to the site area and its immediate context only. Whilst visual effects remain 'adverse' (albeit at a limited scale) this is due to views of the built form of residential and employment areas against a baseline of the agricultural fields; however in terms of landscape character there will be beneficial effects overall as the potential adverse effects of the loss of agricultural land (which is well represented in the local landscape) is offset by the removal of the longstanding detracting feature and the consequent positive influence of this on character.

26.4 The Committee Report (OTH/01) concurs with the comments of Nottinghamshire Environmental Management and Design; "the proposed development will by its scale and nature result in significant change from a landscape of agricultural and semi-natural habitat to an urban development albeit within a landscape structure containing some retained elements (hedgerows, colliery access avenue etc.) and with adjacent establishing semi natural habitat on the restored tip." The Committee Report recommends further detail with regards to visual and

landscape impacts at Reserved Matters stage to ensure that a reduction in any perceived negative impacts is secured. This is secured by condition.

- 26.5 The site at Thoresby Colliery is accessible by vehicles, pedestrians, cyclists and public transport users. There are good opportunities for pedestrian and cycle travel to and from the site, with a number of facilities within walking and cycling distance, and appropriate infrastructure provided along the desire lines. A pedestrian catchment based on 2km (10 minutes walk) covers Edwinstowe and parts of Ollerton. The northern side of the A6075 has a good quality footway between Edwinstowe and the Ollerton roundabout. A number of public bridleways and footpaths are located within the vicinity of the site and allow excellent opportunities for walking and enjoying Sherwood Forest and Rufford Country Park.
- 26.6 Facilities and services such as St Marys C of E and The King Edwin Primary Schools, the Major Oak Medical Practice, a pharmacy and Edwinstowe High Street (including retail facilities) are located within the pedestrian catchment area within Edwinstowe. Ollerton roundabout is also within the walking catchment and there are several restaurants, a public house and two petrol stations within walking distance of the proposed development. For cyclists; Edwinstowe, Ollerton, Boughton, Wellow and Kings Clipstone are within a 5km catchment for commuter distance. There are numerous off-road trails and bridleways near to the site, and cyclists can also use the carriageways given the low accident record. Extensive facilities and services are available in Ollerton; The Dukeries Academy for secondary education, several primary schools, extensive medical facilities, and ASDA and Tesco supermarkets, as well as employment destinations such as Sherwood Energy Village.
- 26.7 For bus travel, the nearest bus stops are located on the A6075 at the existing Thoresby Colliery access, within 400m walking distance of the majority of the site, with regular services available to Edwinstowe, Ollerton, Mansfield, Nottingham, Clipstone, Walesby/Kirton, Newark, Southwell and Bilsthorpe. There are further bus stops within the walking and cycling catchments in nearby Edwinstowe and Ollerton. As the development is built out, it is proposed to bring one or more bus routes through the site in a loop design, so all residents will be within 400m of a bus stop, and the proposed primary school, local centre and Country Park would also be served. A toucan crossing will be provided to

improve access to existing bus stops at the western site access, and at the eastern site access two new bus stops with a pedestrian refuge are proposed to assist with crossing.

- 26.8 Thoresby Colliery closed in July 2015 after 90 years of mining and with the loss of over 400 jobs. It also signalled the end of the deep coal industry in Nottinghamshire. In October 2015, Harworth acquired the site. The redevelopment of the site includes employment development; including offices, light industrial and industrial and manufacturing uses, as part of a strategic employment site, which would result in significant job creation. Additional job creation would arise from complementary uses that would occur in the primary school and retail uses in the local centre. The additional population arising from the residential element of the proposals will also increase the demand for services and facilities locally, which will support existing facilities in Edwinstowe and Ollerton.
- 26.9 Harworth Group supports Main Modification 0012 (MM0012), which is proposed by Newark and Sherwood District Council to address representations received from the Coal Authority. MM0012 requires Policy ShAP4 to include a requirement for a Coal Mining Risk Assessment or equivalent report to address any potential coal mining legacy issues. Harworth Group has no objection to the proposed modification.