



Harworth & Bircotes

Neighbourhood Plan Steering Group

29 January 2014

Agenda

- Progress Report
- Development of the draft Plan
- Help from the steering group
- Update on the HCA funding application
- Next steps

Progress

- Shop front - consultation
- Secondary school event
- Christmas event - consultation
- Over 50 group – consultation
- Discussion with key consultee's
- Draft consultation document
- Profile background document completed

Community Vision

In 20 years' time Harworth & Bircotes will be a thriving community, a place where people are proud to live. It will be a safe and happy place, an area that values its people and its environment. It will have a variety of homes, jobs, shops, schools and recreational facilities; something for everyone. Harworth & Bircotes will be a place people want to move to

Community Aim

The Harworth & Bircotes Neighbourhood Plan will take a positive approach to development so long as it brings forward a balance of housing, retail, community and leisure development to ensure Harworth & Bircotes becomes an attractive place, providing all the amenities you would expect in a desirable town. All development over the plan period will maximise the environmental assets in and around Harworth Bircotes improving access to the countryside and open spaces for residents and visitors.

COMMUNITY OBJECTIVES

Community Objective 1: To deliver a redevelopment strategy for the old Colliery Site for a mixed use development that benefits the local community now and for years to come.

Community Objective 2: Improve and enhance new and existing Leisure Facilities

Community Objective 3: Sustain and Regenerate the High Street ensuring the delivery of new community services and facilities.

Community Objective 4: Develop a new footpath and cycle network .

Community Objective 5: Provide restaurants and cafes for people to eat out.

Community Objective 6: Deliver housing growth that meets the local community's needs.

Community Objective 7: Protect and enhance Harworth & Bircotes environmental assets for current and future generations.

Community Objective 8: Safeguard important community infrastructure.



Policies

Policy I: Sustainable Development Principles

1. Provide or contribute towards identified infrastructure, services or facilities as detailed in the site allocations DPD and CIL policies of BDC. Such infrastructure should precede the delivery of other forms of development wherever possible;
2. Contribute positively to Harworth & Bircotes' character, creating or reinforcing local distinctiveness in terms of:
 - (i) Height, scale, form and grouping
 - (ii) Choice of materials
 - (iii) External design features
 - (iv) The balance between the built form and public/green spaces
 - (v) Green infrastructure
 - (vi) Relationship to neighbouring properties, street scene and the wider neighbourhood
3. Respect and where possible enhance the landscape character around Harworth & Bircotes.
4. Be socially inclusive and integrate into the existing settlement patterns.
5. Use appropriate design, construction, insulation, layout and orientation to create developments that
 - (i) Minimise energy usage
 - (ii) Use natural resources prudently
 - (iii) Discourage crime and anti-social behaviour
 - (iv) Minimise trip generation in cars

In addition to the above principles residential development will be expected to:

1. Provide access to a range of public transport, open space and key services and amenities. (The housing type provided on some sites will reflect their distance from key services and amenities).
2. Incorporate measures to encourage travel by walking, cycling and public transport.

Policy 2: Areas for growth/restraint

- HM to discuss

Question

- Do you want to restrict growth in areas and promote other areas for growth?

Policy 3: Locate new shops in the town centre

Permission will be granted for new town centre uses in the Harworth & Bircotes retail centre (as defined on the proposals map) where;

- (i) the proposal will bring forward a disused site or building
- (ii) it is within the defined retail centre
- (iii) it is in accordance with other policies in this NP
- (iv) such development is compatible with nearby residential properties

(v) parking provision is in accordance with BDC policy xyz

(vi) the highway impact of increased retail activity is mitigated by appropriate traffic management plans or off site contributions

Question

What are acceptable uses in the Town Centre ?

Policy 4: Controlling use on the High Street

- Planning permission will normally be granted for hot food takeaways in the town centres, provided that the proposal will not result in an over-concentration or clustering of such uses to the detriment of the character and function of that centre, or have an adverse impact on the standard of amenity for existing and future occupants of land and buildings.
- Appropriate concentrations of hot food takeaways will be based on the following:
- Within primary frontages in the town centres, no more than 10% of the frontage will be in A5 use.

Policy 5: Redevelop and expand the town centre

Development that contribute to the overall regeneration of the colliery site and the enhancement of the town centre will be encouraged along the south of Scrooby Road to link the redevelopment of the Colliery Site, the Health Centre and Town Council Offices as shown on the proposals map if the scheme follows the principle set out below.

New development proposals in the area marked x on the proposals map will only be allowed where;

- (i) Applicants will be required to submit a statement with their application to show how their scheme contributes to this the enhancement of the town centre.
- (ii) they create a positive building frontage onto Scrooby Road
- (iii) the design reflects the orientation with the town hall and health centre to the south and east as well as Scrooby Road
- (iv) pedestrian/cycle links are created to the south
- (v) reference to bus hub?
- (vi) reference to car parking?

Policy 6: Develop a strategy for regeneration within the town centre

- Proposals to redesign the retail area on Scrooby Road must address the car parking issues. Street furniture, highway and pavement design must make a positive contribution to the functioning of the town centre and balance the need for vehicular access with the requirement to attract shoppers by creating a safer and more pleasant pedestrian environment.
- Traffic calming and control measures should be sympathetic to the principles of town centre enhancement set out in the key considerations town centre guide.

Policy 7: Site brief for the former colliery site

What should be in this policy?

- Mixed use development on the colliery site?
 - Primary school?
 - Bus terminal?
 - Housing?
 - Employment?
 - Restaurant?

Policy 8: Design principles

1. Character – an attractive, welcoming place appropriate to the area
2. Continuity and enclosure of streets and spaces by buildings
3. Quality, safety and security of private property, public areas and the highway
4. Permeability – ease of pedestrian movement with good access to local facilities and public transport services
5. Legibility – development that is easy to navigate
6. Adaptability – flexible buildings capable of changing over time
7. Inclusive – accessible development that meets the needs of as much of the population as possible
8. Vitality- creating vibrant, busy places with a mix of uses where appropriate
9. Sustainability – proposals are environmentally responsible and well managed

Policy 9: Provision of mix of housing types

Schemes of more than 7 dwellings must provide a mix of dwelling types and sizes to meet the needs of current and future households in the plan area. Large areas of uniform type and size of housing will not be acceptable.

Allocated sites that are within 400m (i.e. 5 mins walking distance) will be particularly suited to meeting the needs of smaller households for elderly people and will therefore have at least 50% of dwellings as houses or flats with 2 bedrooms or fewer.

Policy 10: Provision of Affordable housing

Affordable housing should, wherever possible be provided on site and must be fully integrated with the market housing throughout the development.

Affordable housing must be visually indistinguishable from the market housing.

Affordable housing must be of a type size and tenure that meets local needs in accordance with the 2014 Housing Needs Survey.

Policy 11: Integrating allocated sites

Proposals for new housing must ensure that the new homes are well integrated with the existing town, surrounding environment and services. Development must incorporate good connections, short and direct routes for pedestrians and cyclists connecting to the existing settlement and the centre in particular where appropriate, provide new facilities that can be shared with adjacent areas.

Policy 12: Requirement for pedestrian and cycle connections

- Proposals for the development of allocated residential sites should deliver good pedestrian and cycle connections to encourage walking and cycling and reduce reliance on vehicles.
- Contributions to the enhancement of the cycling and walking network as shown in the GI report will be required as part of the developer contribution via CIL.
- The layout of new housing areas should link into existing cycle and footpath routes and create new provision where appropriate to do so.

Policy 13: Promoting public transport


Harworth TC will liaise with the Highways Authority and the bus operators to encourage better planning of public transport.

Beyond the plan period the TC will continue to seek every opportunity to reopen the railway line from Harworth Colliery to xxx.

Development proposals must ensure that they safeguard the route during the plan period.


Policy 14: Site Specifics Key considerations

Each of the allocated sites has a number of key considerations which must be taken into account when developers are preparing their proposals. Key considerations are issues that local people want reflecting in the proposals.



Policy 15: The Town Council will actively support the town's leisure and sports facilities.

Improvements to the facilities listed in appendix 2 will be sought and funded from CIL receipts obtained as part of the planning gain from the development of at least 1560 dwellings in Harworth Bircotes.



Policy 16: Improve existing parks and open spaces and create green ways between them and out to the allocated sites and into the open countryside.

Improvement to enhance and/or create a green ribbon connecting the existing open spaces and the allocated sites with the surrounding countryside will be sought and funded from CIL receipts obtained as part of the planning gain from the development of at least 1560 dwellings in Harworth Bircotes.

Policy 17: Encouraging digital connectivity

All new development should demonstrate how it will contribute to and be compatible with current digital connectivity. New developments on the allocated sites for housing must ensure that broadband connections that are at least fast can be provided to assist the economic development of the town, except to the extent (if any) that this would render needed development unviable. New development must also ensure that future proof upgrades are available.

Policy 18

Permission will be granted for schemes which show they have addressed the key considerations outlined below subject to them also being in accordance with other policies in this NP.

Question

What sites should be included in this policy?

Community Projects

Project 1: Town Centre Improvement scheme for shop frontages.

Project 2: Encourage environmental enhancements in the town centre.

Project 3: to create a public square as part of an expanded town centre will be encouraged.

Project 4: Improvements to Tommy Simpson field.

Project 5: Creating accessible pedestrian and cycle routes.

Project 6: Proposals identified in the Green Infrastructure Report will be supported and funded from CIL receipts.

Next Steps

- Have we missed anything in the policies?
- Tommy Simpson HCA Funding
- Questionnaires to groups
- Affordable Housing questionnaire
- Consultation on the Draft Plan
- Consultation with statutory consultee's
- Date of next Steering Group meeting