

Draft Bassetlaw Plan

Part 1: Strategic Plan



January 2019



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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Introduction

The purpose of this paper

1 Setting the Plan's Direction

- 1.1 Bassetlaw District Council is currently in the early stages of preparing the Bassetlaw Plan; the new Local Plan for the district of Bassetlaw. This will replace the 'Core Strategy & Development Management Policies' Development Plan Document, adopted in December 2011, as the key document setting out a long term strategy for development in the district.
- 1.2 It is expected that this plan will be adopted in February 2021, with an intended lifespan of 15 years. The timetable for the development of this plan is set out in the Local Development Scheme, which can be found at the following link:

<http://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/local-development-scheme/>

How to Approach this Paper

- 1.3 This paper is the culmination of over two year's work collecting and analysing evidence, in order to put forward what we think the Bassetlaw Plan should try to achieve, and how we should achieve it.
- 1.4 **Our intention is that this paper and responses to it will set the direction for the Bassetlaw Plan. However the principles contained in it are not fixed and we welcome alternative ideas suggesting how the issues outlined might be addressed.** We will consult extensively on the contents of this paper and we welcome views on whether the strategy and principles set out through this paper are the right ones for addressing the challenges faced by the district as a whole.

Addressing the Duty-to-Cooperate

- 1.5 In preparing this paper we have started a dialogue with neighbouring authorities and other key organisations to ensure that our proposals do not conflict with their priorities. Bassetlaw District adjoins seven local authority areas, which includes Bolsover, Doncaster, Mansfield, Newark and Sherwood, North Lincolnshire, Rotherham, and West Lindsey. Bassetlaw District Council is looking to deliver all its development requirements within its own district. At the time of writing, there have been no requests for Bassetlaw to address the development needs of neighbouring local authorities.
- 1.6 The District Council is also a non-constituent member of Sheffield City Region Local Enterprise Partnership (LEP), which consists of full constituent members Sheffield, Rotherham, Doncaster, and Barnsley, and non-constituent members Bassetlaw, Bolsover, North East Derbyshire, Chesterfield and Derbyshire Dales Councils. Bassetlaw is also a full member of D2N2 LEP, which includes all Councils in Derbyshire and Nottinghamshire as members, including Derby City Council and Nottingham City Council.

- 1.7 Appendix 2 sets out work undertaken to address the Duty-to-Cooperate.

Structure of the Paper

- 1.8 This paper sets out a vision for Bassetlaw's future and the key objectives that the Bassetlaw Plan will need to address to work towards this vision. The paper then proposes an overall strategy to address these objectives and suggests how this might be broken down into specific policy themes. For each policy theme we have set out our proposed policy approach, which is intended as the basis for the policies to be set out in the Draft Bassetlaw Plan.

Matrix of Themes

- 1.9 Table 1 on page 7 is designed to help with navigating the document, setting out where different themes are addressed. Additionally, a glossary of terms is provided at the end of the paper, in Appendix 1, to explain some of the technical terms and acronyms used.

What Happens Next?

- 1.10 This draft Local Plan paper includes draft policies and two strategic sites which are proposed to deliver two new garden villages. The outcomes of this consultation will refine the strategic direction of this draft Bassetlaw Local Plan. It will also inform the next iteration of the Plan, which will include more detailed development management planning policies and site allocations. We anticipate that this draft plan will be published for consultation in late 2019.

What would we like to know from you?

- 1.11 This paper does not ask a range of specific questions. Instead **we are interested in your views on the strategy as a whole**. We also welcome views on the planning policies set out in each section. Please let us know if you think there are other objectives that the plan should try to achieve or other approaches to addressing the issues outlined that the draft plan should adopt.
- 1.12 Consultation on this paper will run for **eight weeks**, from **Monday 14th January 2019** to **Sunday 10th March**. Due to tight timescales we will not be able to accept late consultation responses.

How to Contact Us

1.13 You can tell us what you think in a number of ways:

- Online, using the form at www.bassetlaw.gov.uk/bassetlawplan
- By emailing your comments to thebassetlawplan@bassetlaw.gov.uk
- By writing to us at the following address:

The Bassetlaw Plan

Planning Policy

Bassetlaw District Council

Queen's Buildings

Potter Street

Worksop

Nottinghamshire

S80 2AH

Acceptance and Publication of Comments

1.14 Please note that all comments made will be published and will be made available to the public. We will contact everyone who responds to this consultation when the draft plan is published.

1.15 When making comments on this document we ask you to think about whether you are able to point to specific evidence to support your arguments. We will not accept comments that are discriminatory in nature, or have no grounding in evidence.

1.16 Under the General Data Protection Regulation 2016 (GDPR) and Data Protection Act 2018 (DPA) Bassetlaw District Council, Queen's Building, Potter Street, Worksop, Notts, S80 2AH is a Data Controller for the information it holds about you. The Council will hold the personal information provided by you for the purpose of the local government plan consultation and your data may be published at the end of the consultation and/or shared with third parties. The lawful basis under which the Council uses personal data for this purpose is Consent. For further information on how we use your data please see the Council's full privacy notice at <http://www.bassetlaw.gov.uk/about-us/data-protection/privacy-notice> or by contacting the Council's Data Protection Officer.

Table 1: Matrix of Themes and where they are addressed in the Initial Draft Bassetlaw Plan

1.17 The themes covered by this draft local plan all seek to achieve the vision for Bassetlaw as set out later in this document. It is intended that each theme will be delivered by the Strategic Objectives and Proposed Policies as set out alongside it in the table below.

Theme	Strategic Objective(s)	Proposed Policy
Strategy for new development	<ol style="list-style-type: none"> 1. Manage the scale and location of development to support a balanced pattern of growth across urban and rural areas 2. Deliver the homes required to meet the needs of Bassetlaw 3. To initiate the delivery of two new garden villages 4. Facilitating development opportunities that will enhance Bassetlaw’s economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw 5. Conserve the District’s distinctive historic built and natural environments 6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and opportunities, and protects the intrinsic character of the countryside 7. Ensure the built environment is improved through high quality design and architecture 	<ul style="list-style-type: none"> Policy 1 Spatial Strategy Policy 2 Strategic Growth Policy 3 Affordable Housing Policy 4 Housing Mix Policy 5 Self and Custom Build Housing Policy 6 Specialist Housing Policy 7 Residential Care Homes Policy 8 Rural Bassetlaw Policy 9 Worksop Policy 10 Retford Policy 11 Harworth & Bircotes Policy 12 North Nottinghamshire Garden Villages Policy 13 Energy Efficiency Policy 14 Renewable and Low Carbon Energy Policy 15 Flood Risk Policy 16 Water Quality and Efficiency Policy 17 Landscape Policy 18 Biodiversity Policy 19 Green Infrastructure Policy 20 Open Space Policy 21 Historic Environment Policy 22 Design Policy 23 Protection of Community Services and Facilities Policy 24 Strategic Infrastructure

Theme	Strategic Objective(s)	Proposed Policy
	8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production 9. Enhance the vitality and viability of Bassetlaw's town centres and local centres 10. Promote health and wellbeing by delivering new and enhanced infrastructure which will improve the quality of life in Bassetlaw	
New housing development	1. Manage the scale and location of development to support a balanced pattern of growth across urban and rural areas 2. Deliver the homes required to meet the needs of Bassetlaw 3. To initiate the delivery of two new garden villages	Policy 1 Spatial Strategy Policy 2 Strategic Growth Policy 3 Affordable Housing Policy 4 Housing Mix Policy 5 Self and Custom Build Housing Policy 6 Specialist Housing Policy 7 Residential Care Homes Policy 8 Rural Bassetlaw Policy 9 Worksop Policy 10 Retford Policy 11 Harworth & Bircotes Policy 12 North Nottinghamshire Garden Villages
Economic development	4. Facilitating development opportunities that will enhance Bassetlaw's economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw 6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and	Policy 1 Spatial Strategy Policy 2 Strategic Growth Policy 8 Rural Bassetlaw Policy 9 Worksop Policy 10 Retford Policy 11 Harworth & Bircotes Policy 12 North Nottinghamshire Garden Villages

Theme	Strategic Objective(s)	Proposed Policy
	opportunities, and protects the intrinsic character of the countryside	
Retail and Leisure	9. Enhance the vitality and viability of Bassetlaw's town centres and local centres	Policy 1 Spatial Strategy Policy 2 Strategic Growth Policy 8 Rural Bassetlaw Policy 9 Worksop Policy 10 Retford Policy 11 Harworth & Bircotes Policy 12 North Nottinghamshire Garden Villages
Rural Areas	6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and opportunities, and protects the intrinsic character of the countryside	Policy 1 Spatial Strategy Policy 2 Strategic Growth Policy 8 Rural Bassetlaw Policy 12 North Nottinghamshire Garden Villages
Conservation	5. Conserve the District's distinctive historic built and natural environments	Policy 21 Historic Environment
Quality of design	7. Ensure the built environment is improved through high quality design and architecture	Policy 22 Design
Different Housing Types	2. Deliver the homes required to meet the needs of Bassetlaw	Policy 3 Affordable Housing Policy 4 Housing Mix Policy 5 Self and Custom Build Housing Policy 6 Specialist Housing Policy 7 Residential Care Homes
Climate Change	8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production	Policy 13 Energy Efficiency Policy 14 Renewable and Low Carbon Energy Policy 15 Flood Risk Policy 16 Water Quality and Efficiency Policy 22 Design Policy 24 Strategic Infrastructure

Theme	Strategic Objective(s)	Proposed Policy
Infrastructure	10. Promote health and wellbeing by delivering new and enhanced infrastructure which will improve the quality of life in Bassetlaw	Policy 24 Strategic Infrastructure



Bassetlaw in Context

Understanding the context for the
Bassetlaw Plan

Figure 1: Bassetlaw, North Nottinghamshire



- | | | | | | |
|--|-------------------------------|--|------|--|--------------------|
| | ECML | | A57 | | B6034 |
| | Sheff > Cleethorpes / Lincoln | | A60 | | B6045 |
| | Worksop > Nott | | A614 | | B6079 |
| | Gainsborough > Doncaster | | A619 | | Limetree Avenue |
| | AI | | A620 | | Chesterfield Canal |
| | AI6I | | A631 | | |
| | | | A634 | | |
| | | | A638 | | |

2 Bassetlaw in Context: Geography

Bassetlaw: Some Key Facts

- *Around 116,300¹ people live in Bassetlaw. The proportion of the population aged over 65 is projected to rise from around 21% to 29% over the course of the plan period (2018 to 2035)².*
- *The wealthiest parts of the District are amongst the 20% least deprived areas in England. The poorest parts are amongst the 10% most deprived³.*
- *More than 17,000⁴ people leave Bassetlaw every day to commute to work.*
- *Nearly half a million journeys are made annually to and from Worksop Railway Station. Around 400,000 journeys are made using Retford Railway Station⁵.*
- *Average house prices are around £160,000 in Worksop and £183,000 in Retford and circa £170,000 across the district as a whole⁶. The UK average is approximately £231,095⁷*
- *A wide range of historic and natural assets are protected including over 1,000 listed buildings and over 300 Local Wildlife Sites.*
- *Bassetlaw has over 10,000 hectares of woodland, including the northernmost part of Sherwood Forest. This is almost double the average woodland cover for England at a district level.*

A defining characteristic of Bassetlaw is its diversity.

2.1 Bassetlaw is the intersection of many things. Along its boundaries Nottinghamshire meets Lincolnshire, South Yorkshire and Derbyshire and the District sits between the major cities of Sheffield and Nottingham. Bassetlaw is the northernmost District in Nottinghamshire, with its northernmost point reaching further north than the city of Sheffield to the west. Within Bassetlaw the Nottinghamshire Coalfield meets historic farmland drained by the Rivers Trent and Idle. Pockets of deprivation exist alongside

¹ ONS, 2017 Mid Year Estimates

² <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojecti/ons/datasets/localauthoritiesinenglandtable2>

³ <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

⁴ Census 2011 (via NOMIS)

⁵ Network Rail Regional Urban Market Study – October 2013:

<http://www.networkrail.co.uk/improvements/planning-policies-and-plans/long-term-planning-process/market-studies/regional-urban/>

⁶ House price data from Zoopla: <https://www.zoopla.co.uk/house-prices/>

⁷ From the UK Land Registry: <http://landregistry.data.gov.uk/app/ukhpi>

areas of wealth, whilst access to services and transport links vary throughout the District.

- 2.2 The District is also home to range of settlements, from small hamlets to large towns, with a total population of around 116,300⁸. Nearly 65% of Bassetlaw's residents live in its three largest towns, Worksop, Retford, and Harworth & Bircotes, with around 35% living in the District's more rural settlements.
- 2.3 Our vision for Bassetlaw's future puts this diversity at its core, setting out a series of principles that will set the direction for the Bassetlaw Plan. Through the Plan we aim to build on the positive aspects of this diversity, whilst reducing its negative effects.

Population Structure, Health and Relative Deprivation in Bassetlaw

- 2.4 Over the course of the plan period, 2018-2035, the latest demographic projections produced by the Office of National Statistics⁹ predict that Bassetlaw's resident population will grow by around 5000 people. This population growth is mainly driven by in-migration, rather than by births and deaths. This is projected to be accompanied by significant changes in the age profile of the population, particularly a decline in the population of working age, and an increase in the numbers of residents over 65, which is reflective of national trends. This population change will require a nuanced approach to planning for housing need in Bassetlaw.
- 2.5 Many issues affecting the health and deprivation of the District's population fall outside the scope of planning activities and can only be addressed through focussed interventions by the wider council or other public sector activities. However, planning has a significant role to play in promoting healthy lifestyles. For example, providing improved access to social infrastructure (such as GP surgeries and recreational spaces) and encouraging the greater use of cycling and walking with the aim of promoting a better quality of life. Therefore, it is important to understand the current health and relative deprivation issues facing the population of Bassetlaw.
- 2.6 The 2016 Health Profile for Bassetlaw¹⁰ illustrates how health in the District is worse than the average for England as a whole on a number of measures. More than 70% of adult residents are classed as obese, reflected in rates of diabetes that are also significantly above the England average. The rate of deaths and serious injuries on the District's roads are also higher than average.

⁸Office of National Statistics 2017 mid-year estimate: <http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

⁹ 2016-based Sub National Population Projections

¹⁰ Published by Public Health England in September 2016: http://fingertipsreports.phe.org.uk/health-profiles/2016/e07000171.pdf&time_period=2016

- 2.7 The Index of Multiple Deprivation is the official measure of relative deprivation in England¹¹. For Bassetlaw the index paints a varied picture. Small parts of the District are severely deprived, with some areas in Worksop and Carlton-in-Lindrick falling into the most deprived 10% neighbourhoods in England. Harworth & Bircotes, small parts of Retford and rural areas to the south of Worksop and east of Retford fall within the 30% most deprived areas.
- 2.8 At the opposite extreme some parts of the District are amongst the least deprived, with areas to the south west of Worksop and east of Retford falling into the 20% least deprived neighbourhoods in England. In addition, large parts of Bassetlaw's rural East fall within the 30% least deprived areas.

Bassetlaw benefits from excellent connectivity to its neighbours

- 2.9 A key strength of Bassetlaw is its connectivity to major road and rail routes, particularly the A1, East Coast Mainline and the Sheffield to Lincoln railway line. Roads such as the A57 and A60 also give the District ready access to the M1 motorway. Equally Robin Hood Airport Doncaster-Sheffield is located just outside Bassetlaw's boundary, offering international flights to a range of destinations.
- 2.10 The Sheffield-Lincoln railway line, connecting Worksop, Retford and Shireoaks with Sheffield, Gainsborough and Lincoln on a regular basis, is expected to see significant improvement, with more frequent and faster services, to more destinations, and new trains. The East Coast Mainline gives Retford, the District's second largest town, a fast, direct rail link to London. Worksop also has a direct rail link to Nottingham, though journey times on this route are relatively slow. Looking further into the future this plan period will cover the planned construction and opening in 2033 of the High Speed 2 rail link, whilst plans are also progressing for a third high speed link, between Liverpool and Hull, potentially giving Bassetlaw residents rapid and convenient access to cities such as Liverpool and Manchester, for both work and leisure purposes.
- 2.11 Bassetlaw also benefits from an extensive network of cycle and foot paths, including parts of the National Cycle Network. However, data from the 2011 Census shows that more than 65% of Bassetlaw's employed residents travel to work by car or van, of whom around 40% travel 10km or less. In contrast only around 3.5% of its employed residents travel by public transport, including buses and trains.
- 2.12 The District is served by an extensive network of bus services, linking bus stations in Worksop and Retford to the District's villages and to towns outside Bassetlaw, such as Chesterfield, Ollerton, Gainsborough and Doncaster. However, for some parts of the District, in particular the more rural areas, services are less frequent, finish early in the evening and do not run on Sundays.

¹¹ Published by the Department for Communities and Local Government:
<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

- 2.13 Building on the nature of the District's connectivity, it is important to encourage those living and working in the District to travel wherever possible in a more environmentally sustainable manner, particularly into the wider region and beyond.

Residents of Bassetlaw work in a diverse range of sectors

- 2.14 A large proportion of Bassetlaw's land area is used for farming. However, only around 200 people are employed in this sector¹². Instead, in line with UK more generally, the largest sector in Bassetlaw is the service sector, including jobs in the public sector, healthcare and education. Where Bassetlaw differs is having a greater proportion of manufacturing jobs; whilst this still only accounts for around 17% of Bassetlaw's jobs, this is twice the Great Britain average of 8.5% and significantly higher than the East Midlands average of 12.9%.
- 2.15 Towards the River Trent, in the Eastern part of the District, Bassetlaw's landscape is dominated by the coal-fired and gas turbine power stations at Cottam and West Burton. The important contribution made by these to Bassetlaw's economy is reflected in the 1000 people employed in the utilities sector.
- 2.16 Labour market statistics¹³ also highlight that those working in Bassetlaw have fewer qualifications than both the Great Britain and East Midlands averages, with 31.5% of the working population being educated to NVQ level 4 and above, which compares to 32.1% in East Midlands, and 38.6% nationally. For NVQ Level 3 this equates to 45.3% for Bassetlaw, 52% for East Midlands, and 57.2% nationally.
- 2.17 A large number of Bassetlaw's residents do commute out of the District to work¹⁴, with nearly 3,500 people commuting to Doncaster, around 1,800 commuting to Sheffield and Rotherham, and around 1,500 commuting into the Newark and Sherwood District. In total just over 17,000 people leave the District each day to work, around 950 more than those who commute in. Of those, around 13,500 commute into Bassetlaw using a car or van. Additionally, 14,500 of those commuting out of the District also travel by car or van.
- 2.18 Considering the economic structure of the District, the important challenge for Bassetlaw is to deliver the appropriate investment in the local and regional economy to boost jobs and prosperity. Bassetlaw's economic links to the wider sub-region benefit from investments by the Sheffield City Region and D2N2 Local Enterprise Partnerships.
- 2.19 An additional consideration for Bassetlaw's economic future is managing the delivery of local jobs whilst improving sustainable commuting links with the wider Sheffield City Region economy. This will require the growth of home grown enterprise and the facilitation of out-commuting by the most sustainable means possible.

¹² Data from 2014 NOMIS Labour Market Profile:

<https://www.nomisweb.co.uk/reports/lmp/la/1946157163/report.aspx#tabempocc>

¹³ Census (2011)

¹⁴ Data from the 2011 Census: <https://www.nomisweb.co.uk/census/2011/wu03uk/chart>

Bassetlaw is home to a range of valued historic and natural environments

- 2.20 Bassetlaw has a valued natural and historic environment that contributes significantly to the quality of life in, and character of, the District. The countryside of Bassetlaw is a valuable asset (in terms of both landscape and biodiversity), as well as providing a range of recreational opportunities offered by locations such as Clumber Park and many other accessible spaces and a network of footpaths across the District.
- 2.21 The District has a wide range of heritage assets, including the historic estates of the Dukeries, over 1,000 listed buildings, as well as a range of Conservation Areas and Registered Parks and Gardens.
- 2.22 Additionally, the presence of Sites of Special Scientific Interest, as well as a range of locally designated sites, reflects Bassetlaw's rich variety of ecology and geology. The District has over 10,000 hectares of woodland covering approximately 17% of the District, which is almost double the average woodland cover for England¹⁵. These woodlands include the northernmost reaches of Sherwood Forest, which includes important ancient woodland, wood pasture and surviving heathland habitats.
- 2.23 The range of protected historic and natural assets that are a key part of Bassetlaw's environment are set out in Table 2, below. These include nationally protected sites that are given statutory protection by law as well as regionally and locally important sites that need protection by local planning policy.

Table 2: Key Historic and Natural Assets in Bassetlaw*

Historic or Natural Asset	Protected Status
1000+ Listed Buildings	Statutory Protected
32 Conservation Areas	Statutory Protected
4 Registered Parks and Gardens	Non-Statutory Protected
1000+ Non-designated heritage assets (e.g. un-registered park and garden)	Non-Statutory Protected
33 Scheduled Monuments	Statutory
20 Sites of Special Scientific Interest	Statutory
4 Local Nature Reserves	Statutory
300+ Local Wildlife Sites	Non-Statutory Protected
600 Hectares of Ancient Woodlands	Non-Statutory Protected
24 Regionally Important Geological Sites (RIGS)	Non-Statutory Protected

*Please note that identified assets are reviewed periodically and these numbers are subject to change. RIGS are proposed sites only and are not formally designated at time of writing.

¹⁵ The Bassetlaw Green infrastructure Study May 2010:
<http://www.bassetlaw.gov.uk/media/103090/BSGreenInfrastructureStudy.pdf>

2.24 Bassetlaw has the opportunity, and duty, to contribute to increasing the quality and number of these assets. This will ensure the continued improvement of the landscape, biodiversity and cultural value of the District.

3 Bassetlaw in Context: Policy

- 3.1 It is important to recognise how the Bassetlaw Plan relates to planning policy set out at the national scale, and to Neighbourhood Plans. The following summary outlines the key policies and principles that the Bassetlaw Plan will need to accord with and the other plans that it will sit alongside.

The requirements of national policy

- 3.2 The national policy context is set by the National Planning Policy Framework (NPPF¹⁶), accompanied by National Planning Policy Guidance¹⁷. Alongside the statutory acts that regulate how plan-making is undertaken, national policy sets out key principles for planning and guides how the Local Plan should account for different issues. In order for the Bassetlaw Plan to be successfully developed and adopted, it will need to be in conformity with the NPPF, as set out in Figure 2, below.

Figure 2: Key Requirements of the National Planning Policy Framework to be addressed by the Bassetlaw Plan

- *Set out the strategic priorities for the area. This should include strategic policies to deliver:*
 - *homes and jobs needed in the area;*
 - *the provision of retail, leisure and other commercial development;*
 - *the provision of infrastructure for transport and utilities*
 - *the provision of health, security, community and cultural infrastructure and other local facilities*
 - *climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.*
- *Plan positively for the development and infrastructure required;*
- *Be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;*
- *Be based on co-operation with other relevant authorities, public, voluntary and private sector organisations;*
- *Indicate broad locations for strategic development and land-use designations;*
- *Allocate sites to promote development and flexible use of land and provide detail on form, scale, access and quantum of development where appropriate;*
- *Identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;*
- *Identify land where development would be inappropriate; and*
- *Contain a clear strategy for enhancing the natural, built and historic environment.*

¹⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁷ <https://www.gov.uk/government/collections/planning-practice-guidance>

Achieving sustainable development underpins the planning system

- 3.3 The NPPF instils planning with the purpose of achieving sustainable development, balancing environmental, social and economic interests, and emphasising a plan-led approach to this. The role and aim of Bassetlaw Plan must therefore be to set out what sustainable development will look like in Bassetlaw, and in doing so, set out what the future of the District should look like in the coming decades.
- 3.4 A sustainable plan for the future of Bassetlaw, must address the need to protect its widely valued environment while still ensuring that the needs of economic growth and opportunities for social improvement are realised.
- 3.5 In striving to achieve sustainable development, the Council works on both a regional level and a local level. Working in partnership with neighbouring areas, the Council will continue to address strategic planning issues, which includes delivering key infrastructure to support local communities. On a local level, the Council works with communities who want to plan for their own area. Neighbourhood planning forms an important part of the local plan process. It helps to deliver the strategic objectives of Bassetlaw Local Plan.

Nottinghamshire County Council

- 3.6 Bassetlaw is a two-tier authority, with Nottinghamshire County Council having overall responsibility for issues such as waste, minerals, public transport and education. Partnership working between the two Councils on the development of the Local Plan will continue to form a key priority, particularly in relation to highways/transport, education, and specialist housing.

Bassetlaw in a regional context

- 3.7 Bassetlaw sits between two Local Enterprise Partnership (LEP) regions, Sheffield City Region and D2N2 region. Membership of the Sheffield City Region includes Sheffield, Rotherham, Doncaster, and Barnsley, Bassetlaw, Bolsover, Chesterfield, and North East Derbyshire councils. D2N2 is the Local Enterprise Partnership (LEP) for Derby, Derbyshire, Nottingham and Nottinghamshire (which includes Bassetlaw).
- 3.8 Bassetlaw continues to play an active role within both the Sheffield City Region (SCR) and D2N2 Local Enterprise Partnerships (LEP) and has been successful in attracting funding from both Partnerships. D2N2's over-arching target is to support the creation of 55,000 new jobs in the D2N2 region by 2023. The majority of these jobs will be in the private sector.

Neighbourhood Plans and the Bassetlaw Plan

3.9 The purpose of the Bassetlaw Plan is not to override or replace Neighbourhood Plans. Neighbourhood Plans are able to address community aspirations at a level of detail that the Bassetlaw Plan will not. It is the intention that the Bassetlaw Plan and the Neighbourhood Plans will provide a parallel planning framework to shape the direction of new growth within the District.

3.10 Bassetlaw has a strong track record in supporting communities to prepare Neighbourhood Plans. There are currently eleven 'made' Neighbourhood Plans, these are:

- Clarborough & Welham; Cuckney, Norton, Holbeck and Wellbeck; Elkesley; Misson; Sutton cum Lound; East Markham; Headon cum Upton, Grove, and Stokeham (HUGS); Shireoaks; Tuxford; Harworth & Bircotes; and Sturton, North Leverton and North and South Wheatley (see below – a new plan is currently under development).

A further four neighbourhood plans are currently under examination:

- Carlton-in-Lindrick; Everton; Mattersey and Mattersey Thorpe; and Treswell and Cottam.

Eight neighbourhood plans are currently under development:

- Blyth; Hodsock/Langold; Lound; Rampton/Woodbeck; Scooby; South Leverton; Walkeringham and Sturton, North Leverton and North and South Wheatley;

3.11 A further four areas in Bassetlaw have been designated as Neighbourhood Plan areas and it is expected these areas will progress with the development of Neighbourhood Plans over the coming years:

- Beckingham; Hayton; Ranskill; and Rhodesia.

3.12 To provide clarity on the relationship between the Bassetlaw Plan and Neighbourhood Plans (both those now made and those which will be made after this plan is adopted), the following key points must be considered:

- As new planning policies come into effect at national, local and neighbourhood scales, it will always be the most recent policies that take precedence;
- One of the basic conditions for Neighbourhood Plans is for them to be '*in general conformity with the strategic policies of the development plan in force*¹⁸'. For the

¹⁸National Planning Policy Guidance sets out the relationship between Neighbourhood Plans and the Local Plan: http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/what-is-a-neighbourhood-plan-and-what-is-its-relationship-to-a-local-plan/#paragraph_009

Bassetlaw Plan it is intended that these Strategic Policies will be those that implement the Vision, Objectives and the Spatial Strategy Hierarchy. For ease of reference these policies will be highlighted as strategic policies in the final version of the Bassetlaw Plan.

- 3.13 Following its adoption in 2021, the Bassetlaw Plan will introduce new strategic policies. If, as a result, an element of an existing Neighbourhood Plan becomes out of date, the council will support Neighbourhood Plan Groups to resolve this matter.
- 3.14 The elements of Neighbourhood Plans that remain compatible with the Bassetlaw Plan will continue to form part of the Development Plan for Bassetlaw, and will be taken into account when making decisions about planning applications. Groups currently working on Neighbourhood Plans will be kept up-to-date as the Bassetlaw Plan progresses, to ensure their Neighbourhood Plans are compatible with the Bassetlaw Plan.
- 3.15 More information about Neighbourhood Plans in Bassetlaw can be found at: <http://www.bassetlaw.gov.uk/planning-and-building/planning-services/neighbourhood-plans/>

Planning for Health: good planning is crucial to healthy lifestyles

- 3.16 Pursuing sustainable development through effective planning will inherently contribute to the promotion of healthy lifestyles. Recognising this, healthy planning for Nottinghamshire¹⁹ has five goals, operating at every level, from the strategic location of new development, down to the specific details of its design and layout, these goals are:
- Responding to global environmental issues
 - Avoiding adverse health impacts from development
 - Providing a healthy living environment
 - Promoting and facilitating healthy lifestyles
 - Providing access to health facilities and services
- 3.17 The Bassetlaw Plan will address health and wellbeing in a holistic manner, embedding it throughout the vision and strategy for what sustainable development will look like in Bassetlaw.

¹⁹ The goals are set out in Spatial Planning for the Health & Wellbeing of Nottinghamshire 2016: <http://nottinghaminsight.org.uk/d/169883>

Bassetlaw Vision & Objectives

Setting the foundations for
the Bassetlaw Plan



4 Bassetlaw Vision and Objectives

- 4.1 The draft vision and objectives for Bassetlaw builds upon the District's geographical context and seeks to shape it in line with the wider national planning principles of sustainable development. This vision and objectives sets out the core aims of the Bassetlaw Plan, which will deliver sustainable development in Bassetlaw, over the next 17 years and beyond.

Bassetlaw District Vision

By 2035, Bassetlaw District will be a place where rural and urban life prosper from investment and growth; new developments increase opportunities for enhanced health, wellbeing and quality of life; and residents and visitors are able to enjoy a valuable, attractive, diverse and accessible environment.

Strategic Objectives

- 4.2 To deliver this vision, Bassetlaw's strategic objectives are to:

1. Manage the scale and location of development to support a balanced pattern of growth across urban and rural areas

Development in Bassetlaw will be distributed across the district, ensuring towns and villages grow at rate and scale commensurate to their defined role. This will be delivered by a strategy which seeks to ensure that the needs of both urban and rural areas are met. This will be through developments that promote opportunities that can enhance the health and wellbeing of those communities over the plan period.

2. Deliver the homes required to meet the needs of Bassetlaw

Significant new housing growth will have one of the most visible and measurable impacts on Bassetlaw, requiring development of a range of carefully identified small, medium and large sites. These sites must be capable of providing the appropriate number, type and mix of new homes required, yet minimising their impacts on local character and meeting any infrastructure needs they create.

In meeting the needs of Bassetlaw, housing development will reflect the range of communities across the district with a variety of different housing desires and needs. In particular, but not limited to, the needs of an aging population and of those who cannot afford to buy their own homes or access the private rented sector.

3. To initiate the delivery of two new garden villages

Initiating the development of two new interconnected garden villages, making use of predominantly previously developed land, will provide a significant focus for growth and investment. Underpinned by the core principles of the Garden Village movement, this

will deliver a high quality living environment and improve the sustainability of the wider rural area. This level of growth will extend beyond the timeframe of this plan, supporting a longer term strategy for Bassetlaw, providing benefits and opportunities for new and existing residents and businesses.

4. Facilitating development opportunities that will enhance Bassetlaw's economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw.

Future economic growth will recognise that Bassetlaw is a living, working landscape that operates in different ways and on different scales. Investment in Bassetlaw's economic future will seek to support these different scales and ensure people have the opportunity to live where they can access jobs and services. This investment will support those who want to commute in or out of the District for work and, those who want to live and work within Bassetlaw.

5. Conserve the District's distinctive historic built and natural environments

The variety of distinctive historic and natural environments throughout Bassetlaw will be conserved and, where possible, enhanced for the enjoyment of future generations of residents and visitors alike. This will include making the most efficient use of land wherever appropriate.

6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and opportunities, and protects the intrinsic character of the countryside

Building on a detailed understanding of how rural Bassetlaw works on a day-to-day basis, new development will sustain a growing rural economy. Following this approach, market-led housing growth of an appropriate scale will be delivered in the District's villages, in line with the spatial strategy strands. This will result in organic patterns of development that reflects the historical evolution of Bassetlaw's villages, respecting their distinctive character.

7. Ensure the built environment is improved through high quality design and architecture

New development will utilise designs that are 'of their time', with a clear design philosophy that will allow future generations to understand the built history of Bassetlaw. Design principles will ensure new development recognises the distinctive urban and rural characteristics of Bassetlaw. Ultimately, new development will create a sense of place that is distinct, attractive, functional and welcoming.

8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production.

New developments in Bassetlaw will seek to mitigate the effects of climate change. This will be achieved by securing designs and building layouts that deliver improved energy and water efficiency. Wherever possible, new developments will take advantage of opportunities to produce renewable and low carbon energy at a scale appropriate to their size and location.

Developments in Bassetlaw will continue to be directed away from areas at most risk of flooding, and required to manage the flow of water off their sites to ensure they do not cause unmanageable impacts on drainage and sewage networks that could cause flooding issues in other locations.

9. Enhance the vitality and viability of Bassetlaw's town centres and local centres.

New developments in the town centres and local centres will support their role as important community hubs which provide goods, leisure and entertainment experiences and other services to meet the needs of the communities in Bassetlaw.

10. Promote health and wellbeing by delivering new and enhanced infrastructure which will improve the quality of life in Bassetlaw.

New development in Bassetlaw will bring with it the necessary investment and improvements to existing infrastructure networks. This will ensure that, as the towns and villages of Bassetlaw grow, the quality of their transport and social and environmental (green) infrastructure will improve, thereby resulting in the enrichment of health and wellbeing of new and existing residents, and workers and visitors to the District. New infrastructure investment will also provide opportunities for growth beyond this plan period to be realised in future plans and programmes. Investment in Bassetlaw's infrastructure will seek to deliver:

- Highway improvements along with pedestrian and cycling routes that will ease movement and access to jobs and services;
- Good access to public transport;
- improvements in the supply and capacity of local schools, health centres and other necessary community facilities; and,
- new and enhanced natural and semi-natural green spaces that provide a wide range of benefits for people and wildlife.
- Advance, high quality and reliable communications infrastructure.

The large and medium scale sites will enable wider community infrastructure needs to be met by contributing to the delivery of new and improved services and facilities.



Strategic Policies

Setting the overall strategy for the pattern, scale and quality of development

5 Spatial Strategy for Bassetlaw

What is the Spatial Strategy?

- 5.1 This chapter outlines the overarching Spatial Strategy for Bassetlaw, designed to achieve the Vision and Objectives of the Bassetlaw Plan. The Spatial Strategy contains core strategic policies that set out the overall strategy for the pattern, scale and quality of development across the whole of Bassetlaw. This strategy sets out the broad locations where new development will be supported, as well where it will be restricted.
- 5.2 The Spatial Strategy is set out in three parts:
1. The overarching Spatial Strategy setting out the scale and distribution of development across the different parts of Bassetlaw and how these will work to deliver a comprehensive plan for Bassetlaw, set out in Strategic Policy SP1.
 2. The Strategic growth targets for new housing, employment and retail development that the Spatial Strategy will accommodate and deliver. Strategic Policy SP2 sets out these targets.
 3. Detailed policies to expand upon each of the strands set out in the Spatial Strategy explaining the specific expectations and requirements for each part of the District, setting out how new development will be accommodated. These are set out in detail in Strategic Policies SP3 to SP8
- 5.3 This Spatial Strategy chapter should be read in conjunction with the other proposed policies set out in this paper to gain a full understanding of the scope of future policies that will shape development in Bassetlaw.

Establishing the Spatial Strategy

- 5.4 The October 2016 Initial Draft Bassetlaw Plan²⁰ consulted on a proposed Spatial Strategy that proposed a 'hybrid' approach to the distribution of development drawing from a range of spatial strategy options²¹. Each option was subjected to analysis through the sustainability appraisal²² where the associated benefits and shortcomings of each option were tested. This hybrid Strategy proposed a settlement hierarchy based on the scale, role, service provision, land availability and opportunities for investment and growth of settlements to benefit wider rural communities.
- 5.5 The outcomes of the consultation on this strategy established that the principles of the individual elements were fundamentally correct in that the different parts and settlements of Bassetlaw had their own roles and opportunities, however they were not fundamentally locked into a hierarchy with the largest settlements having to function as the primary focus for growth especially when considering the need for investment in

²⁰ 2016 Initial Draft Bassetlaw Plan available at: www.bassetlaw.gov.uk/bassetlawplan

²¹ 2016 Bassetlaw Spatial Strategy Options Paper available at: www.bassetlaw.gov.uk/bassetlawplan

²² The 2016 Interim Sustainability Appraisal available at: <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/sustainability-appraisal.aspx>

rural communities. The individual elements of the spatial strategy stand on their own spatial planning merits and it is when viewed as a whole with an understanding of how growth in one area can create benefits in another, that a comprehensive strategy emerges.

- 5.6 By expanding on this updated understanding of spatial relationship between the distinct settlements and areas of Bassetlaw more research was needed into land availability²³ and wider access to local services²⁴. This brought to light an additional reasonable alternative strategy based on the equitable distribution of growth across all settlements in Bassetlaw. This growth would see all settlements grow by a consistent percentage (i.e. 20%) this would still see the largest towns accommodating the largest growth but also allow all villages and smaller settlements to increase their populations and therefore increase their opportunity to stimulate economic growth and develop new community services. This approach acknowledges that all settlements can play a role in delivering sustainable development by supporting some measure of development in settlements of all scales. This option has also been analysed through the sustainability appraisal²⁵.
- 5.7 Considering how this new strategy option could sit alongside the elements of the original hybrid strategy, it became clear that the Spatial Strategy needed to evolve away from a rigid settlement hierarchy into a set of parallel and interconnected Spatial Strategy Strands. This is considered to be an appropriate sustainable strategy, taking into account the reasonable alternatives. It will deliver the widest benefits from new growth and investment to the communities of Bassetlaw whilst ensuring the environmental impacts are kept to a minimum.

Spatial Strategy Strands

Outlining the Spatial Strategy

- 5.8 The spatial strategy, represented by 5 spatial strategy strands, is outlined in Strategic Policy 1, below. The scale of housing, employment and retail development that this strategy will deliver is contained within Strategic Policy 2. The specific details of the strategic requirements of each strand including the associated development principles are then presented through Strategic Policies 3 to 7. The Key Diagram in figure 3 below sets out a visual representation of the Spatial Strategy.
- 5.9 These policies should be read in conjunction with the other proposed strategic policy approaches set out in this paper to gain a full understanding of the scope of the

²³ <http://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/land-availability-assessment/land-availability-assessment-housing-paper/>

²⁴ 2018 Bassetlaw Rural Settlement Assessment available at www.bassetlaw.gov.uk/bassetlawplan

²⁵ Bassetlaw Draft Sustainability Appraisal available at: www.bassetlaw.gov.uk/bassetlawplan

strategic policies that address the strategic priorities fundamental to achieving this plans vision for Bassetlaw.

How is the Spatial Strategy Delivered?

- 5.10 The Bassetlaw Plan will operate alongside the open market and local demand to shape the delivery of development in sectors such as housing, employment, retail and infrastructure. There are three main ways through which development will be brought forward through the Plan:
1. **Strategic allocations** that identify areas for future development that are fundamental to the delivery of the Local Plan
 2. **Site allocations** that provide a clear strategic preference for certain land-uses on defined parcels of land (e.g. a housing or employment site) and;
 3. **Organic, or infill, growth** that emerges through the market and guided by a combination of strategic and detailed planning policies in the Bassetlaw Plan.
- 5.11 The amount of growth to be planned for will also take into account the number and location of committed developments throughout the District. This is the total development expected to be delivered over the timeframe of the Bassetlaw Plan from existing planning permissions, granted on sites for a specific land-use, or uses.

Policy 1: The Bassetlaw Spatial Strategy

The Bassetlaw Spatial Strategy is encapsulated in five Spatial Strategy Strands. Each strand outlines the spatial priorities and role of their respective settlement, settlements or area. Drawn together as a collective whole, these strands set out the comprehensive strategy that covers the whole of the district of Bassetlaw.

The distribution of development within Bassetlaw, over the period specified in this plan will accord with the aims of one or more of the following Strategy Strands. This will ensure the pattern, scale and quality of new development supports the strategic aims of policies 2 to 9 contributing to the overall sustainable pattern of growth sought in the vision of this plan and ensure the identified housing and economic development needs for Bassetlaw are met within the plan period.

Planning permission will be granted for sites that comply with the relevant strategic allocations, specific sites allocations or the strategic and detailed policies governing the organic growth of settlements through market led windfall applications.

Over the plan period, additional permissions will be granted where it can be demonstrated that the benefits of the development will support the regeneration of the district and provide identifiable social, economic and environmental improvements above and beyond the current aims of this plan. This may include:

- Unforeseen major redevelopment opportunities on largescale brownfield sites;
- or

- Development in line with the presumption in favour of sustainable development²⁶ if there is an identified shortfall in housing supply or past delivery as established by the most up to date five year housing supply statement or housing delivery test; or
- The delivery of town centre regeneration opportunities driven by the changing nature of the retail sector and the evolving role and function of town centres.

The Spatial Strategy Strands for Bassetlaw are:

1. Rural Bassetlaw

Proportionate growth through a careful mix of planned and managed organic development that will support the living, working and environmentally diverse landscape of the district, containing over 60 villages and hamlets located in a range of distinct landscapes, shaped by a legacy of agriculture, mining and historic Ducal estates.

2. Worksop: sub-regional centre

New development within and adjoining the largest town in Bassetlaw along with supporting town centre focused investment and regeneration to support Worksop's role as the main employment, infrastructure and service centre for the District. Economic investment and residential growth in Worksop will also support and benefit from the town's strong sub-regional links to South Yorkshire and widely connected through excellent proximity to both the A57, A1 and east-west rail links. This growth will significantly contribute to the delivery of new housing and economic development.

3. Retford: rural-hub town

New development within and adjoining the second largest town in Bassetlaw along with supporting town centre focused investment to support Retford's role as an important infrastructure and service centre for the District. Economic investment and residential growth in Retford will also benefit from the town's close proximity to the A1 and strong regional/national rail links. This growth will significantly contribute to the delivery of new housing and economic development.

4. Harworth & Bircotes: local regeneration centre

Focused investment and new developments to support the continued regeneration of the third largest town in Bassetlaw and strengthen its role as a local infrastructure and service centre for the northeast of the District. Development will also be supported where it can benefit from Harworth & Bircotes excellent connections to South Yorkshire and access to the A1. This growth will significantly contribute to the delivery of new housing and employment development.

5. New Garden Villages

In line with the Garden City principles the high quality development of two new villages will commence in order to establish a sustainable community that will deliver a large number of new homes within Bassetlaw over the next 30 years with a significant number of new homes delivered within this plan's period. The new villages at Gamston airport and the former Bevercotes colliery will deliver the regeneration of two closely located brownfield sites where

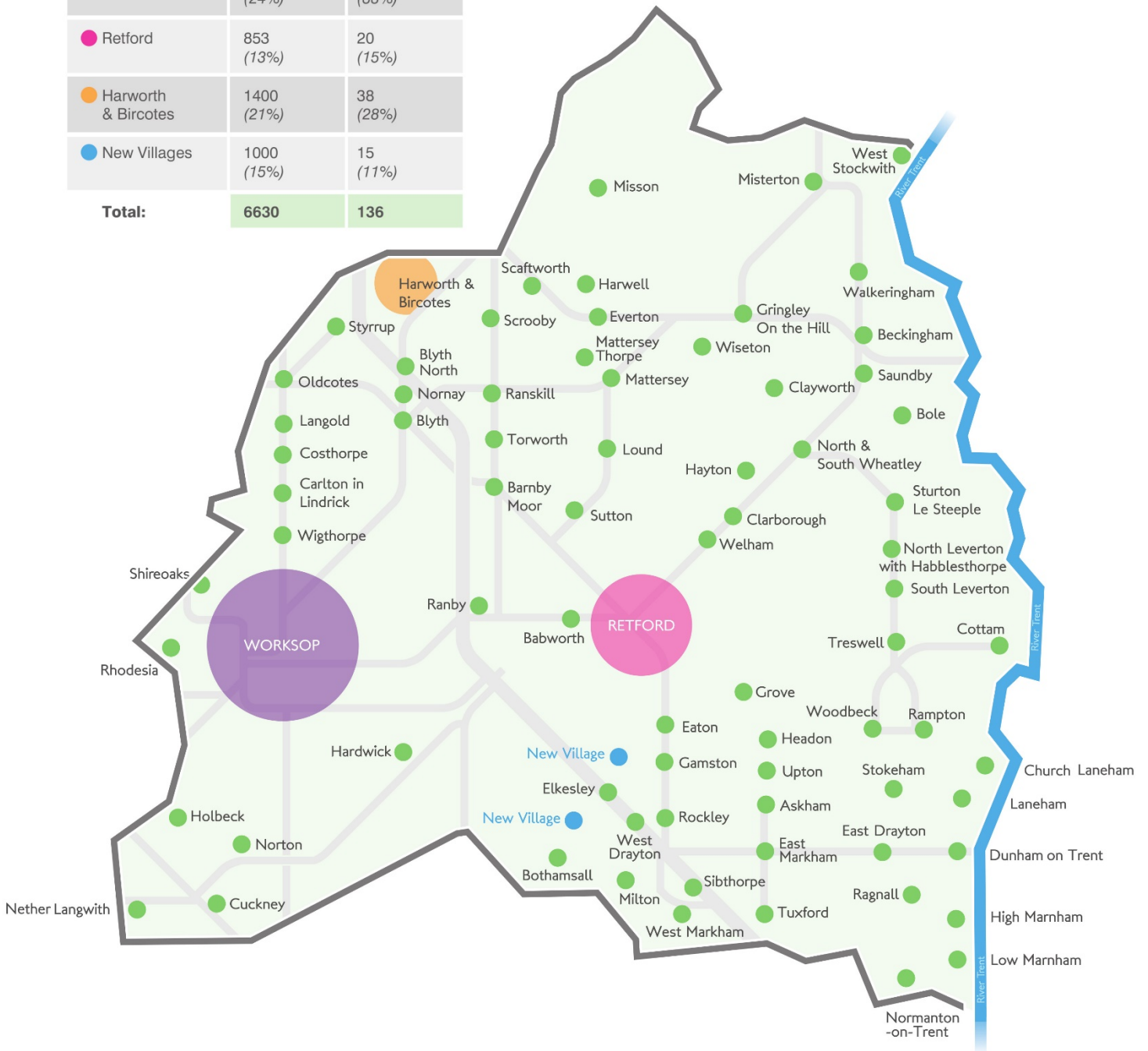
²⁶ As defined by the National Planning Policy Framework

development will meet the needs to the wider area and collectively provide a scale of growth capable of delivering services, facilities and employment opportunities as well as delivering net environmental gains. These new villages will establish focal points for the wider rural area through infrastructure improvements that will increase the overall accessibility within this area of the District.

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. New Settlement Study (2018) 2. SHMA (2017) 3. EDNA (2018) 4. Bassetlaw SA (2018) 5. Bassetlaw LAA (2018) 6. NPPF (2018) 7. Initial Draft Bassetlaw Local Plan (2016)	Monitoring Indicators for this policy will be developed in conjunction with the forthcoming local policies in the next stage of public consultation.
2. Deliver the homes required to meet the needs of Bassetlaw		
3. To initiate the delivery of two new garden villages		
4. Facilitating development opportunities that will enhance Bassetlaw's economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw.		
5. Conserve the District's distinctive historic and natural environments		
6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and opportunities, and protects the intrinsic character of the countryside.		
7. Ensure the built environment is improved through high quality design and architecture.		
8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production.		
9. Enhance the vitality and viability of Bassetlaw's town centres and local centres.		
10. Promote health and wellbeing by delivering new and enhanced infrastructure which will improve the quality of life in Bassetlaw.		

Figure 3: Key Diagram

	Housing (2018 - 2035 in dwellings)	Employment (2018 - 2035 in hectares)
● Rural Bassetlaw	1777 (27%)	18 (13%)
● Worksop	1600 (24%)	45 (33%)
● Retford	853 (13%)	20 (15%)
● Harworth & Bircotes	1400 (21%)	38 (28%)
● New Villages	1000 (15%)	15 (11%)
Total:	6630	136



6 Strategic Growth Targets

- 6.1 This section of the Plan identifies future development needs for housing and employment. Key evidence has been prepared to inform Bassetlaw District's housing, employment and retail development requirements for the period 2018 to 2035. These assessments have been undertaken in the context of the national policy framework set out in the NPPF.
- 6.2 In terms of duty to cooperate, there is no requirement for Bassetlaw to meet unmet housing need of any neighbouring authorities or other authorities in the North Derbyshire and Bassetlaw housing market area. This has been formally agreed through the Statement of Common Ground with the Councils who form part of the North Derbyshire and Bassetlaw Housing Market Area. The Council is also intending to have a Statement of Common Ground agreed with each neighbouring authority and authorities within the Sheffield City Region Councils to confirm that each authority will meet its own needs.
- 6.3 This policy supports the delivery of new homes and employment land to address the needs of the district beyond the Plan period. The Local Plan sets the following housing and employment land requirements as minimum targets for development, which will need to be promoted in partnership with landowners and other organisations and agencies and working with developers and businesses.
- 6.4 Over the course of the Local Plan period the communities of Bassetlaw will grow and change. The Local Plan strategic objectives require the release of land for new housing and employment to meet the needs of the District from 2018 to 2035. This will promote the delivery of a strong, diverse sustainable economy.

Housing Need and Supply

Objectively Assessed Housing Need and Planned Housing Requirement

- 6.5 The NPPF²⁷ indicates that, to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment conducted using the standard method in national planning guidance, unless exceptional circumstances justify an alternative approach.
- 6.6 In accordance with Planning Practice Guidance²⁸ (PPG), the start date for the calculation of the OAN using the standard methodology is 2018. The housing

²⁷ NPPF (2018), Paragraph 60

²⁸ PPG on Housing Needs Assessment, Paragraph: 004 Reference ID: 2a-004-20180913, Revision date: 13 09 2018

requirement period aligns with this Local Plan, commencing in 2018 and ending in 2035.

- 6.7 Applying the NPPF Standardised Methodology (applying DCLG 2014-based Household Projections²⁹) results in an objectively assessed need for 306 homes per annum for Bassetlaw District for the Plan period. This is the minimum housing need figure which must be planned for. It is important to note that this is not a housing requirement figure, it is a minimum starting point. In accordance with national policy (NPPF), this will be reviewed at least every 5 years.
- 6.8 Following on from this, the Council must consider the need to support economic growth and ensure enough homes are delivered to support this. Results of the 2018 Economic Development Needs Assessment study suggest that there will be modest economic growth up to 2035 in Bassetlaw. To support the population growth necessary to drive this economic growth, an uplift from the standardised OAN is needed.
- 6.9 PPG³⁰ on housing need assessments indicates that, where previous delivery has exceeded the minimum need identified it should be considered whether the level of delivery is indicative of greater housing need. Delivery trends over the Core Strategy plan period (from 2010 to 2018) have averaged 329 dwellings per annum.
- 6.10 The PPG also recommends that any other recent assessment of needs, such as the Council's 2017 Strategic Housing Market Assessment (SHMA), should also be considered. If a lower housing requirement figure than the SHMA is proposed by the Council, this must be justified. The Council's SHMA recommends a housing requirement of 374. However, if the Council decided to adopt a more ambitious economic growth target, 417 dwellings per annum would be required to support economic growth. As the SHMA's base date is 2014, it was considered prudent to review this taking into consideration the results of the 2018 Economic Development Needs Assessment (EDNA).
- 6.11 As part of the assessment of Bassetlaw's economic need (2018 EDNA), G L Hearn has reviewed the housing requirement. Three economic forecasting models were used to assess jobs growth over the Plan period, Oxford Economics, Cambridge Econometrics, and Experian. This information was then used to inform the number of new homes which would be required to support jobs growth.
- 6.12 Results from this assessment indicate that the OE forecasts are considered to provide the most balanced reflection of the District's economy once uplifts are included to the transport and manufacturing sectors, which align with recent performance in the labour market and commercial property data. This results in an increase of 3,400 jobs over the Plan period, which in turn results in a need for an increase of 3,323 people in the

²⁹ The Government is proposing that local planning authorities should use the 2014 based household projections (DCLG) for an interim period until the Standard Method has been reviewed and potentially revised.

³⁰ Paragraph: 010 Reference ID: 2a-010-20180913, Revision date: 13 09 2018

resident labour supply. For housing, this translates to a requirement to deliver 390 dwellings per annum.

- 6.13 Based on the above, the wider considerations on housing delivery and need from past trends, the 2017 SHMA Update findings, and results of the more up to date 2018 EDNA assessment of housing and economic growth, it is recognised that the Council needs to plan for more homes than the minimum standard housing results for Bassetlaw (306 dpa). Therefore, bearing in mind all of these factors, it is considered that a local plan housing requirement of **390 dwellings per annum** for the Plan Period (2018 to 2035) is appropriate to deliver housing to meet the population and economic growth needs of the district.

Housing Supply

Housing supply from known sites

- 6.14 Following a review of land availability within the district, looking at deliverable³¹ and developable³² sites, as defined by the NPPF (2018), it is evident that housing needs cannot be met within Bassetlaw without allocating additional sites. Deliverable and developable sites as detailed below (neighbourhood plan allocations and sites with planning permission with a discount applied for the lapsed rate) will support delivery of 3,949 new homes when taking into consideration the discount rate for lapsed permissions.
- 6.15 In order to provide choice and flexibility in the housing market, and maintain a five-year housing land supply, it is considered necessary to allocate more land for housing than required. This means allocating land to account for lapsed rates based on past trends. This approach accords with the NPPF³³ which indicates that local planning authorities should provide a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and ensure development is deliverable within the plan period.
- 6.16 Site allocations will be identified at the next stage of the Local Plan which will be consulted on in summer 2019. Sites will be distributed across the district in accordance with the Local Plan Spatial Strategy, ensuring the full requirement is met within the Plan period.

³¹ Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

³² Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

³³ NPPF (2018) paragraph 35.

Discounting a percentage of the known sites from the housing supply (Lapsed Rate)

- 6.17 It is acknowledged that not all sites with planning consent will be developed and it is important to take this into consideration in the housing land supply calculations. With regard to the sites with planning permission, the Council has looked at trends of lapsed rates for planning permissions granted from 2010 onwards (Core Strategy plan period) on sites of less than 5 dwellings and sites of 5 or more dwellings. In terms of the assessment of potential sites for allocation, the Land Availability Assessment sets the threshold of sites of 5 or more dwellings. The monitoring process is therefore based on this split.
- 6.18 Table 3 indicates that, with regard to sites of 4 or fewer dwellings, past trends indicate a lapsed rate of 26%. For sites of 5 or more dwellings past trends indicate a lapsed rate of 25%.

Site Size	Permissions Granted 2010-2015 (Dwellings)	Lapsed Permissions 2013-2018 (Dwellings)	Lapse Rate %
Sites of 4 or fewer	657	169	26%
Sites of 5 or more	2629	660	25%

Table 3 Lapsed rates for sites with permission granted from 2010 to 2015

- 6.19 The lapsed rate has been applied to sites with planning permission where development has not yet commenced because they could potentially lapse (sites which have commenced cannot lapse). Table 4 below identifies the number of dwellings deducted from the sites with planning permission which have not commenced (these form part of Bassetlaw's housing land supply).

Settlement	Sites with Planning Permission not yet commenced (dwellings) at 1 st April 2018	Lapsed Rate %	No. Dwellings to Discount
Small sites (4 or fewer dwellings)			
Worksop	71	26%	18
Retford	49	26%	13
Harworth	6	26%	2
Rural Settlements	186	26%	48
Total Small Site Discount			81
Large sites (5 or more dwellings)			
Worksop	800	25%	200
Retford	327	25%	82
Harworth	802	25%	201
Rural Settlements	813	25%	203
Total Large Site Discount			686
Total Large and Small Sites Discount			767

Table 4. Housing Supply Discount

Ensuring a flexible supply of land for housing

- 6.20 The lapsed rate in Worksop, Retford, Harworth & Bircotes equates to 516 dwellings, which is approximately 8% of the total housing requirement (6630 dwellings) over the Plan period. The Council will seek to allocate land to take account of the lapsed rate in Worksop, Retford and Harworth & Bircotes.
- 6.21 The lapsed rate for the rural areas equates to 251 dwellings, approximately 4% of the overall housing requirement. There is currently land allocated for 201 dwellings in made neighbourhood plans. A further 818 dwellings are expected to come forward in areas with proposed housing allocations in submitted and draft Neighbourhood Plans. Finally, there are a further eight Neighbourhood plans in progress which are expected to include site allocations for housing. The lapsed rate is therefore being addressed through the neighbourhood plan process in the rural areas.
- 6.22 It should be noted that, the lapsed rate is expected to be much lower moving forward, particularly given the high rate of housing delivery over the past three years in Bassetlaw. Also, the Council has been in regular contact with landowners and developers with regard to assessing housing delivery rates through the assessment of the five-year housing land supply, so there is confidence that these sites are developable and deliverable. However, as stated previously, in order to ensure flexibility, maintaining a good supply of housing and choice in the market, the Council will look to allocate land to address the lapsed rate in Worksop, Retford and Harworth.
- 6.23 Neighbourhood Plan Groups will be encouraged to allocate enough land to meet their housing requirement. This could include sites which already have planning consent provided that they are deliverable or developable over the Plan period. Where this is not possible, the Rural Policy 8 will enable windfall development to occur to meet the housing requirement and beyond, up to a maximum of 20% growth, if development proposals accord with its criteria. This would also be subject to proposals according with other policies in the Local Plan and NPPF and any other material considerations.

Bassetlaw Housing Requirement and Housing Supply			Dwellings
	a	Housing requirement 2018 to 2035 (390 dwellings per annum)	6630
Housing supply from NP	b	No. of dwellings from housing allocations in made neighbourhood plans without planning permission (at November 2018)	193
Housing Supply from planning	c	No. of dwellings with planning permission (at 1 st April 2018)	4523
		Deduction to account for potential lapsed permissions on small sites not yet commenced (4 or fewer dwellings)	-81
		Deduction to account for potential lapsed permissions on Large sites not yet commenced (5 or more dwellings)	-686
	d	Total housing supply for the period 1/4/2018 to 31/3/2035	3949

Bassetlaw Housing Requirement and Housing Supply			Dwellings
	e	Housing undersupply (a - d)	2681
	f	Residual Housing Requirement Minimum housing requirement from site allocations in Bassetlaw (to be allocated through the Local Plan and Neighbourhood Plans)	2681

Table 5 Bassetlaw housing requirement and existing housing supply

Settlement	% Share of the District's Housing Requirement	a. Housing requirement 2018 to 2035 (Dwellings)	b. Housing supply from sites with planning consent with discount (lapsed rate) applied 2018 – 2035 (Dwellings)	Total Local Plan and Neighbourhood Plan site allocation requirement	
				c. Housing supply from sites with planning consent with discount (lapsed rate) applied, and made NP site allocations 2018 to 2035 (Dwellings)	d. Residual housing requirement to be identified via Local Plan and neighbourhood plan site allocation process (Dwellings) (a - c)
Worksop	24%	1600	1316	1316	284
Retford	13%	853	416	416	437
Harworth	21%	1400	878	878	522
New Villages	15%	1000	0	0	1000 *The sites will be allocated for a total of 4000 dwellings, 3000 of which will be delivered beyond the plan period
Rural settlements ³⁴	27%	1777	1146	1339 ³⁵	438
DISTRICT TOTAL	100%	6630	3756	3949	2681

Table 6 Housing requirement and supply for each strategy area

³⁴ The housing requirement equates to 10% growth of the 73 settlements in Policy 8 Rural Policy.

³⁵ Site allocations without planning permission in made neighbourhood plans equate to 193

Windfall Allowance

6.24 In addition to the known housing supply, it is expected that, during the Plan period, policy compliant, sustainable housing development will be delivered on sites in the Council's Land Availability Assessment and on sites not currently known to the Council, otherwise known as windfall sites.

6.25 The NPPF defines windfall sites as:

“Windfall sites: Sites not specifically identified in the development plan.”

6.26 NPPF Paragraph 70 sets out:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

6.27 Whilst it is accepted that windfall sites will continue to come forward and boost the housing supply, changes to national policy have made it difficult to accurately calculate the number of dwellings that will be delivered from this source. This is mostly due to the Neighbourhood Planning process and the number of site allocations anticipated (which would previously have come forward as windfall sites). Also, the NPPF indicates that Local Planning Authorities should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare unless it can be shown that this target cannot be achieved. In order to avoid double counting, the Council has not adopted a windfall allowance at this stage. This will be kept under review.

Requirement for 10% of Housing to be on sites of 1 hectare or less

6.28 As set out above, the NPPF sets a requirement for Local Planning Authorities to deliver 10% of dwellings on sites of 1 hectare or less from their overall housing requirement. This equates to 709 dwellings for Bassetlaw (10% of the overall housing requirement of 6630 dwellings).

6.29 Method proposed to be applied to identify sites:

First stage: The Council will seek to identify and allocate sites in the urban areas (LAA sites, including sites with extant planning consent) and in made Neighbourhood Plans.

Second stage: The Council will seek to identify sites in emerging Neighbourhood Plans and work with Neighbourhood Plan Steering Groups to make them aware of the requirement to allocate suitable sites of 1 hectare or less.

Third stage: If there is not enough land available to meet the required number of new homes, the Council will seek to identify and allocate suitable sites from the Land Availability Assessment and extant planning permissions in the rural settlements without a Neighbourhood Plan.

Neighbourhood Plan Housing Delivery

- 6.30 There are currently eleven made neighbourhood plans in Bassetlaw District. Harworth and Bircotes forms one of these but this has been dealt with separately under the Harworth and Bircotes Policy. Of the made neighbourhood plans in the rural area, 4 contain site allocations which will deliver a minimum 201 dwellings.
- 6.31 At the time of writing there are currently four submitted Neighbourhood Plans and one pre-submission neighbourhood plan that are proposing to include housing site allocations. It is anticipated that these could potentially deliver in excess of 818 dwellings over the Plan period.
- 6.32 In addition to the made and pre-submission neighbourhood plans, at the time of writing, there are eight more neighbourhood plans in progress. All are considering their options for allocating sites. This will be kept under review as the Plans progress.
- 6.33 NB. Some neighbourhood plan site allocations have subsequently been granted planning permission for housing. As such, there is some overlap with columns C and E in the table below i.e. columns C and E should not be added together as it would result in double counting.
- 6.34 Neighbourhood Planning is a voluntary process; the Council cannot insist Parishes produce a Neighbourhood Plan. If a community decides to produce a Neighbourhood Plan, the Council will support and guide them through the process. Where Parishes (including those with Neighbourhood Plans without site allocations) have not allocated land for housing, the Council will review current full planning permissions and sites submitted for consideration as allocations³⁶ and, where appropriate, allocate suitable sites which are capable of delivering the required number of homes. These will be included in the Draft Site Allocations section of the Local Plan which is due to be published for consultation in the summer (2019). This will also assist in the delivery of small sites of 1 hectare or less, in accordance with the NPPF's requirement for 10% of the housing requirement to be on small sites.

³⁶ Through the Land Availability Assessment process

Parish	a. Housing Requirements ³⁷ 2018 to 2035 (10%)	b. Capped growth ³⁸ 2018 to 2035 (20%)	c. Made NP allocations and proposed NP Site Allocations (Capacity/ No. Dwellings)	d. Residual housing requirement for NP site allocation process - 2018 to 2035 (No. Dwellings)	e. Planning Permissions at 1 st April 2018 (Net)
Made Neighbourhood Plans with site allocations					
Clarborough/ Welham	50	93	38	12	3
Cuckney, Norton, Holbeck and Wellbeck	28	38	33	0	75
Elkesley	36	66	30	0	3
Misson	30	49	50	0	7
Sutton cum Lound	32	61	50 ³⁹	0	38
TOTAL	176	307	201⁴⁰	12	126
Made Neighbourhood Plans without site allocations					
East Markham	52	100	0	52	93
Headon cum Upton, Grove, and Stokeham	16	27	0	16	7
Shireoaks	64	127	0	64	222
Tuxford	126	241	0	126	105
Neighbourhood Plan Submitted					
Carlton in Lindrick	258	506	560	0	19
Everton	38	68	30	8	43
Mattersey	32	60	85 ⁴¹	0	31
Treswell and Cottam	10	25	0	10	3
TOTAL	338	659	675	18	96
Draft Neighbourhood Plan – awaiting referendum					
Misterton	98	207	143	0	23
Designated Neighbourhood Plan Areas – under development					

³⁷ Where neighbourhood plan groups choose to take forward a neighbourhood plan, this is the housing requirement to be met. Neighbourhood plans will be required to address this by allocating land for housing. If the housing requirement cannot be fully met, a housing windfall policy should be included in the neighbourhood plan.

³⁸ This is set at 20% of existing dwellings in each settlement as of August 2018

³⁹ Some site allocations now have planning permission

⁴⁰ NB. Some allocated sites now have planning consent and form part of the housing supply in column e

⁴¹ Some site allocations now have planning permission

Parish	a. Housing Requirements ³⁷ 2018 to 2035 (10%)	b. Capped growth ³⁸ 2018 to 2035 (20%)	c. Made NP allocations and proposed NP Site Allocations (Capacity/ No. Dwellings)	d. Residual housing requirement for NP site allocation process - 2018 to 2035 (No. Dwellings)	e. Planning Permissions at 1 st April 2018 (Net)
Blyth	56	106	In progress	56	36
Hodstock/ Langold	118	227	In progress	118	24
Lound	20	36	In progress	20	3
Rampton/ Woodbeck	38	75	In progress	38	20
Scrooby	14	25	In progress	14	1
South Leverton	22	39	In progress	22	5
Sturton le Steeple, North Leverton & Hablesthorpe, North and South Wheatley, Bole, Fenton, Coates, West Burton	102	187	In progress	102	70
Walkeringham	48	70	In progress	48	62
Stalled Neighbourhood Plans					
Beckingham	58	106	0	58	110
Hayton	16	30	0	16	22
Ranskill	60	119	0	60	48
Rhodesia	42	82	0	42	202
Parishes without designated Neighbourhood Plan Areas					
Askham	8	14	0	8	2
Babworth/ Ranby	26	18	0	26	4
Barnby Moor	12	18	0	12	5
Bothamsall	12	15	0	12	0
Carburton	4	N/A	0	4	0
Clayworth	14	28	0	14	3
Clumber and Hardwick	4	5	0	4	0
Dunham on Trent, Ragnall, Fledborough, and Darlton	28	51	0	28	5
East Drayton	10	19	0	10	3

Parish	a. Housing Requirements ³⁷ 2018 to 2035 (10%)	b. Capped growth ³⁸ 2018 to 2035 (20%)	c. Made NP allocations and proposed NP Site Allocations (Capacity/ No. Dwellings)	d. Residual housing requirement for NP site allocation process - 2018 to 2035 (No. Dwellings)	e. Planning Permissions at 1 st April 2018 (Net)
Gamston with West Drayton, and Eaton	24	43	0	24	4
Gringley on the Hill	36	67	0	36	3
Haughton	2	N/A	0	2	0
Laneham	16	24	0	16	3
Markham Clinton (includes West Markham, Bevercotes, and Milton)	8	12	0	8	8
Nether Langwith	22	40	0	22	3
Normanton on Trent and Marnham	24	41	0	24	12
Scaftworth	2	3	0	2	0
Styrrup & Oldcotes	30	57	0	30	28
Torworth	12	20	0	12	4
Wallingwells	2	N/A	0	2	0
West Stockwith	0 ⁴²	29	0	0	5
Wiseton	4	8	0	4	3
TOTAL	1777	3,282	1019	1182	1,370⁴³

Table 7 Neighbourhood Area Housing Requirement and supply 2018 to 2035

6.35 It should be acknowledged that a significant amount of sites in the rural settlements have planning permission for housing. As such, it is anticipated that some neighbourhood plans may look to allocate some sites which already have planning permission where they are deliverable or developable within the Plan period.

⁴² West Stockwith is wholly within Floodzone 3. Any planning applications for housing would need to meet the requirements of the NPPF in terms of flood risk.

⁴³ This total includes some site allocations (7 dwellings at Mattersey and 8 dwellings at Sutton cum Lound).

Historic Housing Delivery in Rural Settlements/Anticipated Housing Delivery in Neighbourhood Plan Areas

6.36 In order to ensure that the growth target for the rural settlements can be achieved, the Council has undertaken an assessment of past housing delivery rates. Figure 4 below indicates that housing delivery and demand in the rural parishes of Bassetlaw has been high over the past 8 years, equating to 738 dwellings (92 dwellings per annum) over that period. The Core Strategy also contains more restrictive policies and this Plan is proposing to support development in other rural settlements which are currently constrained by policy. As such, the delivery of 1777 dwellings in Bassetlaw's rural settlements in the Plan period, 2018 to 2035, is considered highly achievable.

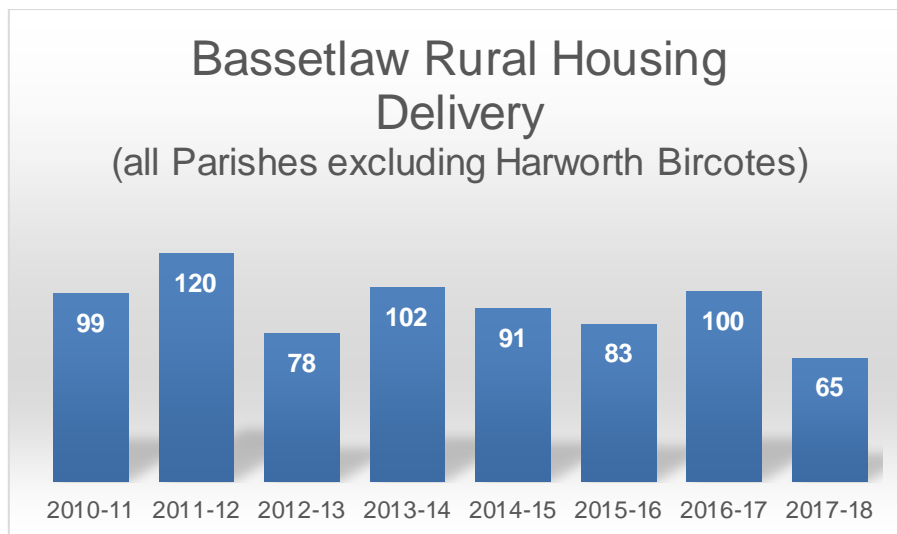


Figure 4 Past Housing Delivery in Bassetlaw District's rural Parishes

Gypsies, Travellers and Travelling Showpeople

6.37 The Bassetlaw Gypsy & Traveller Accommodation Assessment (2015) highlights a need of four additional residential pitches. While this identified need is the strategic requirement, the Bassetlaw Plan will address this issue through a criteria-based Development Management policy in the next draft of the plan, along with identification of potential site allocations.

Economic Development

6.38 In addition to new housing growth, the Council is seeking to ensure a good range and choice of employment sites and premises are delivered in the Plan period. This will address the needs of existing and future businesses, and providing a readily available supply of suitable land that meets the requirements of the market.

6.39 In terms of economic growth and employment opportunities, the District continues to benefit from good connections to the Sheffield City Region, the A1 and M1, and East

Coast Mainline. Evidence⁴⁴ suggests the District has relatively strong growth in the transport and communications, distribution, and hotels and catering sectors. Flexibility to respond to changing circumstances within the market, including any that are not anticipated within the current evidence base, will be key to the effectiveness of the Plan in the future.

- 6.40 Bassetlaw falls within the boundaries of two Local Enterprise Partnerships, namely the Sheffield City Region LEP and the Derby, Derbyshire, Nottingham, Nottinghamshire LEP (D2N2). The Sheffield City Region comprises Bassetlaw together with Sheffield, Doncaster, Barnsley, Derbyshire Dales, North East Derbyshire, Chesterfield and Bolsover. The northern part of the D2N2 area overlaps with Sheffield City Region, with Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales and North East Derbyshire covered by both LEP areas.

Functional Economic Market Area

- 6.41 Bassetlaw's EDNA begins by seeking to identify the functional economic market area (FEMA) in which the district is located. Drawing the FEMA analysis together, the EDNA finds it is clear that Bassetlaw sits between a number of larger dominant centres – Sheffield, Rotherham, and Doncaster to the north-west, Nottingham to the south, Chesterfield to the west, and Lincoln to the east. The evidence suggests that different parts of Bassetlaw district are influenced by all of these centres, but none of them exert a dominant influence over the district as a whole. As such, Bassetlaw is not included within the FEMA definition in any of these neighbouring areas' employment land reviews.
- 6.42 Overall, the analysis neither supports a stand-alone Bassetlaw FEMA, nor does it clearly identify a strong single centre of influence over Bassetlaw. The data instead suggests an area with multiple diffuse influences and linkages acting with differing strengths on different parts of the district.
- 6.43 Whilst evidence⁴⁵ suggests that Bassetlaw does not sit definitively within a single market area, it is appropriate to take a pragmatic approach which considers the multiple linkages and influences on the district's economy. The District will therefore need to consider these influences and co-operate with neighbouring authorities over the Plan period to ensure that the needs of businesses and commuting residents are being effectively met through the Local Plan.

Local Sub-Markets

- 6.44 EDNA analysis indicates that Worksop is the dominant economic hub in the District, particularly in the west. Retford has a smaller influence but its dominance spreads across the central and eastern parts of the District. There is also a strong relationship

⁴⁴ Bassetlaw Economic Development Needs Assessment (2018) available at www.bassetlaw.gov.uk/bassetlawplan

⁴⁵ Bassetlaw EDNA (2018) available at www.bassetlaw.gov.uk/bassetlawplan

between Retford and Tuxford and the study finds that this area is one sub-market in terms of economic activity. Harworth & Bircotes shows stronger links with areas outside the District, in particular Doncaster which is approximately than 20 minutes drive from the sub-area.

Need

- 6.45 The starting point for determining the future employment land requirements is the recommendations of the EDNA. The current amount of employment land available and future prospects of economic growth and new housing provision were taken into account in determining the amount of land required. The term 'employment' traditionally relates to Use Classes B1 (Business), B2 (General Industrial or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987, as amended. However, public and community uses, along with main town centre uses are widely recognised as important contributors to economic growth.
- 6.46 The 2018 EDNA indicates that, to support economic growth, there is a minimum requirement to provide 8 (gross) of land for economic development per annum (136 hectares in total from 2018 to 2035). It is anticipated that a proportion of this land requirement will involve the re-use of existing and vacant, former employment land.
- 6.47 It is apparent that the market for development along the A1 corridor in the north of the district is emerging and looks to serve a sub-regional market for distribution and industrial land that may exceed historic completions. Away from Harworth & Bircotes, it is important to ensure a balance of local employment supply that enables economic growth around the district – most notably at Worksop and Retford. At Worksop there are opportunities at both the west and east of the settlement. Finally, consideration will need to be given to part site allocations for employment land that take into account local environmental constraints as well as mixed use development opportunities. Based on these considerations the following gross employment land requirements are proposed:

Settlement	District Share (%)	Land Required for Economic Development 2018 to 2035 (Ha) (Gross)
Worksop	33%	45
Retford	15%	20
Harworth	28%	38
Rural settlements	13%	18
New Villages	11%	15
TOTAL	100%	136 Ha (Gross)

Table 8 Bassetlaw economic development distribution

Supply

- 6.48 Sites will be allocated across the District to provide land for B1, B2 and B8 employment and mixed use development. It is also expected that other employment sites will come

forward within the plan period. The Council considers it is important to support sustainable economic development where demand arises. This provides flexible approach, responding to the demands of the market as they arise.

Retail

- 6.49 Following an assessment of retail, it is not considered necessary to allocate land for future expansion of the existing centres. Results of the Bassetlaw Retail Study indicate that there is no requirement for the provision of new retail floorspace for convenience, non-bulky comparison and bulky comparison goods in the District.

Policy 2: Housing and Economic Growth

To promote growth in Bassetlaw District the Council will support:

1. Bassetlaw District's housing requirement for the period 2018 to 2035 is 6630 dwellings. In accordance with the spatial strategy strands, this will be distributed as follows:

Settlement	Dwellings Required 2018 to 2035
Worksop	1600
Retford	853
Harworth	1400
Rural settlements	1777
New Villages	1000
TOTAL	6630

2. 10% of the housing requirement, 663 dwellings, will be delivered on sites of 1 hectare or less.
3. Gypsies, Travellers and Travelling Showpeople residential requirement: 4 pitches.
4. The delivery of a minimum of 8 hectares (gross) per annum of land for economic development (136 hectares in total). This will be distributed as follows:

Settlement	Land Required for Economic Development 2018 to 2035 (Ha)
Worksop (33%)	45
Retford (15%)	20
Harworth (28%)	38
Rural settlements (13%)	18
New Villages (11%)	15
TOTAL	136 Ha

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. New Settlement Study (2018)	1. Housing type and mix
2. Deliver the homes required to meet the needs of Bassetlaw	2. SHMA (2017)	2. Employment delivery and supply
3. To initiate the delivery of two new garden villages	3. EDNA (2018)	3. Housing delivery and supply
4. Facilitating development opportunities that will enhance Bassetlaw's economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw.	4. Bassetlaw SA (2018)	4. Delivery of development on sites of 1 Ha or less
6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and opportunities, and protects the intrinsic character of the countryside	5. Bassetlaw LAA (2018)	5. Delivery of land for Gypsy and Traveller accommodation
	6. NPPF (2018)	
	7. Initial Draft Bassetlaw Local Plan (2016)	
	8. Bassetlaw Gypsy and Traveller Accommodation Assessment (2015)	

7 Affordable & Specialist Housing

Affordable Housing

- 7.1 Since the Core Strategy was published in 2011 there has been a lot of debate about how planning should address the housing needs of different groups, leading to significant changes in the national policy context.

National Policy

- 7.2 The new NPPF, published in July 2018, includes a revised definition of affordable housing. This puts an emphasis on the need for a greater mix of affordable housing products aimed at providing for the needs of households wanting to rent or buy a property. Previously the emphasis was more towards schemes managed by registered social landlords. National policy now provides greater flexibility to enable other schemes, such as build to rent schemes operated by private rental sector companies, to be delivered.

NPPF (2018) Glossary, in Annex 2, sets out the definition of Affordable Housing, as follows:

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions:

- (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
- (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
- (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local

house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

7.3 The NPPF (2018) indicates that, other than in designated rural areas where policy sets a lower threshold, affordable housing should not be sought for residential developments of fewer than 10 dwellings. For brownfield sites, this requirement should be reduced by a proportionate amount, equivalent to the existing gross floorspace of the existing building. This does not apply to vacant buildings which have been abandoned.

7.4 Development of 10 or more dwellings should expect at least 10% of the homes to be available for home ownership, which should form part of the overall contribution of affordable housing. Exemptions to this 10% requirement should also be made where the proposal:

- a. Provides solely for Build to Rent homes;
- b. Provides specialist accommodation for people with specific needs, such as purpose built elderly or student accommodation;
- c. Is a self-build development;
- d. Is exclusively for affordable housing, an entry level exception site or a rural exception site.

Bassetlaw District Affordable Housing Need

7.5 The SHMA Update (2017) indicates that there is a need for 134 affordable homes to be delivered per annum from 2014 to 2035. This equates to 2,814 homes over that period. From 2014 to 2018, 95 affordable homes were delivered in Bassetlaw. This leaves a residual requirement of 2,719 (for 2018 to 2035), which equates to 39% of the overall housing requirement (7004).

7.6 Whilst 134 dwelling per annum is the affordable housing need, it should be recognised that, due to viability issues relating to the delivery of market housing schemes, it will be very difficult to achieve this figure. The planning system is only one mechanism for delivering affordable housing and the Council will also be seeking to adopt alternative methods in the delivery of affordable homes.

7.7 With regard to other mechanisms, there are a number of Government funding schemes available to the Council to assist in delivering affordable housing schemes. Private buy

to rent schemes also provide a potential source of affordable housing. The Council is in the process of exploring opportunities for the development of a Special Purpose Vehicle (SPV), which could comprise housing association subsidiaries, municipal housing companies and public/private partnerships, to enable the delivery more affordable homes.

7.8 In interpreting the affordable housing needs evidence, the SHMA considers that the following needs to be recognised:

- This is a relatively low value housing market. Low house prices impact residential development viability, and this significantly impacts on the degree of affordable housing that can be delivered through mixed-tenure developments.
- There are other means of delivering affordable housing besides S106, including through schemes brought forward by Registered Providers, through rural exception site development and through delivery funded through the National Affordable Housing Programme. These will contribute to affordable housing delivery.
- The need for affordable housing is very sensitive to housing costs and incomes. Increasing overall housing delivery can be expected to support improvements in the affordability of market housing. This will contribute to reducing the affordable housing need.
- There is a clear need for economic regeneration. Improving employment levels and incomes will contribute to reducing the affordable housing need.

Historic Affordable Housing Delivery in Bassetlaw

7.9 Whilst it is acknowledged that delivery has been below the affordable housing requirement, it should be recognised there have been several factors affecting the delivery of affordable homes:

1. There has been a persistent under deliver of housing up to year 2015/16. Over the years of the Core Strategy, the annual housing requirement has only been achieved twice (in monitoring years 2016/17, and 2017/18);
2. An economic recession occurred during the early years of the Core Strategy;
3. The Council has introduced a Community Infrastructure Levy (CIL) which seeks contributions for necessary infrastructure projects. Because this a mandatory requirement and section 106 contributions are negotiable, it has reduced the availability of contributions for affordable housing;
4. Other necessary infrastructure has been required (via a s106 agreement), for example highway improvements and education, and this reduced the availability of contributions for affordable housing.
5. The District has a significant brownfield legacy with the closure of the former Harworth Colliery site. The cost of remediation works has had an impact on the viability of schemes. Consequently, contributions for affordable housing have been reduced.

Viability and Local Needs

- 7.10 The wider range of needs to be addressed requires a greater awareness of the cumulative impacts of different policy requirements on development viability. As part of the plan-making process the final draft of the Bassetlaw Plan will be subject to a whole plan viability assessment, in order to ensure that the cumulative requirements of policies do not result in new development being unviable. Recognising that it will not always be financially viable to meet all policy requirements on all new developments it is considered appropriate to develop a prioritised approach to the provision of infrastructure and affordable housing, taking into account local needs.
- 7.11 Recognising that the financial viability of housing development may vary over time, in particular on large scale schemes, the financial viability of contributions to affordable housing and other infrastructure may initially be limited. However, as the development progresses over time, increasing housing values may make these contributions viable. Consequently, the Council will require an overage payment to be made where contributions become viable during the construction and sales phase of development. For this reason, it is proposed that the viability of affordable housing contributions will be revisited over the life of developments.
- 7.12 To enable fair and accurate assessment of how affordable housing obligations affect development viability the use of open-book viability assessments is proposed.

Viability Evidence – Setting an achievable target for Affordable Housing Delivery

- 7.13 A viability assessment has (August 2018) been undertaken which determines if affordable housing can be delivered without adversely affecting the viability of a scheme. It indicates that 10% affordable market housing is deliverable on brownfield sites and 20% affordable housing, comprising 10% affordable market housing and 10% social or affordable rental housing, is deliverable on greenfield sites.

Type of affordable housing required

- 7.14 The SHMA (2017) indicates that the 10% market affordable housing required by the NPPF should consist of housing that helps to enable access to homeownership, such as shared ownership homes. This falls into the ‘starter homes’, ‘discounted market sales homes’; and ‘other affordable routes to home ownership’ categories of the Affordable Housing definition in the NPPF. Where public grant funding is provided, provisions should be included for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to the relevant authority specified in the funding agreement.
- 7.15 SHMA analysis indicates that additional affordable housing, over and above the 10% affordable market housing, should consist of social rent or affordable rent, classed as ‘Affordable housing for rent’ in the NPPF (Annex 2).

Policy 3: Affordable Housing

1. The Council will seek, in part, to address the scale of affordable housing need by increasing the provision of affordable homes through the planning system.
2. The Council will require on-site contributions to be made in accordance with the following qualifying thresholds and requirements:

Percentage of dwellings required to be affordable housing		Housing unit threshold
Brownfield	Greenfield	
10%	20%	<ul style="list-style-type: none"> • 10 Dwellings or more, or sites of 0.5 hectares or more. • In designated rural areas, sites of 5 or more dwellings. <p>Brownfield sites: Contributions should be reduced by a proportionate amount, equivalent to the existing gross floorspace of the existing buildings. This does not apply to abandoned vacant buildings.</p>

Table 9 Requirements for affordable housing

3. In applying these requirements, the Council will consider:
 - A. the viability of site development: in circumstances where specific site viability is raised, the developer will be required to provide an Open Book Financial Viability Statement in accordance with Section 3 of Policy 23 'Strategic Infrastructure'
 - B. the extent of housing need in the settlement: the Council will consider the type of property and tenure in relation to identified needs.
 - C. off-site contributions: where the Council considers that an off-site contribution (in total or in part) is justified, where supported by sufficient evidence, the contribution shall be of an equivalent value and will be accepted in lieu of on-site provision.

Housing Mix

- 7.16 It is important that the Plan provides homes to meet the needs and aspirations of local people and to attract new people to live in the area in order to support economic objectives. The quality and range of properties on offer is a key element of capturing the benefits of economic growth as the choice of suitable homes can influence investment decisions. To achieve this, the Plan must ensure that the housing needs of different households are met by providing the right type and mix of housing. It is expected that the mix of housing will vary site-by-site and will be informed by local evidence of need.
- 7.17 The Council does not wish to be prescriptive regarding the specific mix of properties to be built on sites as this is likely to be influenced by many factors, which may include viability. The Council will assess the range of housing proposed based on the local context, considering the mix of existing properties, demand for market and affordable housing, affordability and supply within the immediate vicinity. This should include reference to the SHMA (2017), and any superseding document, supplemented by local planning and housing data. Proposals will be informed by:
- I. The SHMA;
 - II. The Council's Housing Strategy;
 - III. Local demographic context and future trends;
 - IV. Local assessments of housing need and demand;
 - V. Other research into household and dwelling size within Bassetlaw and the wider sub-region.
 - VI. Neighbourhood Plans (where applicable).
- 7.18 Each individual case will be different depending on the nature of the site and the area. Some areas of the District have adopted, or are working towards the adoption, of a Neighbourhood Plan which may contain more detailed policies regarding housing mix.
- 7.19 Applicants are encouraged to seek advice through the Council's pre-application process at the earliest opportunity to ensure proposals meet the needs of the local community.

Policy 4: Housing mix

1. In developing housing sites, developers will be required to adopt an approach that will establish sustainable communities, providing a choice of homes to meet a range of housing requirements. A mix of housing tenures, types and sizes should be provided, appropriate to the site size and needs of the area.
2. Where applicable, development proposals should accord with the requirements of Neighbourhood Plan Policies.

Self and Custom Build

- 7.20 With regard to Self-build and custom build, the Council has received in excess of 60 requests to be put on their Register from June 2016 to July 2018, averaging out at 30 plots per annum (8% of the housing requirement). However, it should be noted that it is often the case that households wanting self-build plots register on more than one Council Register, particularly if they live near neighbouring council areas.
- 7.21 Given the rural characteristics of the District, and the fact that Neighbourhood Planning is playing an important role in helping to deliver small sites in rural settlements, it is not considered necessary to seek to deliver a large proportion of self-build plots on allocated sites in the largest settlements. Of the requests for a self-build plot, 14 are required in Retford, 9 in Worksop, 4 in Tuxford and 2 in Carlton in Lindrick. The rest are required in the rural settlements of the District. It is considered more beneficial for the Council to work with Neighbourhood Planning Groups, developers and households seeking to Self-Build in order to address the demand for plots.

Policy 5: Self and Custom Build Housing

1. The Council will support the delivery of self-build and custom-build plots as a proportion of larger developments in appropriate, sustainable locations, in accordance with the Spatial Strategy.
2. As part of the development of a Neighbourhood Plan, the Council will work with Neighbourhood Plan Groups to assess the need for self-build and/or custom build plots in each area. Neighbourhood Plans will be expected to make provision for self-build or custom-build plots where there is an identified need.
3. Proposals for 100% self-build or custom-build development will be supported where they accord with the spatial strategy and other policies.

Specialist Housing

- 7.22 In addition to addressing the need for affordable housing and type of housing, the Bassetlaw Plan must also consider the needs of a range of other groups, including specialist housing for older people. It is clearly evident that people are living longer and with this comes the need to ensure that the Plan assists in the delivery of enough new housing that is fit for the needs of older people and people affected by a disability.
- 7.23 The Government is very keen to see Local Authorities addressing the needs of the older people in terms of housing type, design and delivery. In seeking to address this, the Government has published a series of optional technical standards with the aim of delivering accessible housing. The standards may be adopted by local authorities if there is sufficient evidence for their need.
- 7.24 Two of these standards allow local authorities to require compliance with optional building regulations addressing enhanced accessibility, as described in Part M4(2) and Part M4(3) of the Building Regulations 2015 Edition⁴⁶. Part M4(2) addresses issues such as getting in and out of dwellings and getting around within them, including, for example, the ability to access a toilet and sink without having to go up any stairs. Part M4(3) sets out standards for wheelchair accessible homes.
- 7.25 It is also important to ensure that specialist housing for older people has good access to the services and facilities that meet their needs. Therefore, the policy is seeking to locate development of this type close to existing, or planned services and facilities.
- 7.26 The Council's Strategic Housing Market Area Assessment (SHMA) Update (October, 2017) indicates that, in 2015 21% of Bassetlaw residents were over 65, which is higher than average for England. According to the 2014-based sub national population projections, this is expected to increase by 51% over the Plan period, which equates to an additional 11,950 people in the over 65 age group by 2035.
- 7.27 In developing housing proposals, developers should have regard to evidence of need contained within the latest SHMA and any subsequent update. Currently the requirement for specialist housing equates to 67 units per annum for the period 2014 to 2035 (a total of 1407 dwellings). However, the Plan period is 2018 to 2035 and it is considered necessary to reduce this figure to reflect the shorter timespan and delivery of 50 bungalows from 2014 to 2018. For the plan period the requirement has been reduced to 1350 dwellings. This forms part of the overall housing requirement due to its C3 use class. It equates to 19% of the total housing requirement (7004 dwellings).
- 7.28 New sites, allocated through the Local Plan process and unallocated housing development, will need to deliver specialist housing. The Council and neighbourhood

⁴⁶Building Regulations 2015 Edition:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

plans will allocate land for a minimum of 3055 new dwellings to be delivered within the plan period in addition to the sites with planning consent⁴⁷.

- 7.29 The Council considers that the best way to achieve this is through the implementation of the higher building regulation standards on a percentage of new homes. In order to address the need for accessible homes, this policy is seeking 45% of dwellings to be M4(2) Building Regulations standard, or any subsequent update, on major sites. Due to the fact that 10% of the housing requirement is to be delivered on sites of less than 1 hectare, it is expected that some site allocations will deliver fewer than 10 dwellings (non-major sites). This policy will not expect sites of fewer than 10 homes to deliver specialist accessible dwellings. Therefore, the percentage requirement on major sites has been set to incorporate this.
- 7.30 The 2017 SHMA update indicates that, over the period 2014 to 2035 there is also a requirement for the delivery of 335 wheelchair accessible dwellings. This equates to 271 dwellings for the plan period (2018 to 2035), approximately 4% of the overall housing requirement and 9% of the site allocations (3055 dwellings).
- 7.31 Again, the Council considers that the best way to achieve this is through the implementation of higher building regulation standards. In order to meet the need for wheelchair accessible homes, this policy is seeking 10% of dwellings on major sites.

Policy 6: Specialist Housing

On large housing sites or mixed use sites which contain housing, consideration should be given to providing for specific housing needs for older people, including specialist residential retirement schemes, extra care housing and accessible housing.

Specialist Retirement Housing

1. The Council will support proposals for appropriately located, well designed specialist retirement housing schemes where they:
 - a. Have good access to services and facilities;
 - b. provide adequate private amenity space, and
 - c. will not have an adverse impact on residential amenity by means of overlooking/privacy, overshadowing, or by having an overbearing effect; and
 - d. meet highway standards; and
 - e. make appropriate provision for parking on-site.

Accessible Housing

2. On Major Development Sites, a minimum of 45% of dwellings must be accessible, meeting M4(2) of the requirements in Building Regulations.

Regulation M4(2) requires:

- (1) Reasonable provision should be made for people to:
 - (a) gain access to; and
 - (b) use the dwelling and its facilities.
- (2) The provision made must be sufficient to:

⁴⁷ Detailed in Policy 2 Strategic Growth

- (a) Meet the needs of occupants with differing needs, including some older and disabled people; and
- (b) to allow the adaptation of the dwelling to meet the changing needs of occupants over time.

3. On Major Development Sites, a minimum of 10% of homes must be wheelchair accessible, meeting M4(3) of the Building Regulations requirements.

Regulation M4(3) requires:

- (1) Reasonable provision should be made for people to:
 - (a) gain access to; and
 - (b) use the dwelling and its facilities.
- (2) The provision must be sufficient to:
 - (a) allow simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs; or
 - (b) meet the needs of occupants who use wheelchairs.

Residential Care Homes

- 7.32 With regard to residential care homes, which fall under C2 of the Use Class Order, the SHMA (2017) indicates that there is a requirement for 39 bedrooms/units per annum between 2014 and 2035; equating to 819 units in total. From 2018 to 2035 the requirement equates to 663.

Policy 7: Residential Care Homes

1. On major development sites⁴⁸ consideration should be given to residential care home provision.
2. The Council will support proposals for appropriately located, well designed residential care homes where they:
 - a. Have good access to services and facilities;
 - b. provide adequate private amenity space, and
 - c. will not have an adverse impact on residential amenity by means of overlooking/privacy, overshadowing, or by having an overbearing effect; and
 - d. meet highway standards; and
 - e. make appropriate provision for parking on-site.

- 7.33 The affordable and specialist housing policies are intended to support the delivery of the following:

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. SHMA (2017) 2. Bassetlaw SA (2018) 3. NPPF (2018) 4. Initial Draft Bassetlaw Local Plan (2016)	1. Housing type and mix 2. Employment delivery and supply 3. Housing delivery and supply
2. Deliver the homes required to meet the needs of Bassetlaw		
7. Ensure the built environment is improved through high quality design and architecture		
10. Promote health and wellbeing by delivering new and enhanced infrastructure which will improve the quality of life in Bassetlaw		

⁴⁸ In accordance with the NPPF glossary, a major development site consists of 10 or more dwellings or an area of 0.5 hectares or more.

8 Rural Bassetlaw

Vision

- 8.1 Rural settlements will continue to prosper and evolve through the delivery of planned and managed growth which will sustain and enhance local services and facilities, thereby promoting health and wellbeing.
- 8.2 The distribution of this growth will be managed through the suitability of settlements across rural Bassetlaw to accommodate an increase in the number of homes in order to meet necessary requirements. This will be delivered in parallel with the development of neighbourhood plans across the district, which enable communities to play an active role in influencing the pattern and location of growth in their areas.

Background

- 8.3 The rural strand of the spatial strategy has evolved since the Initial Draft Bassetlaw Plan (IDBP), published in 2016. The result is an evidently different approach to development in rural Bassetlaw, but one which is less presumptuous, more inclusive, and aims to protect the intrinsic character of rural settlements whilst also maintaining their vitality.
- 8.4 The 'Functional Cluster' model in the 2016 IDBP proposed that settlements included within a cluster would be assigned a 20% cap on residential development. Growth was not proposed to be supported in settlements not associated with a functional cluster.
- 8.5 The cluster model was based upon access to core services within a 4km radius, with the understanding that a number of proximate settlements would share services, namely:
 - GP Surgery
 - Convenience retail
 - Post Office
 - School
- 8.6 Further investigation of this model's application led to replacing the 4km 'as the crow flies' radii with a more refined assessment of distances between all settlements in the district and the accessibility of their respective core services 'by road'. The exercise revealed that the cluster model was not sufficiently attuned to local geography. Most notably, it revealed that some settlements excluded from functional clusters were only just outside the 4km threshold.
- 8.7 A number of additional considerations were also factored-in to the re-examination of the functional cluster model, including those raised through public consultation:
 - The way in which people currently use local services is not as arbitrary as the cluster model assumes, both in terms of choice of services and the distances people are willing to travel.

- The geography of service provision has the potential to change over time, with the volatility of the retail sector a particular case in point.
- Models for the provision of GP services in the district are evolving, including the increase in partnership working between practices, which may necessitate longer travel times for some services.
- Guidance concerning reasonable travel times to schools⁴⁹, suggesting maximum reasonable journey times of 45 minutes for children of primary school age and for secondary school age 75 minutes.

8.8 The cumulative impact of the assessment was that the functional cluster model was deemed to be too arbitrary, and that a more inclusive approach to growth in rural Bassetlaw was required, albeit one which still maintained a sense of proportionality. In response, the Functional Cluster model has been replaced with a simplified, pragmatic strategy, augmented by consideration of significant constraints, new government regulations, and 'made' neighbourhood plans, as set out below.

Planned Approach

8.9 The Council is now proposing a more positive planning approach to rural development, allowing flexibility and placing increased control in the hands of local communities. This provides options for neighbourhood plan groups to explore and determine the most appropriate level and pattern of growth for their area within the context of this spatial strategy.

8.10 This spatial strategy distinguishes between settlements where growth is and is not supported. The differentiation proposed is based on settlement size and potential impact of development, as well as their ability to enhance or maintain the viability of rural communities by supporting local services⁵⁰.

8.11 Following a comprehensive assessment of all 103 settlements in rural Bassetlaw, 30 settlements have been identified as either too small or too dispersed in nature to support additional housing development without this having a detrimental impact upon their character. A list of these settlements is included in figure 7 at the end of this chapter.

8.12 The remaining 73 settlements, as listed in this Plan (figure 8), are considered as having the potential to accommodate housing development within set parameters. In order to respect the variance in the size of settlements in this group, allowances for growth are set as a percentage of the existing number of dwellings, as of August 2018⁵¹. Growth in all 73 settlements in this group will be limited by a cap, amounting to 20% of the existing number of dwellings in the settlement, providing that it can satisfy all of the other

⁴⁹ See: <https://www.gov.uk/government/publications/home-to-school-travel-and-transport-guidance>

⁵⁰ In line with NPPF paragraph 78

⁵¹ The point at which the data was collated to identify the number of dwellings in all settlement across Bassetlaw.

relevant policy requirements in this plan, for example, resolving any flood risk or conservation impacts.

8.13 In designated neighbourhood plan areas, in accordance with paragraph 65 of the NPPF, a housing requirement figure has been set. Based on evidence on rural housing delivery in rural Bassetlaw over the last 8 years⁵², equating to 92 dwellings per annum⁵³, a growth strategy that sets a minimum achievable figure and a maximum cap has been established, that sits either side of this past delivery rate. This gives some flexibility to local communities, whilst still setting a requirement that will help deliver the wider strategy of this local plan. The upper limit is the 20% cap, as described above (a theoretical maximum of 3,281 new homes across the plan period), whilst the minimum achievable figure is based upon 10% growth of all the designated neighbourhood plan areas, equating to an overall rural growth target of 1777 dwellings over the plan period. The lower requirement is also based on a recognition of housing growth in the other strategies, especially the requirement to deliver 1,000 houses in this plan period in two new villages, which will also sit in wider rural Bassetlaw.

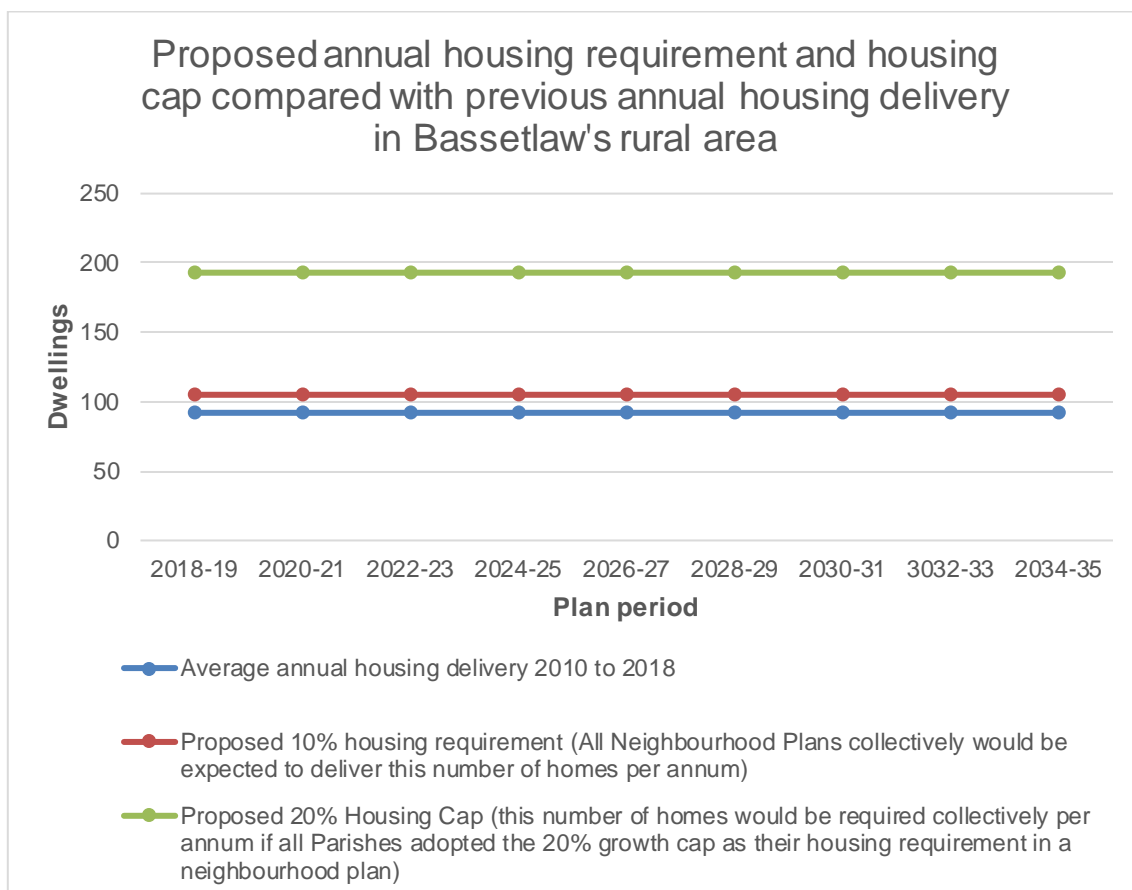


Figure 5 Proposed rural housing requirement and cap

⁵² Since the adoption of the Bassetlaw Core Strategy (2011).

⁵³ Projecting this average figure for the plan period equates to 1568 dwellings.

Implications for areas developing a neighbourhood plan

- 8.14 Levels of housing development in designated neighbourhood plan areas is delimited by both a requirement and a cap. This provides parameters for neighbourhood plan steering groups to work within. Steering groups will continue to have the choice of how they wish to manage their quota of housing development within these confines, whether through the use of formal housing allocations, or through windfall policies⁵⁴, in conjunction with the rural growth policy set out here. Figure 6 (bar chart) provides an indication of the range of options available to achieve the minimum housing requirement and, if desired, the growth cap.
- 8.15 Where housing allocations are made in neighbourhood plans, and there is evidence to demonstrate that they are deliverable in line with the NPPF, it is the intention of the Council to recognise these and count them towards the delivery of the district housing growth. The Council will continue to provide support to assist neighbourhood plan groups as they plan for their area.

Implications for areas not developing a neighbourhood plan

- 8.16 For those areas not progressing a neighbourhood plan, the Council will review land availability and seek to allocate land up to the 10% housing requirement. This will be done in consultation with Parish Councils. Where this is not possible, due to land availability or other constraints, the criteria based policy below will support organic growth where appropriate.
- 8.17 The NPPF requires Local Planning Authorities to deliver 10% of housing requirement on sites of one hectare or less. In recognition of this, and the potential impact of larger-scale development in rural communities, the Council will only seek to allocate sites in rural areas up to one hectare in size, unless the regeneration benefits of a larger site can be clearly demonstrated.
- 8.18 Principles for development and growth
- There will be an appropriate scale of growth delivered through site allocations and organic growth;
 - New development must be of a scale that is in keeping with the core shape and form of the settlement and will not adversely harm its character and appearance;
 - New development must be appropriate in terms of design, siting, layout and materials;
 - Economic development, including rural diversification, will be supported where appropriate;
 - Community services and facilities should be maintained or enhanced;

⁵⁴ See Neighbourhood Planning PPG, Paragraph: 097 Reference ID: 41-097-20180913, Revision date: 13 09 2018

- Well-designed new homes will be delivered to meet the needs of local communities;
- The historic environment will be conserved or enhanced;
- Necessary infrastructure, including green infrastructure, which ensures development is sustainable must be delivered.

Planned Growth

Housing

- 8.19 The rural settlements will need to deliver a minimum of 1777 dwellings over the Plan period, 2018 to 2035. This will be through site allocations and windfall policies, either in neighbourhood plans or in the Local Plan.

	Total No. Dwellings
Bassetlaw Overall Housing Requirement 2018 to 2035	6630
Housing requirement for the rural settlements 2018 to 2035	1777

Table 10 Districtwide and Rural Housing Requirement

- 8.20 The Strategic Growth Policy (Policy 2) also sets out this requirement and includes a distribution table which includes a housing target for each settlement.
- 8.21 Neighbourhood planning areas/groups will be encouraged to allocate sites to meet their housing requirement. Where neighbourhood plan groups do not intend to allocate sites to meet their housing requirement, and in areas without a neighbourhood plan, the Council is proposing to adopt a criteria based policy (windfall policy) for assessing and determining housing proposals (as set out in this policy). The Council may also allocate sites in areas without neighbourhood plans or where neighbourhood plans do not intend to allocate sites, as and where appropriate.
- 8.22 Figure 6 (below) sets out the housing delivery routes available to neighbourhood planning areas. In terms of housing delivery, NPPF paragraph 14 sets out a list of criteria which will apply to neighbourhood plans where development plans are out of date⁵⁵. Neighbourhood plan areas choosing routes 3, 4 or 5 will be less vulnerable to unplanned housing development because it would positively address the requirements of the NPPF and PPG.

⁵⁵ As defined by policies in the NPPF

		ROUTE 1: No NP OR NP with no allocations	ROUTE 2: NP WITHOUT allocations to meet HR	ROUTE 3: NP WITH allocations / organic growth policy to meet HR	ROUTE 4: NP WITH allocations to meet HR	ROUTE 5: NP OVER allocations to meet HR
HOUSING CAP (20% OF EXISTING DWELLINGS IN SETTLEMENT)		ALL DEVELOPMENT UP TO HOUSING CAP MARKET-LED, UNDER LOCAL PLAN ORGANIC GROWTH POLICY	ORGANIC GROWTH UP TO HOUSING CAP, UNDER LOCAL PLAN POLICY	ORGANIC GROWTH UP TO HOUSING CAP, UNDER LOCAL PLAN POLICY	ORGANIC GROWTH UP TO HOUSING CAP, UNDER LOCAL PLAN POLICY	ORGANIC GROWTH UP TO HOUSING CAP, UNDER LOCAL PLAN POLICY
HOUSING REQUIREMENT (10% OF EXISTING DWELLINGS IN NP AREA)				WINDFALL GROWTH TO REQUIREMENT UNDER NP	HOUSING ALLOCATIONS TO MEET HOUSING REQUIREMENT	
		HOUSING ALLOCATIONS				
Existing number of dwellings						
						HOUSING ALLOCATIONS TO MEET HOUSING REQUIREMENT AND CAP

Figure 6: Neighbourhood planning housing delivery routes

Employment

- 8.23 The Council is very keen to support sustainable patterns of economic growth. Whilst there is no requirement to allocate land for employment, the policy supports sustainable economic development of an appropriate scale in rural areas. In non-NP areas, growth is potentially possible, but will be character-driven.

Services and Infrastructure

- 8.24 To deliver this strategy, the Council will require developers, in conjunction with Nottinghamshire County Council and other service providers, to provide the necessary improvements to infrastructure. This includes, the transport network, new education provision, and other essential local services, ensuring that measures identified in the Infrastructure Delivery Plan are delivered. As set out in Policy 24, infrastructure will be provided through direct onsite provision and developer contributions (via CIL and Planning Obligations).

Policy 8: Rural Bassetlaw

The Council will support the delivery of sustainable development to meet the needs of Bassetlaw's rural areas over the plan period.

1. Housing

Rural settlements will accommodate a minimum of 1777 new dwellings (27% of the housing requirement) and deliver the necessary associated infrastructure from 2018 to 2035. This will be delivered through existing planning permissions and sites allocated through the Neighbourhood Plan process and Local Plan site allocation process. New housing will also be supported within settlements and/or on non-allocated sites where appropriate to the character of the area, and where amenity or highway safety is not adversely affected.

Proposals are required to provide the type and mix of housing to address the identified need. The scale of development and housing densities should be appropriate to the character of the settlement. Greenfield extensions to the built-up area of the settlement must be designed so as to enhance the urban-rural interface.

Housing development proposals on unallocated sites in made Neighbourhood Plan areas with site allocations which can deliver the Neighbourhood Plan adopted housing requirement will only be supported where the proposal accords with the criteria below.

In areas without site allocations which address the housing requirement, in the defined rural settlements⁵⁶ will generally be supported where it does not harm the surrounding open character of the countryside and contributes the sustainability of that settlement alongside satisfying the following strategic criteria:

- a) The site is in or adjacent to the existing developed footprint* of the settlement; and
- b) It would not result in coalescence with any neighbouring settlement; and
- c) It would not have an adverse impact on the character and appearance of the surrounding countryside and farmland; and
- d) The proposal is of a scale and in a location that is in keeping with the core shape and form** of the settlement and will not adversely harm its character and appearance; and

⁵⁶ See Lists below

- e) The site retains where possible or mitigates for changes to natural boundaries such as trees, hedgerows, embankments, water courses and drainage ditches; and
- f) The site conserves and enhances local heritage and environmental characteristics; and
- g) It would not result in the loss of identified open spaces within the settlement that contributes to the character and form of the settlement; and
- h) It can be served by sustainable infrastructure provision such as surface water, waste water drainage and highways; and
- i) It can be served by existing social infrastructure (e.g. schools) or it can be demonstrated that the proposal is capable of funding any necessary improvements to mitigate for its impact; and
- j) It does not, through a single housing proposal, increase the number of dwellings in the settlement by 5% or more***
- k) It does not, through a housing proposal, cumulatively increase the number of dwellings in the settlement by 20% or more when in combination with other development built or committed in the settlement****

** The development footprint of a settlement is defined as the continuous built form of the settlement and excludes:*

- a) Individual buildings and groups of dispersed, or intermittent buildings, that are clearly detached from the continuous built-up area of the settlement;*
- b) Gardens, paddocks, and other undeveloped land within the curtilage of buildings on the edge of the settlement where land relates more to the surrounding countryside than to the built-up area of the settlement*
- c) Agricultural buildings and associated land on the edge of the settlement*

*** The core shape and form of the settlement relates to its inherited character that will have evolved around a certain pattern of development for example a nucleated or linear structure.*

**** The growth of a settlement will be compared to baseline date of August 2018, i.e. development growth will not be compounded over the life of the Bassetlaw Plan.*

***** The 20% cumulative housing development cap in any defined settlement will include relevant site allocations made in the Bassetlaw Plan and/or relevant Neighbourhood Plans*

2. Economic Growth

At least 13% (18 hectares) of the district's economic development needs and associated infrastructure will be delivered in across rural Bassetlaw from 2018 to 2035.

The Council will support economic development proposals which enable the local economy to adapt in a sustainable way, both through new enterprise and the diversification of existing business, where appropriate. This includes the

diversification of agricultural businesses and other rural businesses through the conversion of existing buildings and well-designed new buildings.

Development must be sensitive to its surroundings and not have an unacceptable impact on the environment. Proposals should exploit opportunities to improve access to sustainable modes of transport where possible.

Proposals for economic developments within close proximity and easy access to the A1 corridor, or comprehensive redevelopment of a major brownfield site that will meet an unexpected demand, will be supported if it can be demonstrated to the council's satisfaction that it will deliver a high quality, exemplary scheme that will increase the overall number, quality and skills level of local jobs.

3. Community Services and Facilities

In accordance with Bassetlaw Local Plan Policy 24, the Council will support the retention and development of community services and facilities. Proposals must comply with the criteria set out in Bassetlaw Local Plan Policy 24.

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. SHMA (2017) 2. EDNA (2018) 3. Bassetlaw SA (2018) 4. Bassetlaw LAA (2018) 5. NPPF (2018) 6. Initial Draft Bassetlaw Local Plan (2016)	1. Housing type and mix 2. Employment delivery and supply 3. Housing delivery and supply 4. New Community services and facilities 5. Loss of Community services and facilities
2. Deliver the homes required to meet the needs of Bassetlaw		
4. Facilitating development opportunities that will enhance Bassetlaw's economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw.		
5. Conserve the District's distinctive historic and natural environments		
6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and opportunities, and protects the intrinsic character of the countryside		
7. Ensure the built environment is improved through high quality design and architecture		
8. Increase resilience to climate change through improved flood mitigation, better energy and		

Strategic Objectives	Supporting Evidence	Monitoring
water efficiency, and support for renewable energy production		
10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw		

Figure 7 Rural settlements where growth is not supported (30)

- Babworth
- Bevercotes
- Bilby
- Carburton
- Coates
- Darfoulds
- Drakeholes
- Fenton
- Fledborough
- Fountain Hill
- Haughton
- Heckdyke
- Hodsock
- Little Gringley
- Little Morton
- Littleborough
- Morton
- Nether Headon
- Newington
- Osberton
- Scofton
- Serlby
- Skegby
- Tilm
- Upper Morton
- Wallingwells
- Welbeck
- West Burton
- Woodcoates
- Whimpton Moor

Figure 8 Rural settlements where growth is supported, subject to compliance with policy (73)

- Askham
- Barnby Moor
- Beckingham
- Blyth
- Blyth North
- Bole
- Bothamsall
- Carlton-in-Lindrick & Costhorpe
- Church Laneham
- Claborough
- Clayworth
- Cottam
- Cuckney
- Darlton
- Dunham-on-Trent
- East Drayton
- East Markham
- Eaton
- Elkesley
- Everton
- Gamston
- Gringley-on-the-Hill
- Grove
- Hardwick
- Harwell
- Hayton
- Headon
- High Marnham
- Holbeck
- Laneham
- Langold
- Lound
- Low Marnham
- Mattersey
- Mattersey Thorpe
- Milton
- Misson
- Misterton
- Nether Langwith
- Normanton-on-Trent
- Nornay
- North & South Wheatley
- North Leverton
- Norton
- Oldcoates
- Ragnall
- Rampton
- Ranby
- Ranskill
- Rhodesia
- Rockley
- Saundby
- Scaftworth
- Scrooby
- Shireoaks
- Sibthorpe
- South Leverton
- Stokeham
- Surton-le-Steeple
- Styrrup
- Sutton-cum-Lound
- Torworth
- Treswell
- Tuxford
- Upton
- Walkeringham
- Welham
- West Drayton
- West Markham
- West Stockwith
- Wigthorpe
- Wiseton
- Woodbeck

9 Worksop: Sub-regional Centre

Vision for Worksop

- 9.1 Worksop's town centre will be revitalised through reorganising the centre to create distinct retail and leisure zones, complimented by office and residential uses that ensure the Town Centre is well-used throughout the day and in the evening.
- 9.2 The Town's historic environment will be conserved and complimented by new buildings that enhance the character of the area.
- 9.3 Well-designed new homes and a range of new employment opportunities will be delivered to address the needs of local communities.
- 9.4 The area around Worksop Railway Station provides opportunities for redevelopment to accommodate a vibrant new community in high quality, high density homes that make the most of their position close to the Station and Town Centre.

Planned Approach

- 9.5 As Bassetlaw's largest town, Worksop has an extensive range of community infrastructure, facilities and services and is a key area for development and growth in the District. The aspiration for Worksop is to enhance the town's role within the sub-regional economy, promoting regeneration opportunities wherever possible. In recognition of the town's role, Worksop will accommodate a large proportion of housing and employment growth over the plan period up to 2035.
- 9.6 Principles for Development and Growth in Worksop include:
 - Where necessary, redefining the existing boundary around Worksop to accommodate site allocations.
 - Supporting significant levels of housing development and growth across Worksop through planned site allocations, urban intensification and organic growth. Delivery of extant planning permissions will also contribute to this growth.
 - Enhancing the economic sub-regional role of Worksop by supporting economic development proposals at all scales, including large scale business activity, and allocating land for business uses.
 - Supporting opportunities for the retention or creation of new community and transport infrastructure, facilities and services, and ensure that impacts on them are appropriately mitigated.
 - Promoting town centre developments that strengthen the existing retail and leisure offer of Worksop, including identifying further town centre regeneration opportunities.
 - Conserving and enhancing the town's historic environment

Planned Growth for Worksop

Housing

- 9.7 The 2011 Bassetlaw Core Strategy apportioned 32% of the total growth to Worksop. Over the course of the Core Strategy period 2011 to 2018, housing delivery has not met housing need in Worksop. This is partly due to the fact that the Council has not allocated sites for housing during this period. However, over the past 2 years development has significantly increased due to the number of planning permissions granted which indicates that demand for housing is increasing in Worksop.
- 9.8 As a sub-regional centre, Worksop will continue to deliver a significant amount of housing development over the Plan period. This will be delivered on a range of sites of different sizes. Given its status as a sub-regional town, it is considered appropriate to apportion a larger percentage of development to Worksop. However, given the shift in strategy to a more balanced approach, and the fact that Worksop has not met its housing requirement since the Core Strategy was adopted, it is considered appropriate to reduce the town's requirement to 1600 (24%) as a percentage of the overall delivery. This is still a significant proportion of the requirement but it recognises that there is a need to support the delivery of a new settlement and rural communities in the delivery of housing.

	Total No. Dwellings
Bassetlaw Overall Housing Requirement 2018 to 2035	6630
a) Worksop Housing Requirement	1600
b) All sites with planning consent in Worksop (at April 1st 2018)	1534
c) Worksop discount for lapsed rate⁵⁷	218
d) Worksop housing supply from sites with planning consent 2018 to 2035 (b – c)	1316
Residual dwelling requirement to be allocated through the site allocations process (a – d)	284

Table 11 Worksop Housing Supply and Requirement

Economic Development

- 9.9 The town has successfully attracted a variety of employers in recent years, including distribution centres and manufacturing companies. It is strategically well located, with good road links to the M1 and A1 via the A57 and good rail links to the wider region via Worksop Station.
- 9.10 A significant amount of economic development will be delivered in Worksop over the Plan period. This will be driven by land availability and demand. The Economic Development Needs Assessment (EDNA) indicates that there is a requirement to deliver 136 hectares of employment land across the District, of which 33% (45 hectares) of the

⁵⁷ See Methodology and results in Strategic Growth Policy

district's requirement will be delivered in and around Worksop from 2018 to 2035. Sites will be identified for allocation at the next consultation on this Plan, in 2019.

Worksop Town Centre

- 9.11 As the largest town centre in Bassetlaw, Worksop continues to perform an important role as the main retail and service destination for local residents and workers, and for visitors from nearby smaller centres.
- 9.12 Results from the 2017 Bassetlaw Retail Study identify that Worksop aligns with the UK average for the diversity of town centre uses. The study also finds the proportion of national multiple retailers and consumer spending in Worksop is rising, against the trend of similarly sized centres in the region. However, due to the changing nature of retail, brought about partly by an increase in internet shopping, the centre has experienced an increase in vacant units over the past few years. Consequently, it is essential that the Council has a strategy which continues to promote the vitality and viability of the town centre. As part of this, the Council will seek to ensure that the historic environment is conserved and enhanced.

Infrastructure and Services

- 9.13 To deliver the strategy the Council will require developers, in conjunction with Nottinghamshire County Council and other service providers, to maintain and enhance the transport system and to contribute towards education provision and other necessary infrastructure, ensuring that measures identified in the Infrastructure Delivery Plan are delivered. As set out in Policy 23, infrastructure will be provided through developer contributions (via CIL and Planning Obligations).

Policy 9: Worksop

The Council will support the delivery of sustainable development to meet the needs of Worksop over the plan period. Where relevant to the type of development proposed, the following criteria must be met and the corresponding typology requirements satisfied.

Where applicable, development must:

- a. Exhibit good quality design that enhances character, protects amenity, increases resilience to climate change, and promotes healthy lifestyles;
- b. Improve access and connectivity across the town by sustainable modes of transport⁵⁸;
- c. Not have significant adverse impacts on highway safety and capacity;
- d. Not prejudice the comprehensive development of an area;
- e. Not conflict with an adjoining or nearby land use;
- f. Conserve and enhance the historic environment; and
- g. Protect, or conserve and enhance Green Infrastructure, as necessary.

⁵⁸ Sustainable modes of transport principally include walking, cycling and public transport. However, advances in transport technology will be considered under this definition as they emerge.

1. Housing

Worksop will grow to accommodate a minimum of 1600 new dwellings (24% of the overall Housing Requirement) and deliver the associated infrastructure from 2018 to 2035. This will be delivered through existing planning permissions and new site allocations (to be identified in the Site Allocations section of the Local Plan). New housing will also be supported within the development boundary on non-allocated sites where appropriate. This will deliver development in addition to the housing requirement.

Proposals will be required to provide the type and mix of housing to address the identified needs of Worksop⁵⁹. Opportunities should be sought to maximise densities where appropriate, particularly on brownfield sites and locations close to major transport nodes/hubs.

2. Economic Development

At least 33% (45 Hectares) of the District's employment land needs and associated infrastructure will be delivered in Worksop from 2018 to 2035. Economic development proposals will be supported in appropriate locations within the existing settlement boundary and/or on site allocations.

Proposals for economic developments within close proximity to Worksop, that will meet an unexpected demand, will be supported if it can be demonstrated to the council's satisfaction that it will deliver a high quality, exemplary scheme that will increase the overall number, quality and skills level of local jobs.

3. Worksop Town Centre

Whilst there is no requirement for additional floorspace in Worksop Town Centre, there is a need to promote the town centre's role as a major retail, leisure and entertainment hub.

In terms of retail hierarchy, Worksop is the largest Town Centre in Bassetlaw. Support will be given to appropriate town centre developments which maintain and enhance its vitality and viability. To enhance the vitality and viability of the centre, the Council will prioritise opportunities for the enhancement of:

- i. Accessibility and connectivity of the Town Centre to the wider area;
- ii. The Primary Shopping Area as the main focus for retail activity, including:
 - Bridge Street, and;
 - The Priory Shopping Centre;
- iii. The town centre's role as a leisure, recreation and entertainment destination;
- iv. Chesterfield Canal's visual and functional relationship to the town centre;
- v. Accessibility and connectivity to the Canch Park and Gardens, Sandhill Lake and other public open spaces.

4. Local Centres

Celtic Point and Prospect Precinct are classed as Large Local Centres and Retford Road is classed as a Small Local Centre. Proposals within these Centres that will lead

⁵⁹ Identified local needs contained within the most up-to-date evidence papers e.g. the Strategic Housing Market Assessment.

to the loss of a shop or service or that might individually (due to their size) or cumulatively (through over concentration of particular uses) adversely affect the success of the Centre as a convenience hub, will not be supported unless it can be demonstrated, to the Council's satisfaction, that it will not harm the vitality and viability of the Centres.

5. Sequential Test and Retail Impact

A sequential test will be required for edge of centre or out of centre main town centre proposals, as defined and identified by the NPPF.

A retail Impact Assessment will be required for Main Town Centre Use proposals, as defined by the NPPF (2018), for edge of centre and out of centre retail development in the Worksop catchment area that meet or exceed a threshold of 929 square metres net⁶⁰

Strategic Objectives	Evidence	Monitoring
1. Manage the scale and location of development to support a balanced pattern of growth across urban and rural areas	1. Bassetlaw Retail and Leisure Study (2017) 2. North Derbyshire and Bassetlaw SHMA (2017) 3. Bassetlaw Core Strategy (2011) 4. Annual Monitoring Reporting 5. Bassetlaw EDNA (2018) 6. Bassetlaw Sustainability Appraisal 7. Bassetlaw SFRA (2018) 8. NPPF (2018)	1. Housing Mix 2. Vacant shops 3. Housing Delivery and supply 4. Employment delivery and supply 5. Main town centre development delivery
2. Deliver the homes required to meet the needs of Bassetlaw		
4. Facilitating development opportunities that will enhance Bassetlaw's economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw		
5. Conserve the District's distinctive historic and natural environments		
7. Ensure the built environment is improved through high quality design and architecture		
9. Enhance the vitality and viability of Bassetlaw's town centres and local centres		
10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw		

⁶⁰ see Appendix A I of the 2017 Retail Study available at www.bassetlaw.gov.uk/bassetlawplan

10 Retford: Rural-hub Town

Vision for Retford

- 10.1 Retford will continue to thrive as a well-established market town with a distinctive built heritage, providing for the day to day needs of local residents, rural communities from the surrounding area, and visitors to the town. It will grow progressively, delivering new housing, jobs, and community facilities and services to meet the needs of local communities.

Planned Approach

- 10.2 As Bassetlaw's second largest town, Retford has a wide range of community infrastructure, facilities and services and is a sustainable area for growth. As an attractive historic market town, Retford has continued to draw residents and visitors alike. It plays a key role in providing retail, leisure and entertainment services and facilities for local communities, and as a commercial centre for local businesses.
- 10.3 The town has excellent public transport links from Retford Bus Station, and Retford Train Station, which is located on the East Coast Main Line. Bus services provide local and regional connections, whilst rail services connect to many towns and cities both regionally and nationally, including Worksop, Doncaster, Sheffield, Lincoln and London.
- 10.4 The Council's planned approach for Retford is to deliver new housing and employment to meet the needs of the local community, whilst also supporting the town's role as a core service centre for residents, surrounding rural communities and visitors, whilst conserving and enhancing the historic character of the market town.
- 10.5 Principles for Development and Growth
- Where necessary, redefining the existing boundary around Retford to accommodate site allocations.
 - Support housing development and growth across Retford through planned site allocations and organic growth of a scale necessary to sustain and enhance the town's role as a rural-hub. Delivery of extant planning permissions will also contribute to this growth.
 - Conserve Retford's historic integrity through high quality development.
 - Promote the economic role of Retford by allocating land for business uses and supporting proposals for new employment development opportunities where appropriate.
 - Support opportunities for the retention, or creation, of new community and transport infrastructure, facilities and services, and ensure that impacts on them are appropriately mitigated.
 - Support town centre developments that enhance the existing retail offer of Retford and seek opportunities that continue to enhance the built and historic character of the town centre.

Planned Growth for Retford

Housing

- 10.6 Retford has experienced significant levels of housing growth since the Core Strategy was adopted in 2011 and it has capacity to support more development. The 2011 Bassetlaw Core Strategy apportioned 26% of the total growth to Retford. Over the Core Strategy period 2011 to 2018, housing delivery has met housing need, which indicates that demand for housing is strong in Retford.
- 10.7 As an important rural hub town, Retford will continue to deliver a significant amount of housing development over the Plan period. This will be delivered on a range of sites of different sizes. Given its status as a core rural hub town, and the services and facilities it offers, it is considered appropriate for Retford's housing requirement to deliver 853 from 2018 to 2035. This will be delivered on sites within and on the edge of Retford. It is important to recognise that the new garden villages (to the south of Retford) will also deliver development to address a percentage of the needs of the local housing market in Retford.

	Total No. Dwellings
Bassetlaw Overall Housing Requirement 2018 to 2035	6630
a) Housing requirement for Retford 2018 to 2035	853
b) All sites with planning consent in Retford (at April 1st 2018)	511
c) Retford discount for lapsed rate⁶¹	95
d) Retford housing supply from sites with planning consent 2018 to 2035 (b – e)	416
Residual dwelling requirement to be allocated through the site allocations process (a – d)	437

Table 12 Retford's housing supply and requirement

Economic Development

- 10.8 The 2018 Economic Development Needs Assessment (EDNA) indicates that there is a requirement to deliver 136 Hectares of employment land across the District, of which 15% (20 hectares) will be delivered in and around Retford from 2018 to 2035. Economic development will be driven by land availability and demand in Retford. Sites will be identified for allocation in the next consultation on the Plan, in 2019.

Retford Town Centre

- 10.9 Results from Bassetlaw's Retail and Leisure Study (2017) indicate that the town centre is performing well, with relatively low vacancy rates. Whilst there is no requirement for additional floorspace, there is a need to maintain and enhance the experience of the town centre as a leisure destination. Evidence indicates that comparison retail is in

⁶¹ See Methodology and results in Strategic Growth Policy

decline and, although the town has a good range of restaurants and cafes, there is a lack of other leisure uses.

Services and Infrastructure

- 10.10 To deliver this strategy, the Council will require developers, in conjunction with Nottinghamshire County Council and other service providers, to provide the necessary improvements to infrastructure. This includes, the transport network, new education provision, and other essential local services, ensuring that measures identified in the Infrastructure Delivery Plan are delivered. As set out in Policy 23, infrastructure will be provided through direct onsite provision and developer contributions (via CIL and Planning Obligations).

Policy 10: Retford

The Council will support the delivery of sustainable development to meet the needs of Retford over the plan period. Where relevant to the type of development proposed, the following criteria must be met and the corresponding typology requirements satisfied.

Where applicable, development must:

- a. Exhibit good quality design that enhances character, protects amenity, increases resilience to climate change, and promotes healthy lifestyles;
- b. Improve access and connectivity across the town by sustainable modes of transport⁶²;
- c. Not have significant adverse impacts on highway safety and capacity;
- d. Not prejudice the comprehensive development of an area;
- e. Not conflict with an adjoining or nearby land use;
- f. Conserve and enhance the historic environment; and
- g. Protect, or conserve and enhance Green Infrastructure, as necessary.

1. Housing

Retford will accommodate a minimum of 853 new dwellings (13% of the housing requirement) and deliver the associated infrastructure from 2018 to 2035. This will be delivered through existing planning permissions and new site allocations located within the settlement boundary and on extensions to the urban area. New housing will also be supported within the development boundary on non-allocated sites where appropriate. This will deliver development in addition to the housing requirement.

Proposals will be required to provide the type and mix of housing to address the identified need. Opportunities should be sought to maximise densities where appropriate, particularly on brownfield sites and locations close to major transport nodes/hubs. Greenfield extensions to the built-up area of the town must be designed so as to enhance the urban-rural interface.

⁶² Sustainable modes of transport principally include walking, cycling and public transport. However, advances in transport technology will be considered under this definition as they emerge.

2. Economic Development

At least 15% (20 Hectares) of the District's employment land needs and associated infrastructure will be delivered in Retford from 2018 to 2035. Economic development proposals will be supported in appropriate locations within the existing settlement boundary and/or on site allocations.

Proposals for economic developments within close proximity to Retford, that will meet an unexpected demand, will be supported if can be demonstrated to the Council's satisfaction that it will deliver a high quality, exemplary scheme that will increase the overall number, quality and skills level of local jobs.

3. Retford Town Centre

In terms of retail hierarchy, Retford is classed as a Town Centre. Support will be given to appropriate town centre developments which maintain its role as a Core Service Centre and enhance its vitality and viability.

Whilst there is no requirement for additional floorspace in Retford Town Centre, there is a need to promote it as a retail, leisure and entertainment destination.

The Council will prioritise opportunities for the enhancement of:

- i. Accessibility and connectivity of the Town Centre to the wider area, including Retford Station, Kings Park, River Idle and Chesterfield Canal;
- ii. The Primary Shopping Area as the main focus for retail activity;
- iii. The town centre's role as a leisure, recreation and entertainment destination;
- iv. River Idle and Chesterfield Canal's visual and functional relationship to the town centre; and,
- v. The town's historic and cultural environment.

Part of Retford Town Centre is in the highest flood risk area and there is a need to ensure flood risk is appropriately addressed. The Council will seek to implement schemes which alleviate flooding, particularly in relation to Retford Beck.

4. Local Centres

Welbeck Road is classed as a small local centre. Proposals within the Centre that might individually or cumulatively prejudice the success of the Centre as a local convenience hub, or be detrimental to the local environment, will not be supported unless it can be demonstrated to the Council's satisfaction that they will not harm the vitality and viability of the Centre.

5. Sequential Test and Retail Impact

A sequential test will be required for Main Town Centre use proposals in edge of centre or out of centre locations.

Retail Impact Assessments will be required for proposals for edge of centre and out of centre retail development in the Retford catchment area (identified in Appendix A I of the 2017 Retail Study) that meet or exceed a threshold of 929 square metres (net).

Strategic Objectives	Evidence	Monitoring
1. Manage the scale and location of development to support a balanced pattern of growth across urban and rural areas	1. Bassetlaw Retail and Leisure Study (2017)	1. Housing Mix
2. Deliver the homes required to meet the needs of Bassetlaw	2. North Derbyshire and Bassetlaw SHMA (2017)	2. Vacant shops
4. Facilitating development opportunities that will enhance Bassetlaw's economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw	3. Bassetlaw Core Strategy (2011)	3. Housing Delivery and supply
5. Conserve the District's distinctive historic and natural environments	4. Annual Monitoring Reporting	4. Employment delivery and supply
7. Ensure the built environment is improved through high quality design and architecture	5. Harworth & Bircotes Neighbourhood Plan	5. Main town centre development delivery
8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production	6. Bassetlaw EDNA (2018)	6. Retford Beck Flood schemes
9. Enhance the vitality and viability of Bassetlaw's town centres and local centres	7. Bassetlaw Sustainability Appraisal	
10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw	8. Bassetlaw SFRA (2018)	

11 Harworth & Bircotes

This Policy should be read in conjunction with the most recent made Harworth & Bircotes Neighbourhood Plan.

Vision for Harworth & Bircotes

- 11.1 Harworth & Bircotes will continue to grow and transform into a thriving town with a strong economy which provides high quality employment opportunities, well designed neighbourhoods, and services and facilities to meet the day to day needs of the local community.

Planned Approach

- 11.2 Harworth & Bircotes is the third largest settlement in Bassetlaw, with a population of c.8000 and a broad range of community services and facilities, including a secondary school, leisure centre, a primary care centre and a variety of convenience retail facilities.
- 11.3 Alongside development that delivers a broad mix of new homes that will support the progression of a mixed and vibrant community, economic growth and provision of new employment opportunities remains fundamental to the ongoing regeneration of Harworth & Bircotes. The ongoing regeneration of this community will be sustained through continued support for new employment and town centre enhancement opportunities. Provision of new and protection of existing facilities and services commensurate with the needs of the local population will contribute to enhanced vitality and viability of Harworth & Bircotes as a growing town.
- 11.4 This planned approach works in conjunction with the Neighbourhood Plan for Harworth & Bircotes.
- 11.5 Principles for development and growth
- Retain a development boundary for the defined built-up area
 - Provide support for the continued regeneration of the town through allocation of appropriate sites to accommodate well-designed new housing and employment that will supplement the committed large-scale developments
 - Provide support for the aspirations of the Harworth & Bircotes Neighbourhood Plan and for delivery of new and improved community infrastructure to sustain the town's growing population
 - Promote appropriate town centre development, enhancing Harworth & Bircotes' retail and leisure offer and the quality of the public realm.

Planned Growth for Harworth & Bircotes

Housing

- 11.6 Following closure of the town’s colliery in 2006, which left a significant amount of brownfield land with potential for redevelopment, the Bassetlaw Core Strategy & Development Management Policies DPD (2011) positioned Harworth & Bircotes as the District’s Main Regeneration Settlement. In addition to securing planning permission for redevelopment of the former colliery site, the vision for the town sought to achieve a step change in housing growth and linked employment development, taking advantage of ready access to the A1 (to the south) and close proximity to neighbouring Doncaster.
- 11.7 On the evidence of the growth that is committed through a number of large-scale planning consents in the town since the adoption of the Core Strategy, the market recognises the investment opportunities and the potential of Harworth & Bircotes, while the local community has upheld the aspiration for regeneration through its Neighbourhood Plan. It is therefore imperative that the emerging Bassetlaw Plan continues to support investment in the area by maintaining its role as the Local Regeneration Town.
- 11.8 In order to promote economic growth and to transform the former Harworth Colliery site, there is a need to deliver a significant amount of new homes. The Council is therefore proposing to support the delivery of 1400 new homes in Harworth & Bircotes over the plan period.

	Total No. Dwellings
Bassetlaw Overall Housing Requirement 2018 to 2035	6630
a) Housing Requirement for Harworth & Bircotes⁶³ 2018 to 2035	1400
b) All sites with planning consent in Harworth & Bircotes (at April 1st 2018)	1081
c) Harworth & Bircotes discount for lapsed rate⁶⁴	203
d) Harworth & Bircotes housing supply from sites with planning consent 2018 to 2035 (b – c)	878
Residual dwelling requirement to be allocated through the site allocations process (a – c)	522

Table 13 Harworth & Bircotes’ housing supply and requirement

Economic Development

- 11.9 Harworth & Bircotes has successfully attracted a variety of employers in recent years, including manufacturing companies and warehouse distribution centres. It is

⁶³ This figure is also the housing requirement for the designated neighbourhood area of Harworth & Bircotes.

⁶⁴ As set out in the Strategic Growth Policy

strategically well located, with good road links to the A1, to Doncaster, and to Doncaster Sheffield Robin Hood Airport.

- 11.10 A significant amount of economic development will be delivered in Harworth & Bircotes over the Plan period. This will be driven by land availability and demand. The Economic Development Needs Assessment (EDNA) indicates that there is a requirement to deliver 136 hectares of employment land across the District, of which 28% (38 hectares) will be delivered in and around Harworth & Bircotes from 2018 to 2036. Sites will be identified for allocation at the next consultation on this Plan, in 2019.

Harworth & Bircotes Town Centre

- 11.11 Results from the 2017 Bassetlaw Retail Study identify that Harworth & Bircotes has a lower vacancy rate than the national average, 6.8% compared with 11.2%. The Town Centre has a higher percentage of convenience shops and two major retailers on the high street, Aldi and Asda, forming important anchor stores. However, there is a lower than average comparison offer in the centre. The centre has a good selection of retail services and, in terms of leisure, it has an abundance of takeaway food shops but is under-represented in eat-in establishments, mainly restaurants.
- 11.12 Whilst there is no requirement for expansion of the Primary Shopping Area, including new retail floorspace, there is a need to support new development which will enhance the town centre.

Services and Infrastructure

- 11.13 To deliver this strategy, the Council will require developers, in conjunction with Nottinghamshire County Council and other service providers, to provide the necessary improvements to infrastructure. This includes, the transport network, new education provision, and other essential local services, ensuring that measures identified in the Infrastructure Delivery Plan are delivered. As set out in Policy 24, infrastructure will be provided through direct onsite provision and developer contributions (via CIL and Planning Obligations).

Policy 11: Harworth & Bircotes

The Council will support the delivery of sustainable development to meet the needs of Harworth & Bircotes over the plan period. Prioritisation will be given to opportunities for the regeneration and enhancement of the former Harworth Colliery site. Where relevant to the type of development proposed, the following criteria must be met and the corresponding typology requirements satisfied.

Where applicable, development must:

- a. Exhibit good quality design that enhances character, protects amenity, increases resilience to climate change, and promotes healthy lifestyles;

- b. Improve access and connectivity across the town by sustainable modes of transport⁶⁵;
- c. Not have significant adverse impacts on highway safety and capacity;
- d. Not prejudice the comprehensive development of an area;
- e. Not conflict with an adjoining or nearby land use;
- f. Conserve and enhance the historic environment; and
- g. Protect, or conserve and enhance Green Infrastructure, as necessary.

1. Housing

Harworth & Bircotes will grow to accommodate a minimum of 1400 new dwellings (21% of the overall Housing Requirement) and deliver the associated infrastructure from 2018 to 2035. This will be delivered through existing planning permissions and new site allocations (to be identified in the Site Allocations section of the Local Plan). New housing will also be supported within the development boundary on non-allocated sites where appropriate. This will deliver development in addition to the housing requirement.

Proposals will be required to provide the type and mix of housing to address the identified needs of Harworth & Bircotes⁶⁶. Opportunities should be sought to maximise densities where appropriate, particularly on brownfield sites and locations close to major transport nodes/hubs. Greenfield extensions to the built-up area of the town must be designed so as to enhance the urban-rural interface.

2. Economic Development

At least 28% (38 Hectares) of the District's employment land needs and associated infrastructure will be delivered in Harworth & Bircotes and on land extending towards the A1 to the south from 2018 to 2035. Economic development proposals will be supported in appropriate locations within the existing settlement boundary and/or on site allocations.

Proposals for economic developments within close proximity to Harworth & Bircotes, that will meet an unexpected demand, will be supported if can be demonstrated to the Council's satisfaction that it will deliver a high quality, exemplary scheme that will increase the overall number, quality and skills level of local jobs.

3. Harworth & Bircotes Town Centre

Although there is no requirement for additional retail floorspace in Harworth & Bircotes Town Centre, there is a need to promote its role as a shopping centre which provides for the day to day needs of the local community.

In terms of retail hierarchy, Harworth & Bircotes is the third largest Town in Bassetlaw. Support will be given to appropriate town centre developments which maintain and enhance its vitality and viability. To enhance the vitality and viability of the centre, the Council will prioritise opportunities for the enhancement of:

- i. Accessibility and connectivity of the Town Centre to the wider area;

⁶⁵ Sustainable modes of transport principally include walking, cycling and public transport. However, advances in transport technology will be considered under this definition as they emerge.

⁶⁶ Identified local needs contained within the most up-to-date evidence papers e.g. the Strategic Housing Market Assessment.

- ii. The Primary Shopping Area as the main focus for retail activity;
- iii. The town centre's role as a local retail and leisure hub.

5. Sequential Test and Retail Impact

A sequential test will be required for edge of centre or out of centre main town centre proposals, as defined and identified by the NPPF.

A retail Impact Assessment will be required for Main Town Centre Use proposals, as defined by the NPPF (2018), for edge of centre and out of centre retail development in the Harworth & Bircotes catchment area that meet or exceed a threshold of 600 square metres (net)⁶⁷

Strategic Objectives	Evidence	Monitoring
1. Manage the scale and location of development to support a balanced pattern of growth across urban and rural areas	1. Bassetlaw Retail and Leisure Study (2017) 2. North Derbyshire and Bassetlaw SHMA (2017) 3. Bassetlaw Core Strategy (2011) 4. Annual Monitoring Reporting 5. Harworth & Bircotes Neighbourhood Plan 6. Bassetlaw EDNA (2018) 7. Bassetlaw Sustainability Appraisal 8. Bassetlaw SFRA (2018)	1. Housing Mix 2. Vacant shops 3. Housing Delivery and supply 4. Employment delivery and supply 5. Main town centre development delivery
2. Deliver the homes required to meet the needs of Bassetlaw		
4. Facilitating development opportunities that will enhance Bassetlaw's economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw		
5. Conserve the District's distinctive historic and natural environments		
7. Ensure the built environment is improved through high quality design and architecture		
8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production		
9. Enhance the vitality and viability of Bassetlaw's town centres and local centres		
10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw		

⁶⁷ Identified in the 2017 Retail Study available at www.bassetlaw.gov.uk/bassetlawplan

12 North Nottinghamshire Garden Villages

Background

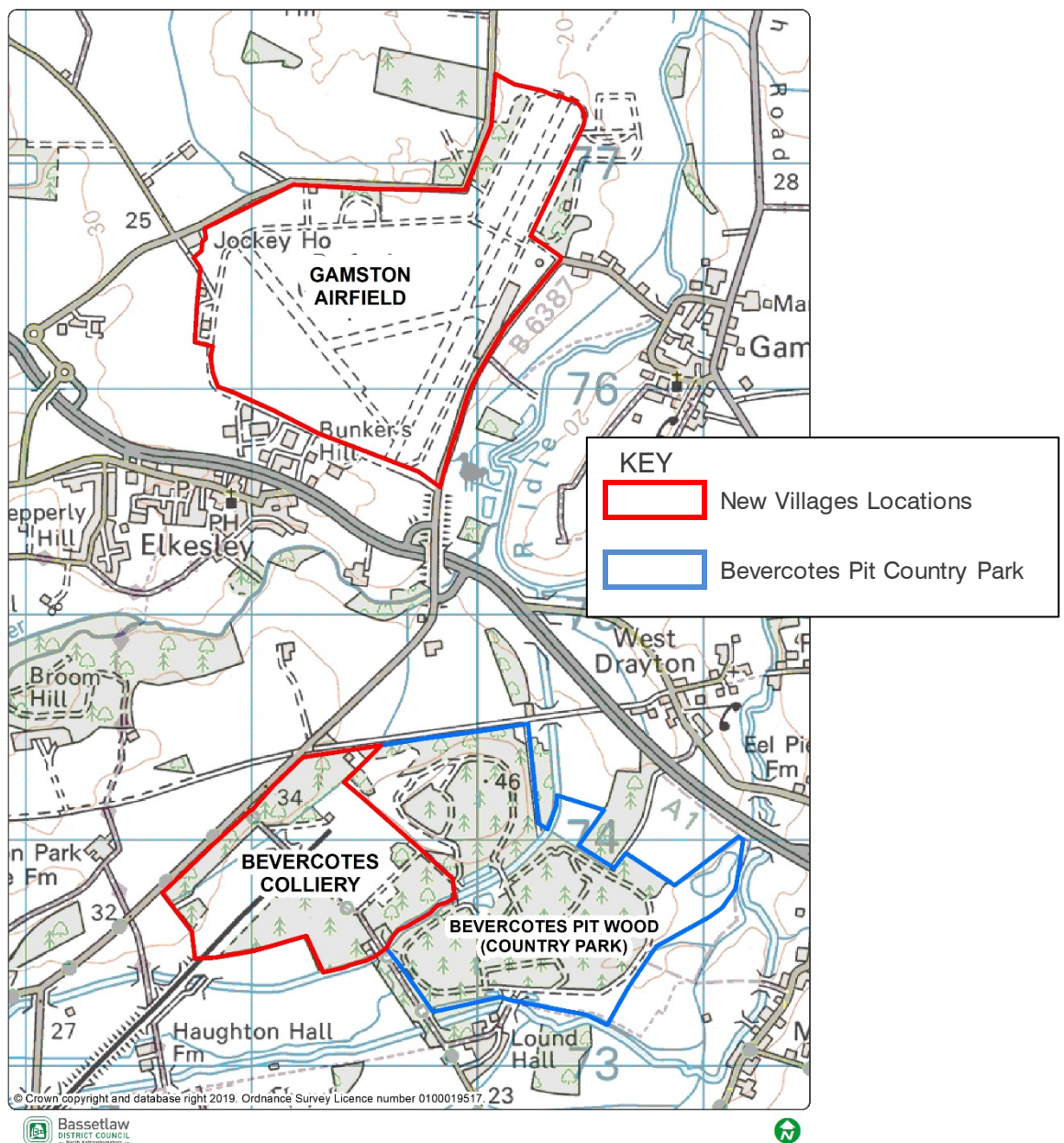
- 12.1 Among the growth options put forward as part of the spatial strategy in the Initial Draft Bassetlaw Plan (2016) was the possibility of either significantly expanding an existing settlement or, subject to land availability, developing an entirely new village. This concept gained traction through the Local Plan consultation process and with the Council's increasing awareness of the need for investment in rural areas and the spatial relationship between settlements in Bassetlaw, a study⁶⁸ was commissioned to identify feasible locations and investigate realistic candidate sites.
- 12.2 The aim of the study was to find an area of land which would meet the District's housing needs by being able to accommodate at least 1000 homes on a site size ranging from 50ha-150ha. The main objective was to identify land for housing purposes which could form an independent settlement without the drawback of coalescence with existing settlements. Bassetlaw's rural communities represent almost a third of the district's population, therefore careful consideration was given to identifying locations that would both benefit from significant investment and provide wider strategic benefits.
- 12.3 The study started by reviewing Bassetlaw's environmental and landscape designations, physical constraints and the availability of services and facilities in each Parish. To ensure alignment with the Council's Local Plan process, it drew on the methodology set out in the Council's adopted SA Scoping Report.
- 12.4 With the exception of Bothamsall, parishes with the highest sustainability credentials were taken forward for further consideration. Bothamsall contains the former Bevercotes Colliery site which was submitted for consideration through the Local Plan process. Given the size of the site and the fact that it is brownfield land and has an extant planning permission for employment, the Council considered it appropriate and necessary to include the site in the study. Section 11 of the NPPF (Making effective use of land) also indicates that Local Plan Strategic Policies should set out a clear strategy for accommodating objectively assessed needs in a way that makes as much use as possible of brownfield land.
- 12.5 After an assessment of all Parishes, the study identified six sites for further analysis. Candidate sites that emerged independently through the study and those that were put forward as part of the plan consultation process or the call for sites were rigorously assessed, while careful consideration was given to how this approach to development (as a component of a spatial strategy) could help deliver sustainable patterns of growth. Following this, it was then narrowed down to three sites which could potentially

⁶⁸ Bassetlaw New Settlement Study (2018): available at www.bassetlaw.gov.uk/bassetlawplan

accommodate and be suitable for a new settlement. Finally, two sites emerged as the most suitable and feasible options for a garden village.

12.6 Based on their individual and combined merits, the Council has chosen to take forward two sites as strategic allocations for growth, former Bevercotes Colliery and Gamston Airport. This will eventually result in the transformation of the two large brownfield sites into sustainable new villages in the locations shown in figure 9 below. The scale of development will mean that this provides the basis of a genuinely long-term sustainable growth plan for Bassetlaw, beyond the lifetime of the Local Plan; an approach which is indorsed by the NPPF⁶⁹.

Figure 9: Garden Villages location plan



⁶⁹ NPPF, paragraph 22 indicates that Strategic Policies should look ahead over a minimum 15 year period.

12.7 Together these sites will comprise the 'North Nottinghamshire Garden Community' which is expected to deliver in the region of 4000 new homes. Of this overall growth, 1000 new homes will come forward within the lifetime of the Bassetlaw Plan, with the remaining 3000 being delivered beyond 2035.

12.8 Lying either side of the A1, these sites benefit from excellent access to the wider sub-region while the B6387, which connects the two sites, provides good connectivity with Retford and the East Coast Main Line. These links, combined with local connectivity, utilising sustainable forms of travel and accessible road links further afield, will enable the Garden Villages to provide their own opportunities for economic growth, with potential for up to 10,000 people living in close proximity.

Gamston Airport

12.9 The amount of land available at Gamston Airport allows for the creation of a sustainable and standalone new settlement. It is currently a small scale, commercial enterprise which serves the needs of local businesses. Whilst development of the site would result in a loss of airport related employment, the new village would provide opportunities for new employment.

12.10 Gamston Airport is relatively free from any significant constraints and also benefits from being classified as previously developed land (brownfield) due to its current use as an airport. The present use of the site is considered to be an inefficient use of land which could otherwise be developed for a use which is in much need, and a use which would ultimately provide greater long term social and economic benefits to the local and wider District and economy through the creation of a sustainable settlement.

Former Bevercotes Colliery

12.11 Bevercotes Colliery closed in 1993 and the site has remained vacant ever since. While some remediation work has been undertaken and the former spoil heap has been redeveloped as a country park, large parts of the site remain open and are frequently accessed for informal recreation and subject to occurrences of antisocial behaviour, including raves, fly-tipping and off-road vehicle use.

12.12 The opportunity of creating a sustainable settlement with a real sense of community can be provided here by utilising a site which is otherwise underused and can be considered to be used in a greater sustainable manner. This site has significant potential in creating a diverse community with enhanced employment links to the wider economy as well as supporting economic growth elsewhere.

12.13 The Council's vision for the development of these sites places a strong emphasis on the principles advocated by the Government in its Garden Communities Prospectus, which sets clear expectations for the quality of the development in order to deliver vibrant, mixed-use, communities where people can live, work, and play for generations to come.

Vision for new Garden Villages

“Two villages, one community where people of every age will live, work, learn and play within a sustainable, green, healthy and active environment. Complementary brownfield sites of former national industrial and aviation significance will be transformed into iconic and exemplary, mixed-use, destination villages of the future. These will be firmly embedded within and sustainably connected to existing settlements and transport nodes. Whole life living opportunities will provide inclusive and fit for the future homes for all needs and demographics”

Planned Approach

- 12.14** Delivering a Garden Community comprising two interconnected villages is about transformational growth for North Nottinghamshire, in terms of housing, employment and wider regeneration benefits. Alongside the continued growth of Bassetlaw’s existing towns and villages, development of two entirely new, connected Garden Villages will play a significant role in enhancing the delivery of new homes and economic growth opportunities, creating a distinct new offer within the local housing market, outside of existing established markets.
- 12.15** This small part of North Nottinghamshire exhibits the diverse characteristics of the County’s landscapes; in particular the beauty of The Dukeries. Comprising Clumber Park, Welbeck Abbey, Worksop Manor and Thoresby Hall, this is an area with a rich heritage of carefully designed and manicured landscapes, where the woodland of Sherwood meets Nottinghamshire’s rolling farmlands.
- 12.16** Although less than a mile apart, the two sites each exhibit the distinctive characteristics of the surrounding landscape. The former Bevercotes Colliery is enclosed within dense woodland, while Gamston Airfield is nestled in the gentle undulations of lush, green farmland. The inherent qualities displayed by each of the two village locations present a unique opportunity to utilise previously developed land to create holistically planned, self-sustaining communities with distinct identities.
- 12.17** The character of the developed areas should be inherently rural in nature, integrating natural green spaces throughout and incorporating high quality, innovative design to make the development ‘of its time’. Establishing bold, vibrant and modern new communities in an attractive setting will provide a unique offer in the local housing market and provision of new infrastructure and community facilities will contribute to enhanced sustainability of the surrounding rural area.
- 12.18** Providing new and modern services, facilities and infrastructure in this area will help boost rural prosperity and sustainability, whilst capitalising on opportunities associated with close proximity to the A1 corridor. The A1 and East Coast Main Line are amongst the most significant strategic assets in the district, therefore facilitating such a development in this location offers excellent access to both the Sheffield City Region and the D2N2 Local Enterprise Partnership areas.

12.19 Recent housing delivery figures reflect both the appeal of Bassetlaw and demand in the market, with many of the major house builders operating on sites in Worksop, Retford and Harworth. Bassetlaw is a comparatively affordable area and although there are currently no proposals for the District to accommodate any neighbouring and LEP partner authorities' unmet need, creating a new offer, unlike anything else available in the region, will augment the local housing market and give greater flexibility.

12.20 Principles for Development and Growth:

- Transformational redevelopment of two large brownfield sites to provide new and enhanced services and facilities for existing surrounding and new communities.
- High quality built and natural environment utilising exemplary design quality of the private and public realm, with innovation throughout;
- Connectivity and accessibility by a choice of sustainable modes of travel between the two villages and beyond to Retford, surrounding villages, and other key destinations.
- Delivery of an enhanced pedestrian and cycle route between the new settlements, over the A1 to ensure optimum connectivity;
- Promoting economic prosperity through the delivery of high quality employment space and advanced communications technology, capitalising on the sites' location adjacent to the A1 and to the south of Retford.
- Providing new primary and secondary school provision for new and existing communities;
- Providing whole-life living offer which meets the needs of all generations through a wide range of housing choice;
- Delivering a net biodiversity gain and ecological enhancement;
- Recreational spaces to promote health and wellbeing
- Delivering sustainable energy generation opportunities
- Delivering highway improvements, including access to the A1.

Planned Growth for North Nottinghamshire Garden Villages

Housing

12.21 As an important element of Bassetlaw's spatial strategy, the new villages will to deliver a significant amount of housing development over the next 30 years. This growth will continue beyond the timeframe of this local plan. Given their strategic importance and the complex nature of delivering new settlements, is considered appropriate to set a local plan growth target of 1000 dwellings up to 2035 with the remaining homes to be delivered after this. It is envisaged that this growth will also help to meet a proportion of the needs of the local housing market in Retford, which has resulted in a lower housing target for that town.

	Total No. Dwellings
Bassetlaw Overall Housing Requirement 2018 to 2035	6630
Housing requirement for the new villages 2018 to 2035	1000

Table 14 Districtwide and new garden villages housing requirement

Employment

- 12.22** The delivery of the new settlements must include new employment opportunities to ensure they are truly sustainable villages, not simply large housing estates. Therefore, the expectation is for the new villages to deliver at least 15 hectares of employment land. This growth will help meet the requirement across the district, as identified by the 2018 Economic Development Needs Assessment (EDNA).
- 12.23** As these settlements will be delivered over a long period of time, it is expected that they will need to be designed to meet emerging working practices. It is expected that there will be a higher percentage of home/flexible working that will drive the need for higher capacity, future adaptable communications infrastructure to be designed into the schemes from the outset.

Services and Infrastructure

- 12.24** To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other service providers, to provide the necessary improvements to infrastructure. This includes, the transport network, new education provision, and other essential local services, ensuring that measures identified in the Infrastructure Delivery Plan are delivered. As set out in Policy 24, infrastructure will be provided through direct onsite provision and developer contributions (via CIL and Planning Obligations).

Policy 12: North Nottinghamshire Garden Villages

The Council will support the delivery of a new Garden Community in two new villages, located at Gamston Airport and the former Bevercotes Colliery, subject to the requirements below being fully met. These sites together will be expected to deliver a minimum of 1000 new homes within the Plan period (to 2035) with the remaining 3000 homes being delivered beyond this. These sites will also deliver associated community facilities and services, a range of local employment opportunities and supporting infrastructure.

Alongside this Policy, a Supplementary Planning Document will be produced setting out a comprehensive Masterplan and Design Codes, for the design, development and delivery of both settlements.

1. Good Quality Design

Each new village will have a distinctive character with an innovative, unique design. With regard to the design of each new settlement, the Council will expect development to:

- a. Deliver new buildings which utilise contemporary construction techniques and exemplary construction standards, and mechanisms to reduce their energy demand;
- b. Promote character by responding to locally distinctive features of the sites, and patterns of development in rural settlements, taking account of local man-made and natural heritage;

- c. Be inclusive, having a permeable streetscape with interconnected routes and good access for all users. This will include:
- an attractive public realm,
 - enhanced natural surveillance,
 - ease of movement, and
 - good connections to adjoining green infrastructure routes.
- Greenspaces must be integrated into the wider green network of walkways, cycleways, open spaces and natural and river corridors;
- d. Have a transport user hierarchy applied within all aspects of street design which considers the needs of the most vulnerable users first:
1. Pedestrians including wheelchair users,
 2. cyclists,
 3. public transport users,
 4. emergency services, and finally
 5. motor vehicles.
- e. Take account of landform, layout, building orientation, massing and landscaping to minimise energy and water consumption, and mitigate against flooding and overheating. It should permit good solar access to as many buildings as possible. Urban heat island effect should be reduced by allowing sufficient space between buildings, tree planting, shading and street layouts which encourage air flow.

2. Housing

- a. Of the 4,000 homes, a minimum of 1,000 new homes will be delivered by 2035 (within the Local Plan period). This will be delivered as follows:

Site	2018-2035 (Dwellings)	Beyond 2035 (Dwellings)	Total (Dwellings)
Gamston Airport	625	1875	2500
Former Bevercotes Colliery	375	1125	1500

- b. A mix of housing types and tenures will be delivered to meet the needs of the community, taking account of the need to provide a choice of homes for a wide range of age groups, and financial affordability.
- c. A percentage of self and custom build plots will be provided on site to meet the needs of the community.

3. Village Hub

Each new village will provide an accessible village hub which provides an attractive, functional public realm, convenience retail, and other essential local services and mixed use community facilities that will sustain village life.

4. Employment

15 hectares of employment land will be allocated for the delivery of high quality employment space, the focus of which will be at Gamston Airfield adjacent to the existing business park, which will remain, in a highly prominent location adjacent to the A1(M). This will provide local employment opportunities for the new residents as well as the existing rural village working age population, orientated towards small scale B1c, B2 and B8 uses to meet local market demand.

Dedicated starter units will be developed to support entrepreneurship. This will provide small and flexible workshops for new and growing businesses.

5. Infrastructure: Community Services and Facilities

Each new village will provide accessible services and facilities, phased early in the development, through provision of:

- a. Nursery and primary education within both new villages;
- b. Secondary education on the Gamston Airport site to meet the needs of both new settlements, and where possible, additional demand from villages within the catchment area;
- c. Appropriate health care facilities on both sites to meet the needs of both new villages and, where necessary from surrounding villages within the catchment area;
- d. Recreational space which will promote health and wellbeing, including parks, sports pitches, play areas, and allotments.
- e. High quality communications technology.

6. Infrastructure: Transport

Development of both new villages must maximise integrated sustainable transport choice and connections to services and facilities in neighbouring settlements through the preparation and implementation of a Travel Plan which seeks to achieve a modal shift.

The new villages should include provision for:

- a. A network of dedicated all year, all weather pedestrian and cycle links throughout both settlements, with direct and clearly defined connections to neighbouring towns and villages, including Retford, Elkesley, Gamston and Eaton;
- b. A dedicated pedestrian and cycling green land bridge over the A1 linking both settlements as part of the new dedicated network identified above;
- c. A road network and transport facilities that enable the villages to be served by public transport services to key destinations, including Retford Town Centre and Retford Railway Station, at the earliest possible opportunity, with the ability to expand as the local population increases over the life of their development;
- d. Improvements to the highway network, including enhanced connections to the A1;
- e. Comprehensive infrastructure and incentives to facilitate the use of electric vehicles.

7. Infrastructure: Flood Risk

A detailed local area Strategic Drainage Study (SDS) is required for both sites which considers how the cumulative effects of potential peak rates and volumes of water from the sites would impact on peak flows, duration of flooding, and timing of flood peaks on receiving watercourses. The Council requires any necessary flood mitigation measures identified by the SDS to be delivered as part of the development of the new villages. Lifetime management of flood alleviation/drainage schemes should also be appropriately addressed.

Where appropriate, the SDS should identify:

- a. opportunities within the sites to provide off-site betterment, for example online/offline flood storage, and where land should be safeguarded within proposed site allocations to fulfil this purpose.
- b. opportunities for Natural Flood Management, including river restoration.
- c. How each site will manage and address all foul and surface water run off onsite to avoid cumulative impact on the wider water network.

8. Biodiversity, Geodiversity and Green Infrastructure

Development will only be supported where significant harm to biodiversity can be avoided, adequately mitigated, or, if either criteria cannot be achieved, compensated for.

Development of both sites should:

- a. deliver a net gain in biodiversity by utilising and enhancing existing natural assets;
- b. increase connectivity of habitats by incorporating features which enlarge, connect or support existing green corridors and natural and semi-natural green spaces;
- c. where possible, restore and re-create priority habitats and other natural habitats within and adjacent to development schemes.

9. Energy

A bespoke energy strategy is required which should make provision for the production of heat and electricity from renewable and low carbon sources to provide a percentage of energy requirements onsite.

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. New Settlement Study (2018)	1. Housing type and mix
2. Deliver the homes required to meet the needs of Bassetlaw	2. SHMA (2017)	2. Employment delivery and supply
3. To initiate the delivery of two new garden villages	3. EDNA (2018)	3. Housing delivery and supply
4. Facilitating development opportunities that will enhance Bassetlaw's economy through the delivery of new and the expansion of existing enterprises, providing jobs across urban and rural Bassetlaw.	4. Bassetlaw SA (2018)	
5. Conserve the District's distinctive historic and natural environments	5. Bassetlaw LAA (2018)	
6. Promote rural Bassetlaw as a living and working landscape, where new development	6. NPPF (2018)	
	7. Initial Draft Bassetlaw Local Plan (2016)	
	8. HRA (2018)	

Strategic Objectives	Supporting Evidence	Monitoring
<p>responds to local needs and opportunities, and protects the intrinsic character of the countryside</p>		
<p>7. Ensure the built environment is improved through high quality design and architecture</p>		
<p>8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production</p>		
<p>10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw</p>		

13 Climate Change Mitigation and adaptation

- 13.1 The Climate Change Act 2008 establishes a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% (measured from 1990 levels) by 2050. The Act places a statutory duty on local planning authorities to include policies in their local plan which are designed to tackle climate change and its impacts.
- 13.2 The Government identifies the planning system as having a significant role to play in tackling climate change. This cuts across many aspects of the local plan and it requires a range of policies to address climate change.
- 13.3 Draft 2018 NPPF (paragraph 148):

“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.”

Maximising Energy Efficiency

- 13.4 In accordance with the objectives and provisions of the Climate Change Acts 2008, plans should take a proactive approach to mitigating and adapting to climate change. The Government is committed to their 'Clean Growth Mission', to halve the energy usage of new buildings by 2030. In their response to the NPPF consultation (July 2018), the Government makes clear that the NPPF does not prevent Local Authorities from using their existing powers under Planning and Energy Act 2008 or other applicable legislation, to set higher ambition for energy efficiency in buildings. Local Authorities are not restricted in their ability to require energy efficiency standards above building regulations.
- 13.5 An effective and easy way of reducing energy consumption is through the design of development. The design and layout of new developments can affect the efficiency of buildings in terms of their energy use and needs. Effective passive design maintains thermal comfort by utilising the sun's natural cycles and natural ventilation to reduce the need for active heating or cooling systems. It also maximises natural light through the location of glazing and light wells. Utilising passive design effectively can reduce energy demand. Opportunities to apply passive design principles will depend on site conditions and building type. The orientation of the buildings and surrounding structures (shading and wind trajectories) will need to be taken into account in this

process. The Council’s Residential Design Supplementary Planning Document provides detailed guidance in this respect.

- 13.6 All development will be encouraged to achieve greater efficiency in the use of natural resources, including maximising the reuse of brownfield land.

Policy 13: Promoting Energy Efficiency and Waste Management

New build development and, where appropriate, changes of use, should seek opportunities to improve energy efficiency. Development proposals should demonstrate that construction will be approached in a sustainable manner, utilising sustainably sourced materials, minimising waste and maximising the recycling of materials. Consideration should also be given to the durability of construction materials over the lifetime of a building, reducing the need for replacements or repair.

1. To promote energy efficiency, support will be given to development which seeks opportunities to:
 - Minimise CO2 emissions by utilising a design approach that maximises the efficiency and energy performance of new development;
 - Maximise the use of sustainably sourced materials;
 - Utilise good quality durable materials;
 - Minimise waste and maximise recycling.

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. Bassetlaw SA (2018) 2. NPPF (2018) 3. Initial Draft Bassetlaw Local Plan (2016)	Monitoring Indicators for this policy will be developed in conjunction with the forthcoming local policies in the next stage of public consultation.
2. Deliver the homes required to meet the needs of Bassetlaw		
7. Ensure the built environment is improved through high quality design and architecture		
8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production		
10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw		

Renewable and Low Carbon Energy

Draft 2018 NPPF (paragraph 150) indicates:

“To help increase the use and supply of renewable and low carbon energy and heat, plans should:

a) provide a positive strategy for energy from these sources, that maximises the potential for sustainable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);

b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and

c) identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.”

- 13.7** The Council’s Annual Monitoring Reports confirm a significant increase in the amount of renewable energy from the various schemes installed in the district, particularly from solar farms, building mounted solar panels and use of anaerobic digestion associated with a number of farms. The Council is keen to support more renewable and low carbon schemes in Bassetlaw where they are appropriately located.
- 13.8** Developments should consider opportunities for low carbon and renewable energy solutions where appropriate. When determining planning applications, consideration will be given to the potential impacts on the local environment and amenity, including key views and vistas, heritage assets and other environmental assets.
- 13.9** Whilst the Council is not intending to designate sites for renewable or low carbon energy schemes, provided that they are appropriately located and would not have an adverse impact on neighbouring sites/areas, this policy is seeking to support them.

Policy 14: Renewable and Low Carbon Energy

1. In seeking to address the effects of climate change, the Council will support:
 - appropriately located low carbon and renewable energy schemes where it is demonstrated that they will not result in unacceptable impacts on environmental amenity or the character of the built and natural environment;
 - development proposals which, where appropriate and viable, maximise local opportunities for district heating and decentralised energy.
2. Where appropriate, proposals should include provision for decommissioning at the end of their operational life. Where decommissioning is necessary the site should be restored, with minimal adverse impact on amenity, landscape and biodiversity, and opportunities taken for enhancement of these features.
3. The Council will support vehicle electric charging points where they are appropriately located and do not have an adverse impact on the character or amenity of the environment.

Strategic Objectives	Supporting Evidence	Monitoring
8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production	1. NPPF (2018); 2. PPG	Monitoring Indicators for this policy will be developed in conjunction with the forthcoming local policies in the next stage of public consultation.
10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw		

Flood Risk

- 13.10 Although there are areas of Bassetlaw District that are vulnerable to river-based flooding, there is no significant pressure to develop these areas due to the availability of land less vulnerable to flood risk.
- 13.11 The NPPF sets out how the planning system should help minimise vulnerability and provide resilience to the impacts of climate change. NPPF and NPPG describe how FRAs should demonstrate how flood risk will be managed over the lifetime of the development, taking climate change into account. The Environment Agency has published climate change guidance⁷⁰, which supports the NPPF and must now be considered in all new developments and planning applications. The document contains guidance on how climate change should be taken into account when considering development, specifically how allowances for climate change should be included with FRAs. By making an allowance for climate change, it will help reduce the vulnerability of the development and provide resilience to flooding in the future.
- 13.12 With regard to Bassetlaw, while the Trent Valley and land surrounding the rivers Idle, Ryton, Meden, Maun and Poulter will always exhibit high risk flooding, there is also an increased possibility of flood events caused by surface water and sewer flooding in the district, including those not affected by river-based flooding. This is as a result of climate change. New developments will therefore be required to incorporate sustainable drainage systems (SuDs) in accordance with national standards⁷¹. Consideration should be given as to how these can be integrated with green infrastructure in the surrounding area. In accordance with recommendations in the SFRA, new developments should maximise opportunities to provide natural flood management and mitigation.
- 13.13 The Catchment Flood Management Plan and Flood Risk Management Plan⁷² recommend that development which may adversely affect green infrastructure assets should not be permitted. It is suggested that opportunities are investigated for storage or reduced conveyance upstream of urban areas, and to identify locations where flood attenuation ponds or wetlands could be developed with associated habitat improvement and returning watercourses to a more natural state. The Council and their partners will work with applicants in seeking to identify appropriate mitigation solutions where necessary.

⁷⁰ <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

⁷¹ As identified by National Planning Practice Guidance.

⁷² <https://www.gov.uk/government/collections/catchment-flood-management-plans#humber-river-basin-district>

Policy 15: Flood Risk

Development proposals are required to consider and, where necessary, address the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development. Where necessary⁷³, a Flood Risk Assessment (FRA) will be required. Proposals will be supported where the FRA demonstrates that development, including access, will be safe, without increasing flood risk both on site and elsewhere and, where possible, will reduce flood risk overall. FRAs are required to maximise opportunities for flood mitigation schemes which incorporate new or existing green infrastructure, where appropriate.

1. Where necessary, land that is required to manage flood risk will be safeguarded from development.
2. In areas of highest flood risk, development will not be permitted unless:
 - a. In the functional floodplain (Flood Zone 3b), it is water compatible or essential infrastructure;
 - b. In Flood Zones 2 and 3a, it passes the Sequential Test, and if necessary the Exceptions Test, as required by national policy;
3. Major developments should incorporate sustainable drainage systems (SuDS) unless there is clear evidence that this would be inappropriate.
4. SuDS proposals should:
 - a) take account of advice from the lead local flood authority and sewerage company;
 - b) have appropriate minimum operational standards;
 - c) managed in line with the Government's Water Strategy;
 - d) have management and maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development;
 - e) where possible, provide multifunctional benefits;
 - f) not discharge surface water into the sewerage system; and
 - g) Where appropriate, provide natural flood management and mitigation through improvement or creation of green infrastructure.

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to	1. Bassetlaw SFRA (2018)	

⁷³ On sites identified by National Planning Policy Framework and National Planning Practice Guidance. In locations designated as Critical Drainage Areas, an FRA is required for all types of development regardless of size.

Strategic Objectives	Supporting Evidence	Monitoring
support a balanced pattern of growth	2. Bassetlaw SA (2018)	1. Annual monitoring of SuDS implementation and management
2. Deliver the homes required to meet the needs of Bassetlaw	3. NPPF (2018)	2. Annual monitoring of development permitted in floodzones 2 and 3
7. Ensure the built environment is improved through high quality design and architecture	4. Initial Draft Bassetlaw Local Plan (2016)	
8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production		
10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw		

Maximising Water Efficiency

- 13.14** In terms of water supply, Bassetlaw District is mostly served by Anglian Water. Parts of the District are served by Severn Trent Water. In terms of waste water, the district is served by Severn Trent Water.
- 13.15** The Environment Agency has advised the Secretary of State that the areas classified as 'Serious' in terms of Water Stress, as identified in the EA's Water Stress Area Classification 2013, should be designated as 'Areas of serious water stress' for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended).
- 13.16** The area of England covered by Anglian Water, which includes Bassetlaw, is classed as being an area of serious water stress.
- 13.17** As part of their 2019 draft Water Resource Management Plan (WRMP), Anglian Water are seeking the implementation of the Government's optional water efficiency policy in Local Plans covering their region. Anglian Water's DMS (Paragraph 2.1.3 on Page 13) indicates:

"We believe there are significant opportunities to work with land developers to promote sustainable developments and water efficiency. Local Authority requirements for housing developments are requesting housing developers build homes to meet the Technical Optional Standard of 110 litres per person per day as our region is classified as water stressed. Ahead of the next Asset Management Programme we are planning to go further. From 1 April 2018 we are planning to offer developers an incentive to build homes to a standard of 100 litres per person per day as part of the charges they pay to connect homes to our network."

- 13.18** Whilst areas in Bassetlaw covered by Severn Trent Water (STW) are not, at the time of writing, classed as water stressed, there are some constraints which could be partially addressed by implementing a policy which seeks to conserve water supplies. STW's 2019 draft WRMP indicates:

"the combination of environmental pressures on groundwater bodies in our Nottinghamshire water resource zone tell us that we need to make strategic changes to the way we supply water to this zone.

The planning and engineering aspects of developing new sources of water supply and reconfiguring our networks mean that such solutions are likely to require more than one Asset Management Programme cycle to deliver. Therefore, we are proposing a ten year package of environmental and catchment protection measures from 2020 to 2030 that will reduce the risk of deterioration in the short term, while we deliver new sources of supply for the long term."

Mitigating for the effects of abstraction and preventing future deterioration from occurring

We will take this approach at sources where we believe we understand the potential for future deterioration and we believe we can manage the risk through a series of preventative actions. Measures such as local flow support, river restoration measures to improve environmental resilience, catchment and partnership solutions or localised demand management will help us mitigate against the risk of deterioration.”

- 13.19 Taking into consideration evidence from both WRMPs, there is a need to promote water efficiency in Bassetlaw. Planning practice guidance⁷⁴ indicates that local plan policies can include an optional water efficiency target where there is evidence to support this approach. The Council, in conjunction with the Environment Agency, will seek to resist development that threatens water quantity.

Promoting Water Quality

- 13.20 The quality and quantity of surface and ground water is vitally important for a wide range of uses and users including domestic, industrial and agricultural. It is also of great importance to general amenity, as a source of drinking water, water based recreation, fisheries and nature conservation. Ground water resources in particular are susceptible to a range of threats relating to new development and once contaminated it is difficult, if not impossible, to rehabilitate them.
- 13.21 The Council, in conjunction with the Environment Agency, will seek to resist development that threatens water quality, and will encourage initiatives that result in an improvement of water quality and the capacity of surface waters to support wildlife. The European Water Framework Directive became part of UK law in 2003 with the primary objectives of achieving good ecological status in water bodies, and providing protection for drinking water sources and protected sites (Habitats Directive Sites and Sites of Specific Scientific Interest). These requirements are reflected in the Environment Agency's River Basin Management Plans with the Humber River Basin Management Plan (HRBMP) covering Bassetlaw. The HRBMP includes catchments areas Idle and Torne, and Lower Trent and Erewash, parts of both catchment areas are in Bassetlaw. The River Idle is formed by the rivers Maun, Meden and Poulter, which flow through Bassetlaw.
- 13.22 Early engagement with the Council, the Environment Agency and relevant water and sewerage companies can help to establish if water quality is likely to be a significant planning concern and, if it is, to clarify what assessment will be needed to support the application. Where water quality has the potential to be a significant planning concern, an applicant should be able to explain how the proposed development would affect relevant water bodies in the river basin management plan and how they propose to

⁷⁴PPG on Optional standards for Water efficiency, Paragraph: 014 Reference ID: 56-014-20150327, Revision date: 27 03 2015

mitigate the impacts. Applicants should provide sufficient information for the council to be able to identify the likely impacts on water quality. The information supplied should be proportionate to the nature and scale of the development proposed and the level of concern about water quality. Where it is likely a proposal would have a significant adverse impact on water quality, then a more detailed assessment will be required in the form of an environmental statement.

- 13.23** Polluted surface water flows from areas like car parks or service yards should always have sufficient pollution prevention measures in place to ensure the protection of groundwater and watercourses from specific pollutants like petrol (hydrocarbons) and suspended solids. Developers should follow the appropriate pollution prevention guidance. Ideally, applicants should introduce more 'surface' or 'green' drainage solutions to aid improvements in water quality, such as swales along hardstanding boundaries, or a more advanced reed bed system for larger sites. These solutions are easier to access and maintain than engineered solutions like petrol/oil interceptors, which require regular maintenance to ensure they operate correctly.
- 13.24** Development should ensure that the quality and quantity drinking water sources is not compromised. Where a development includes a private water supply, developers should ensure that a wholesome supply is delivered.
- 13.25** Changes to scheme design and mitigation will often avoid harm to water bodies. In the few cases where a detailed assessment indicates that development will have a significant adverse impact on water quality, the proposed development will only be acceptable in terms of the Water Framework Directive in the circumstances set out in the River Humber Basin Management Plan.

Policy 16: Water Efficiency and Water Quality

A. Maximising Water efficiency

New development should seek opportunities to improve water efficiency and water-re-use. To promote water efficiency, new developments will be required to minimise water consumption by meeting the tighter Building Regulations optional requirement of 110 litres/person/day (in addition to the 125 litres/person/day mandatory standard)

B. Promoting Water Quality

In line with the objectives of the Water Framework Directive, development must not result in any waterbody failing to meet the element and overall class status set out in the Humber River Basin Management Plan.

1. Development will be permitted where proposals will not have a negative impact on water quality directly through pollution of surface or ground water.
2. Where development is proposed within a Source Protection Zone, the potential for any risk to groundwater resources and groundwater quality must be assessed and

it must be demonstrated that these would be protected throughout the construction and operational phase of development. Management of construction sites should ensure that contaminated surface water is prevented from leaving a site untreated.

3. Proposals must be served by an adequate supply of water, appropriate sewerage infrastructure and there must be sufficient sewerage treatment capacity to ensure that there is no deterioration of water quality. Septic tanks will only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible.
4. Development will not be permitted where the drainage of surface water would adversely affect areas important for biodiversity.

Strategic Objectives	Supporting Evidence	Monitoring
8. Increase resilience to climate change through improved flood mitigation, better energy and water efficiency, and support for renewable energy production		Monitoring Indicators for this policy will be developed in conjunction with the forthcoming local policies in the next stage of public consultation.
10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw		

14 Landscape

- 14.1 The landscape and natural environment of Bassetlaw is the most readily appreciated feature of the district and is influenced by many factors, including the underlying geology, climate, habitats, as well as human influence, both past and present.
- 14.2 While there are no statutory landscape designations (of national importance) occurring within Bassetlaw, approximately 98% of the district is classified as rural. Its distinctive and contrasting landscapes are highly valued and provide an attractive setting for towns and villages. Combined with good access to the wider region, this makes for a very desirable location. These circumstances generate significant pressures on the countryside to meet a range of demands and the Bassetlaw Plan therefore has an important role to play in ensuring that new development does not undermine these fundamental assets of the district.
- 14.3 Bassetlaw's landscape covers five National Character Areas (NCAs) as defined by Natural England; Southern Magnesian Limestone, Humberhead Levels, Northern Lincolnshire Edge with Coversands, Trent and Belvoir Vales and Sherwood. At a county level, Regional Character Areas (RCAs) have been defined by Nottinghamshire County Council in the Nottinghamshire Landscape Guidelines document and the Bassetlaw Landscape Character Assessment (2009). Although these relate to the NCAs, they do not have exactly the same boundaries and are based upon the visual character of each area.

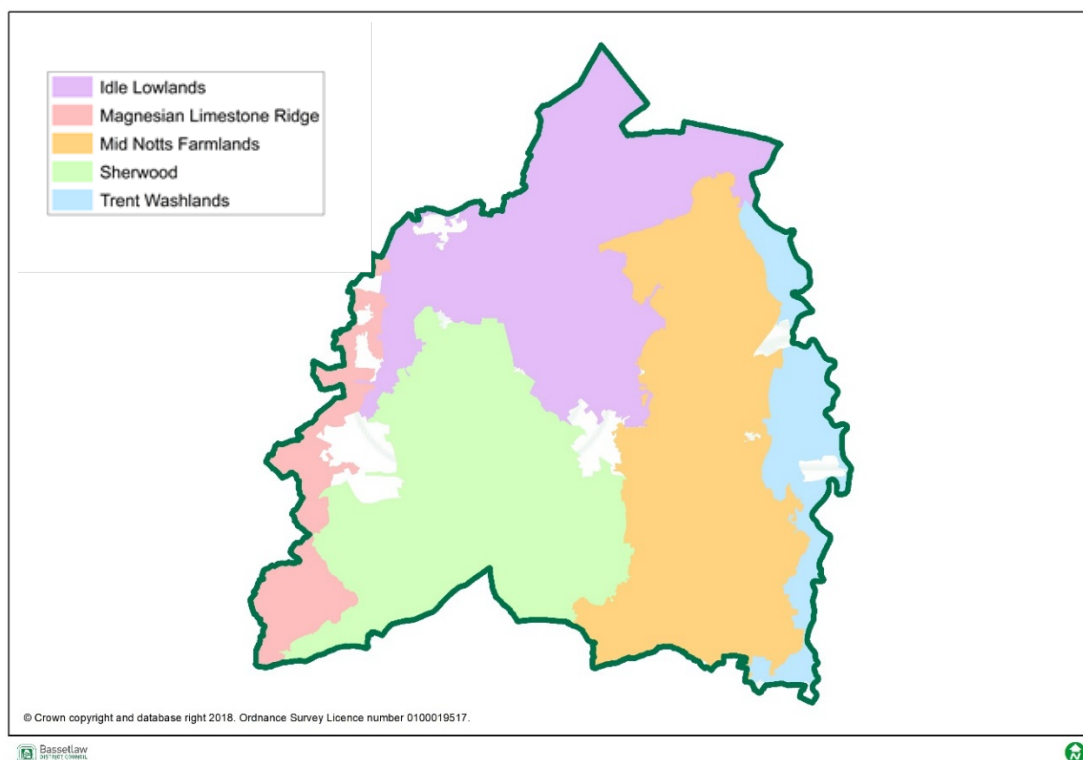


Figure 10 Bassetlaw's landscape character areas

14.4 These character areas comprise:

- The Magnesian Limestone Ridge
- Sherwood
- The Mid-Nottinghamshire Farmlands
- The Idle Lowlands
- The Trent Washlands

14.5 The Landscape Character Assessment identifies policy zones within the wider character areas, which describe the characteristic features, analyse the condition and sensitivity, and make recommendations on actions for protection and enhancement. This framework will help to ensure that landscape character is reflected in the many decisions and actions that affect its continuing evolution. The intention is not to restrict opportunity for change, but to provide a context that will enable planning and landscape management decisions to be made which respect and sustain the diversity and character of the district.

Action	Summary of measures
Conserve	Actions that encourage the conservation of distinctive features and features in good condition
Conserve and Reinforce	Actions that conserve distinctive features and features in good condition, and strengthen and reinforce those features that may be vulnerable
Reinforce	Actions that strengthen or reinforce distinctive features and patterns in the landscape
Conserve and Restore	Actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features
Conserve and Create	Actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition
Restore	Actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features
Restore and Create	Actions that restore distinctive features and the removal or mitigation of detracting features, whilst creating new features or areas where they have been lost or are in poor condition
Reinforce and Create	Actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas where they have been lost or are in poor condition
Create	Actions that create new features or areas where existing elements are lost or are in poor condition

Policy 17: Landscape

1. In all locations, development will be supported where it protects or enhances the character, local distinctiveness and quality of the landscape. Proposals will be expected to respond to the recommendations of the relevant Landscape Character Assessment Policy Zone. Where necessary, development proposals must:
 - i. Show how landscape character has been taken into account in the design; and
 - ii. Include mitigation measures appropriate to the character type.
2. Development proposals that would have an unacceptable impact on landscape character, visual amenity and sensitivity will not be supported.
3. The provision of alternative, replacement or additional landscape features either within the development site, or in an appropriate alternative location, may be appropriate in circumstances where the impact is demonstrated to be necessary to facilitate an otherwise acceptable scheme. Proposals to offset any loss or damage will be subject to the agreement of an appropriate management scheme by the Council where necessary.
4. Where there is evidence of deliberate neglect of or damage to the landscape, the prior condition of the landscape will be taken into account in the consideration of development proposals.

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. Bassetlaw SA (2018) 2. NPPF (2018) 3. Initial Draft Bassetlaw Local Plan (2016) 4. Bassetlaw Landscape Character Assessment (2009)	Monitoring Indicators for this policy will be developed in conjunction with the forthcoming local policies in the next stage of public consultation.
5. Conserve the District's distinctive historic built and natural environments		
6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and opportunities, and protects the intrinsic character of the countryside		
7. Ensure the built environment is improved through high quality design and architecture		

15 Green Infrastructure, Biodiversity, Geodiversity and Open Space

Green Infrastructure, Biodiversity and Geodiversity

- 15.1 Bassetlaw has a rich natural environment that reflects the distinctive character of the varied landscapes and underlying geology across the district. The quality of the natural environment is demonstrated in the range of sites that are designated for their habitat and conservation value, with 20 Sites of Special Scientific Interest (SSSIs), over 300 Local Wildlife Sites, four Local Nature Reserves and extensive woodland coverage including at least 30 known areas of Ancient Woodland.
- 15.2 The importance of preserving biodiversity and geodiversity is recognised from an international level down to a local level. Biodiversity and geodiversity are important in their own right and have value as part of Bassetlaw's wider green infrastructure network.
- 15.3 As shown on the plan below, Bassetlaw benefits from a strong green infrastructure network spread between and connecting the district's towns and villages, there is significant need to connect people with nature in order to increase health and well-being and respond to the challenges posed by climate change. In planning for new and existing communities, there is a real opportunity to protect and enhance the intrinsic and practical value of the natural environment.

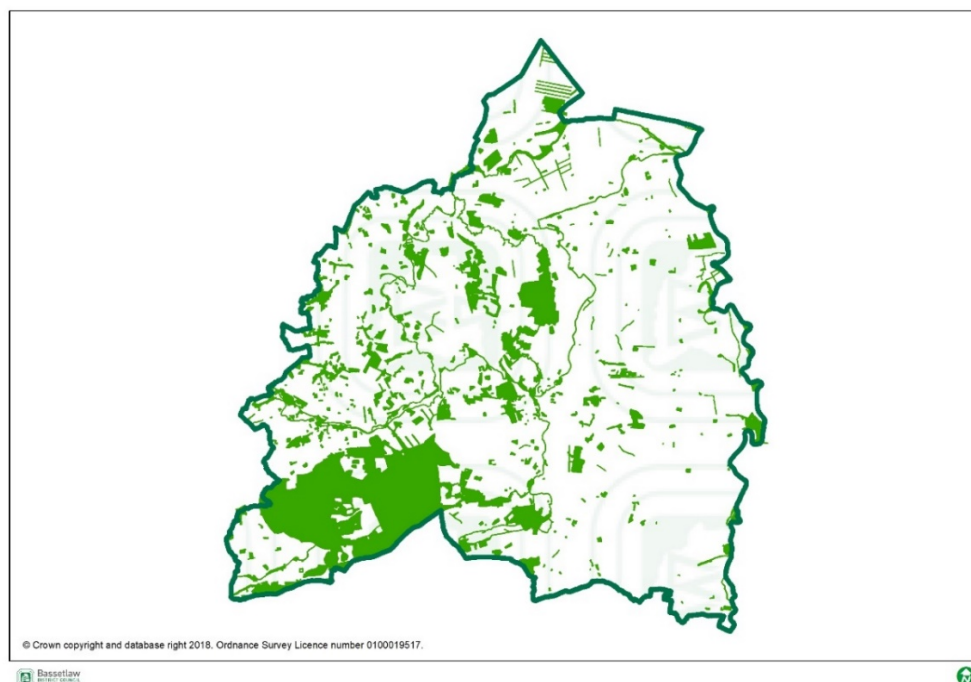


Figure 11 Bassetlaw's Green Infrastructure network

- 15.4 Many of the environmental assets within the green infrastructure network are publicly accessible and are widely enjoyed by residents within and from outside of Bassetlaw. While these sites are important in terms of the attraction they provide, some of the most significant threats to these sites, posed by development within Bassetlaw, include increased air pollution and recreational pressure arising from people visiting these areas. These factors will therefore influence decisions on the distribution of growth and the location of development proposals in the Bassetlaw Plan.
- 15.5 The Bassetlaw Green Infrastructure Study⁷⁵ identifies nodes and corridors of varying significance in terms of their strategic value for both people and wildlife, through their accessibility, range of ecosystem services.
- 15.6 The wider valuable natural environment includes not only the aforementioned features, but also other features of nature conservation value, including priority species and habitats of conservation concern⁷⁶, areas of habitat with restoration potential (particularly those identified on the Nottinghamshire Biodiversity Opportunity Map or within the Humberhead Levels 'Nature Improvement Area') and features that provide an ecological function for wildlife, such as green infrastructure corridors, which provide ecological connectivity, allowing species to move through the landscape, and which support ecosystem functions.
- 15.7 National policy promotes protection and enhancement of sites of biodiversity and geodiversity in a manner commensurate with their significance and encourages development of coherent ecological networks by providing net gains for biodiversity. The components of local ecological networks should be mapped, highlighting national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation. The extent of the Bassetlaw Ecological Network is shown on the plan below.

⁷⁵ <http://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/background-studies/green-infrastructure/>

⁷⁶ Section 41 of the Natural Environment and Rural Communities Act

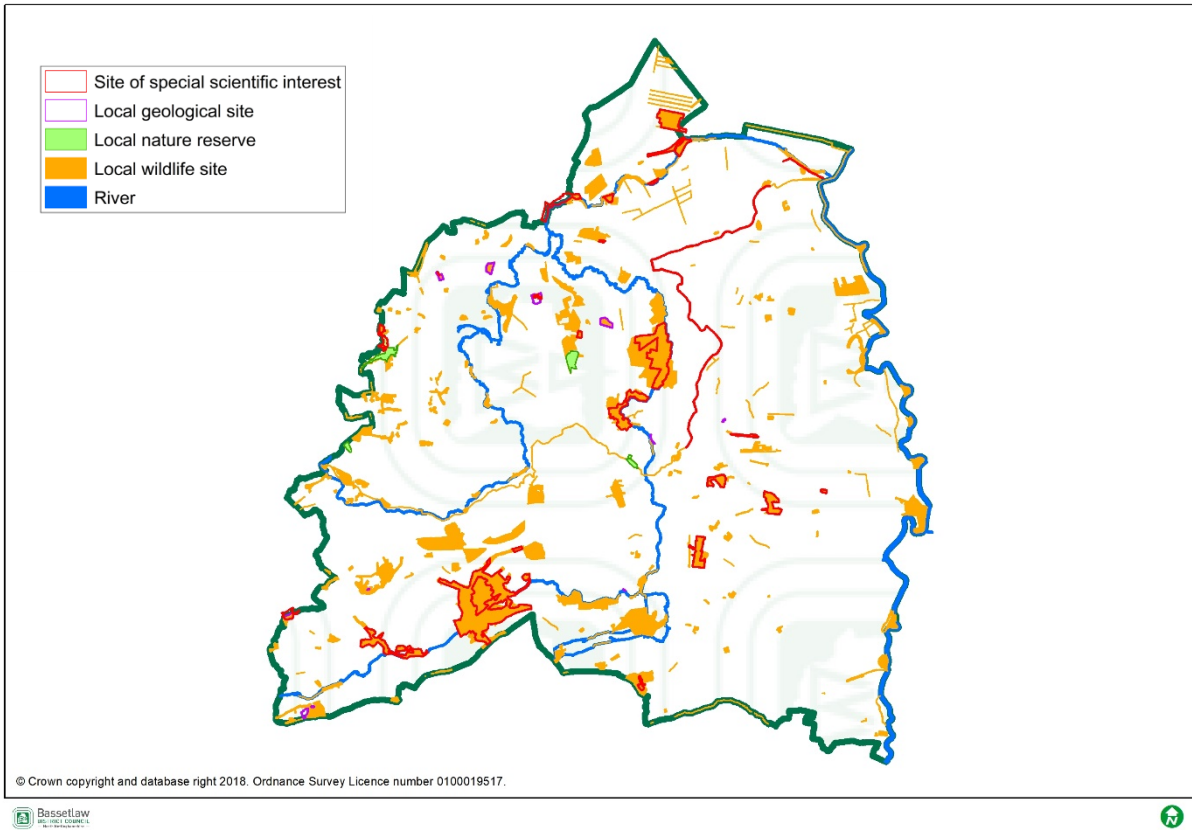


Figure 12 Bassetlaw’s ecological network

- 15.8 Key areas for cross boundary green infrastructure projects include Creswell Crags shared between Bassetlaw and Bolsover (Derbyshire), links in to Sherwood Forest between Bassetlaw, Newark & Sherwood and Mansfield, as well as land to the north of the A631 in Bassetlaw, extending north in to Doncaster and North Lincolnshire, which lies within the Humberhead Levels Nature Improvement Area.
- 15.9 When exploring opportunities for provision of new or enhancement of existing green infrastructure, prospective developers should engage proactively with the Council or suitably positioned partner organisations, including, but not limited to Nottinghamshire County Council, Nottinghamshire Wildlife Trust, the RSPB, Natural England, Sherwood and Trent Valley Landscape Partnerships and the Lowland Derbyshire and Nottinghamshire Local Nature Partnership. Furthermore, to enhance the quality of green infrastructure, it is the Council’s ambition to secure development that delivers multiple benefits for people and wildlife.

Policy 18: Green Infrastructure

1. Where appropriate, development proposals must take advantage of opportunities to deliver qualitative enhancements or provision of new green infrastructure, subject to the requirements of other applicable policies of the development plan.
2. All major development must demonstrate consideration for how proposals integrate with existing green infrastructure, making new or enhancing existing

connections with identified nodes and corridors where there are clear opportunities to do so.

3. Development schemes proposing provision of on-site open space or landscaping to mitigate the impact of development must demonstrate as far as possible how schemes provide multiple benefits for people and wildlife.
4. The Council recognises the wider benefits of ecosystem services and supports the protection and enhancement of biodiversity at a landscape scale, including across boundaries with other local authorities, subject to the requirements of other applicable policies of the development plan

Policy 19: Protecting Biodiversity and Geodiversity

1. New development in the district that will conserve, and where possible restore or enhance, biodiversity and geodiversity will be supported, subject to other planning policy considerations;
2. Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or geological conservation interests, either directly or indirectly, will not be permitted unless:
 - a. the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest;
 - b. it can be demonstrated that it could not reasonably be located on an alternative site that would result in less or no harm to the biodiversity interests; and
 - c. measures can be provided (secured through planning conditions or legal agreements), that would avoid, mitigate against or, as a last resort, compensate for the adverse effects likely to result from development.

The habitats and species of importance to biodiversity and sites of geological interest considered in relation to the above comprise:

- Sites of Special Scientific Interest (SSSIs);
- Legally protected species;
- Local Wildlife Sites (LWSs);
- Regionally Important Geological Sites (RIGS);
- Local Nature Reserves (LNRs);
- Priority habitats and species listed in the national and local Biodiversity Action Plans;
- Ancient woodland;
- Protected trees and hedgerows;
- Aged and veteran trees, and hedgerows; and
- Features of the landscape that function as 'stepping stones' or form part of a wider network of sites by virtue of their coherent ecological structure or function or are of importance for the migration, dispersal and genetic exchange of wild species.

The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network.

Open Space

- 15.10** The Council typically holds a presumption against development that would result in the loss of open spaces that demonstrably meet the NPPF definition or fall within the typologies identified in the Council’s most up to date open space audit. However, it is acknowledged that not all open space is of value to the local community.
- 15.11** Careful consideration is required in cases where development will result in permanent loss of open space as this can result in increased pressure on remaining facilities or a loss of amenity or buffer functions.
- 15.12** The Council’s open space audit considers need at the local level, therefore the trigger points for on-site provision or off-site developer contributions will be consulted on as part of the local level issues in the next stage of the Bassetlaw Plan (scheduled for Summer 2019).

Policy 20: Open Space

1. Where development triggers the need for new open space, provision shall be made with regard to identified needs in the locality. Arrangements for future management and maintenance must be formally agreed with the Council.
2. Proposals for provision of new and enhancement of existing open spaces will be supported, subject to the requirements of other applicable policies of the development plan.
3. Development that would result in the loss of existing open space, sports pitches and other recreational land and facilities will only be supported where the loss would be replaced by equivalent or better provision, in terms of quality and quantity, in an appropriate location, within reasonably close proximity to the community it serves.
4. Development directly affecting or occurring in close proximity to existing open space must not adversely affect its recreational or amenity value.

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. Bassetlaw SA (2018) 2. NPPF (2018) 3. Initial Draft Bassetlaw Local Plan (2016) 4. Bassetlaw Landscape Character Assessment (2009)	1. New Green Infrastructure; 2. Loss of Green Infrastructure 3. Biodiversity net gain; 4. Biodiversity loss 5. New open space 6. Loss of open space
5. Conserve the District’s distinctive historic built and natural environments		
6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and		

opportunities, and protects the intrinsic character of the countryside	5. Bassetlaw Habitats Regulations Assessment (2018)	
7. Ensure the built environment is improved through high quality design and architecture	6. Bassetlaw Green Infrastructure Study (2010)	
10. Promote health and wellbeing by delivering new and enhanced infrastructure which will improve the quality of life in Bassetlaw		

16 The Historic Environment

- 16.1 The historic environment is an asset of enormous cultural, social and economic value. It contributes significantly to our quality of life and to the quality of our places and is a tangible link with the past. National planning policy contained in the NPPF recognises that the historic environment is an irreplaceable resource and should be conserved in a manner appropriate to its significance, so that it can be enjoyed by future generations. It defines conservation of heritage assets as “*the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*”
- 16.2 The NPPF refers to historic buildings, monuments, sites, places areas or landscapes that have a degree of significance as ‘heritage assets’. Bassetlaw has a wealth and variety of heritage assets both designated and non-designated. **Designated heritage assets** include:

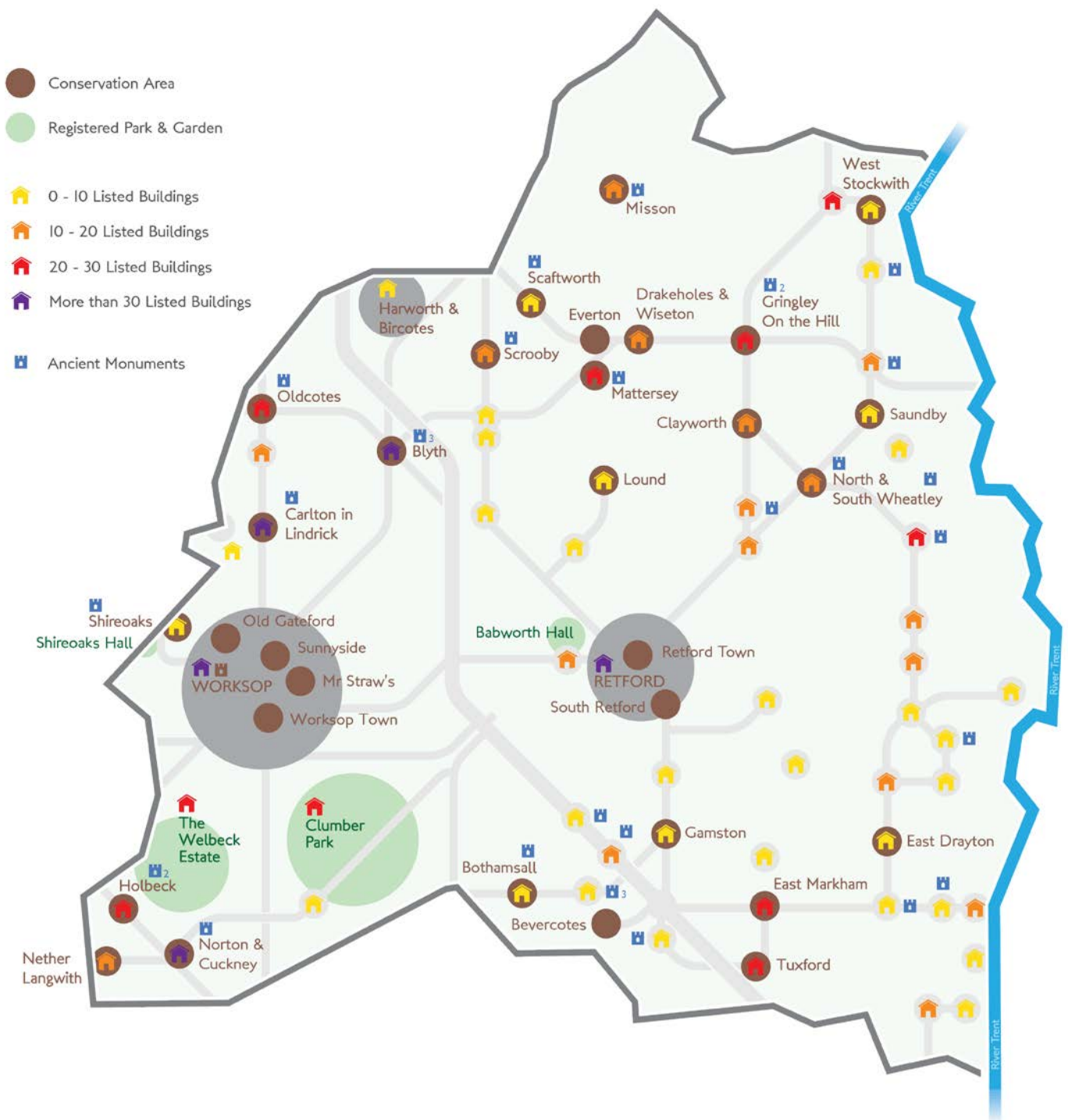
Designated Heritage Asset Type	Number ⁷⁷
Listed Building	1073
Scheduled Monument	32
Registered Park and Garden	4
Conservation Area	32

Table 15: Designated Heritage Assets in Bassetlaw

- 16.3 Figure 13 below (next page) illustrates the distribution of designated heritage assets across the district.

⁷⁷ As per October 2018. An up to date register of nationally protected heritage assets can be found on the National Heritage List for England website at www.historicengland.org.uk

Figure 13: Designated Heritage Assets in Bassetlaw



- 16.4 In addition, there are many **non-designated heritage assets** that are recognised as being of local heritage significance. The Council recognises the importance of identifying non-designated heritage assets, and has adopted criteria to enable identification⁷⁸. Non-designated heritage assets already identified by the Council and are included on the online resource *Bassetlaw Heritage Mapping*⁷⁹ and include the 56 unregistered parks and gardens⁸⁰.
- 16.5 The historic environment plays a major part in creating Bassetlaw's local character and distinctiveness. In **broad** terms the Council considers the following to be of particular importance to contributing to this character and distinctiveness:
- The buildings and landscapes associated with the ducal estates of Welbeck, Clumber and Worksop Manor;
 - The landscape and archaeology associated with the Last Ice Age caves and rock shelters at Cresswell Crag;
 - The buildings and archaeology associated with the Augustian Priory site at Worksop Priory;
 - The industrial heritage of the 18th century Chesterfield Canal and associated structures;
 - The vernacular architecture of the many rural villages and 18th and 19th century farmsteads;
 - Public and private parkland, including the registered and unregistered parks and gardens;
 - The Market Place and 18th and 19th century architecture of Retford Town Centre;
 - Buildings and landscapes associated with late 19th and early 20th century collieries including colliery housing.
 - Traditional shopfronts.
- 16.6 The Council recognises that a well-managed historic environment can act as a reference point for high quality and locally distinct design as well as an inspiration to contemporary architecture. It creates places where people to choose to live, work, spend leisure time and bring inward investment, this can be seen with the heritage led regeneration scheme at Tuxford where buildings at risk were restored and brought back into use through partnership working with the Council, heritage and private partners.
- 16.7 In order to achieve a well-managed historic environment the Council proactively works with property owners and other stakeholders. This is through the identification of the heritage assets, researching and writing conservation area appraisals and management plans, the production of guidance and supplementary planning documents, introducing Article 4 Directions, where there is a justification to remove permitted development

⁷⁸ Bassetlaw District Council: Non-Designated Heritage Assets. Criteria. Updated 2016.

⁷⁹ Available on the Council website www.bassetlaw.gov.uk

⁸⁰ See Bassetlaw District Council: Unregistered Parks and Gardens – Individual Statements of Significance.

rights, taking enforcement action where it is expedient to do so and identifying grants and funding opportunities for heritage-led initiatives.

- 16.8 The Council and Historic England identify and monitor heritage assets at risk. Heritage assets may be at risk for a variety of reasons, including lack of a sustainable use and lack of maintenance. The Council takes a positive approach to the conservation of heritage assets at risk and recognises them as infrastructure under the Community Infrastructure Levy (CIL). The Council understands the desirability of bringing a heritage asset at risk into a viable use and the wider public benefits⁸¹ that this can bring, such public benefits are considered in planning decisions. Cases where conserving a heritage asset at risk would conflict with other planning policies is known as ‘enabling development’. In determining proposals of this nature the Council will have regard to Historic England’s policy and guidance on Enabling Development.⁸²
- 16.9 In determining applications that affect any heritage asset, consideration will be given to the asset’s significance. Significance is defined in the NPPF as *‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’*⁸³ Applicants are expected to describe the significance of the known heritage assets that may be affected by their proposals, including any contribution made by their setting. This should be in the form of a Heritage Statement. Not all heritage assets have the same degree of significance, however the Council will expect that the more important a heritage asset is, the greater the weight should be given to its conservation.
- 16.10 The setting of heritage assets is also a consideration in determining applications. Setting is defined in the NPPF as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. Setting may be limited to the physical surroundings of a heritage asset such as the functional relationship between buildings. Setting however may also include how a heritage asset is experienced, such as views towards, or away from the asset, or whether it is tranquil or noisy. Heritage or Design and Access Statements should consider the setting. Development proposals should avoid harm to an asset’s setting or seek to enhance it where it has been compromised.
- 16.11 Development proposals can affect the significance of a heritage asset through alteration or development within their setting. The aim of any development affecting the historic environment should be to preserve the significance of an asset, i.e. to cause no harm.

⁸¹ Public benefits are defined in the Planning Practice Guidance.

⁸² Historic England: Enabling Development and the Conservation of Significant Place. 2008.

⁸³ NPPF: Annex 2.

In determining applications the Council will seek to establish the degree of harm in line with national policy in the NPPF⁸⁴, which seeks to determine if there will be:

- No harm to significance; or
- Less than substantial harm to significance; or
- Substantial harm to significance; or
- Total loss of significance

Policy 21: Conservation and enhancement of the Historic Environment

1. Support will be given for proposals that conserve or enhance the significance of the District's heritage assets or their settings. This shall be achieved by:
 - a. Ensuring that the significance of a heritage asset or its setting is understood through Heritage Statements, Conservation Area Appraisals, Characterisation Studies and any other relevant study;
 - b. Ensuring that there is a weighted approach to decision-making between designated and non-designated heritage assets in decision-making;
 - c. Ensuring there is a presumption against harm to, or loss of significance of designated heritage assets or their settings of the highest significance;
 - d. Ensuring that the degree of harm, if any, to a heritage asset or its setting is identified in decision-making;
 - e. Ensuring that there is clear and convincing justification for any harm to a designated heritage asset or its setting;
 - f. Ensuring that new development is of appropriate siting, layout, design and materials.
 - g. Ensuring that strategies are identified to tackle heritage at risk; and,
 - h. Ensuring that historic shopfronts are conserved or enhanced and new shopfronts in the historic environment are appropriately designed.
2. Proposals that affect a heritage asset or its setting (whether designated or non-designated) should be informed by a proportionate heritage statement that:
 - a. Identifies all heritage assets likely to be affected by the proposal and;
 - b. Explains the significance of heritage assets affected or element of heritage asset affected and;
 - c. Explains the degree of effect of the proposal on the elements that contribute to the significance of the heritage asset demonstrating how harm to the significance has been avoided, minimised to mitigated and,
 - d. Provides an explanation and justification for the proposal in order for any harm to be weighed against public benefits.

Strategic Objectives	Supporting Evidence	Monitoring
5. Conserve the District's distinctive historic built and natural environments	1. NPPF (2018) 2. Nottinghamshire HER	1. Loss of heritage assets

⁸⁴ Section 16 of the NPPF

Strategic Objectives	Supporting Evidence	Monitoring
7. Ensure the built environment is improved through high quality design and architecture		2. Number of properties on the heritage at risk register 3. Heritage assets brought back into use

17 The Built Environment

Requiring Good Quality Design

- 17.1 Through good quality design, new development has the opportunity to enhance the environment both aesthetically and in the way it functions. As recognised by the NPPF, good quality design is a key aspect of sustainable development. It can provide a catalyst for investment to deliver economic growth whilst also enhancing the health and wellbeing of local communities.
- 17.2 In 2007 the Commission for Architecture and the Built Environment (CABE now forms part of the Design Council) identified the East Midlands as having the worst designed new housing of all the English regions. All three of the schemes assessed in Bassetlaw, as part of this audit, were rated as poor. In response to this the Council introduced a new policy on design in the Core Strategy (2011) and a Residential Design Supplementary Planning Document (SPD), which was adopted in 2013.
- 17.3 Following on from the adoption of the Residential Design SPD, the quality of development in Bassetlaw has significantly improved. The SPD will continue to form an important planning tool for the Council and proposals for residential development will be expected to have regard to its guidance and recommendations.

Policy 22: Design

The Council will support development of a good quality design which positively contributes to the appearance of the area. Development should enhance the built, natural and historic environment.

1. To achieve good quality design, development proposals are required to:
 - a. Complement and enhance the character of the built, historic, and natural environment. Proposals should have regard to urban grain, building lines, scale, density, massing, height and the materials of the locality;
 - b. Maximise solar gain by optimising the orientation and layout of buildings;
 - c. Be visually attractive as a result of good architecture, ensuring new development is identifiable with the decade in which it is built, or is positively reminiscent of the era that it seeks to emulate;
 - d. Be legible and well integrated with the built, natural and historic environment, making clear functional and physical links with the existing settlement and to surrounding areas, including transport and green infrastructure, and the public realm. Where physical links cannot be made (for example, for reasons of third party ownership), provision must be made to enable them to be provided in the future, should the opportunity arise;
 - e. Be inclusive, providing ease of movement and access for all users and have a transport user hierarchy applied within all aspects of street design which considers the needs of the most vulnerable users first:
 1. Pedestrians, including wheelchair users,
 2. cyclists,
 3. public transport users,

4. emergency services, and finally
 5. motor vehicles.
 - f. Promote natural surveillance, ensuring that the public realm is overlooked.
 - g. Be of a size appropriate to the existing settlement and surrounding area in line with each spatial strategy strand;
 - h. Meet or exceed the nationally described space standards⁸⁵ for new homes;
 - i. Provide a qualitative improvement to the existing range of homes, services, facilities, open space and economic development opportunities;
 - j. In gateway, landmark or prominent locations, provide interest and an active frontage;
 - k. Explore opportunities to deliver innovative buildings which reflect the highest standards in architecture, utilising modern construction methods and environmentally sustainable materials;
 - l. Provide well designed and appropriately located vehicle and cycle parking facilities where necessary.
2. Where neighbouring or functionally linked sites come forward together, applicants will be expected to work together and with the Council to ensure that proposals are, or can be, properly integrated.

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. Bassetlaw Residential Design SPD (2013) 2. Bassetlaw SA (2018) 3. NPPF (2018) 4. Initial Draft Bassetlaw Local Plan (2016)	Monitoring Indicators for this policy will be developed in conjunction with the forthcoming local policies in the next stage of public consultation.
2. Deliver the homes required to meet the needs of Bassetlaw		
5. Conserve the District's distinctive historic built and natural environments		
6. Promote rural Bassetlaw as a living and working landscape, where new development responds to local needs and opportunities, and protects the intrinsic character of the countryside		
7. Ensure the built environment is improved through high quality design and architecture		
10. Deliver new and enhanced infrastructure, which will improve the quality of life in Bassetlaw		

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

18 Protection and Enhancement of Community Services and Facilities

- 18.1 The National Planning Policy Framework (2018) seeks to ensure that Councils plan positively for the provision of social, recreational and cultural facilities and services which address the needs of the community. Where relevant, this policy should be read in conjunction with made, submitted and draft Neighbourhood Plans which may contain more detailed policies on community facilities.
- 18.2 Community facilities and services provide a lifeline for the many people in Bassetlaw, particularly in rural areas. They are essential for meeting the day to day needs of local communities. It is therefore important for the Council to seek to protect and, where possible, enhance community facilities and services in the District.

Policy 23: Community Services and Facilities

Where necessary, the Council will expect development that creates additional demand for education, health facilities, open space, sports pitches or recreational land and buildings to make an appropriate contribution to meet local needs. This may be through on-site provision or a contribution towards improving existing facilities close to the development, or within the appropriate catchment for the community facilities.

New Community Facilities

1. The Council will support proposals which deliver appropriately located community facilities and services, in accordance with other policies in this Plan and national guidance. This includes, but is not limited to, schools, local convenience shops, post offices, sports pitches, recreational space, and health facilities.

Proposals should:

- a. Prioritise and promote access by walking, cycling and public transport. Community facilities may have a local or wider catchment area: access should be considered proportionately relative to their purpose, scale and catchment area;
- b. Be accessible to all users, including people with a disability;
- c. Be designed so that they are adaptable and can be easily altered to respond to future demands if necessary;
- d. Be operated without detriment to local residents. This especially applies to facilities which are open in the evening, such as leisure and recreation facilities.

Existing Community Facilities

2. The loss of an existing community facility to provide an alternative land use, which is not a community facility, will only be permitted if it is demonstrated that:

- a. The facility is demonstrably no longer fit for purpose and the site is not viable to be redeveloped for a new community facility demonstrated through an independent viability assessment and evidence of marketing for a minimum period of 12 months; 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 similar nature and of a similar or greater size in a suitable on or offsite location.
3. The use or extension of existing community buildings, such as village halls and churches, to provide convenience shops or other local services, will be supported unless there is an overriding conflict with other policies in the Local Plan.
4. The Council will have regard to the listing of assets of community value under the provisions of the Localism Act 2011 when considering planning applications.

Strategic Objectives	Supporting Evidence	Monitoring
10. Promote health and wellbeing by delivering new and enhanced infrastructure which will improve the quality of life in Bassetlaw.	1. Infrastructure Delivery Plan (in progress)	1. Loss of community facilities 2. New community facilities 3. Enhanced existing community facilities.

19 Infrastructure Delivery and Developer Contributions

- 19.1 Physical, social and green infrastructure form important aspects of sustainable development and there is a requirement to ensure that it is delivered where a need is identified. Physical infrastructure relates to flood risk, transport, telecommunications, security, water supply and wastewater; Social infrastructure comprises education and health; and green infrastructure includes, but is not limited to, open space and wildlife habitats.

Infrastructure Requirements

- 19.2 The Infrastructure Delivery Plan (IDP) provides the evidence of need in relation to planned development. The Council is currently working with infrastructure providers to assess the need for infrastructure in relation to planned development. This will be an ongoing and lengthy process and the results will be available at a later stage in the Local Plan process.
- 19.3 For future unplanned development, the Council will work with its partners to assess infrastructure requirements as part of the planning application process.

Community Infrastructure Levy

- 19.4 Regulations allowing Councils to develop a Community Infrastructure Levy (CIL) have been passed by Parliament. The CIL is a charge that local authorities in England and Wales can levy on most types of new development in their area. The Council's CIL charges are based on a simple formula that relates to the size and type of the development i.e. the CIL fee is proportionate to the size of the development.
- 19.5 The Council's CIL Viability Assessment (August 2018) indicates that, in terms of ensuring a reasonable profit for the developer, CIL can only be charged on residential development and Food Supermarket Retail development. It also recommends that there are not sufficient variations in residential or commercial viability to justify a differential zone approach to setting CIL rates across the Bassetlaw District area and that a single zone approach should be taken in the operation of CIL in the future. Rates are set well within the greenfield viability maximum potential rates with a substantial viability buffer. However, potential CIL charges are more marginal for brownfield development. The overall rate has been set in accordance with the viability results.
- 19.6 The proceeds of the levy will be spent on infrastructure across the District rather than directly relating to the development. The CIL Regulation 123 List provides full details of the current infrastructure schemes in Bassetlaw.

Planning Obligations - Section 106 Agreements

- 19.7 In addition to the CIL charge, where necessary, developer contributions will be required to ensure that any adverse impacts of a development on local services (such as local schools and health facilities), local facilities (such as open spaces), and the wider environment (such as habitat loss) is appropriately mitigated. It will also be required to enable the delivery of affordable housing in the district.
- 19.8 Statute advises that Councils may seek contributions towards infrastructure and community facilities where:
- it is required to make a development acceptable in planning terms; or
 - where it is directly related to the proposed development; and
 - where it is fairly and reasonable related in scale and kind to the development.

Approach to Developer Contributions

- 19.9 All new development covered by CIL criteria will be obligated to pay the CIL charge. Where necessary, some new development will also be subject to planning obligations (s106 agreements), particularly in relation to education, highway improvements, SuDS, and affordable housing provision.
- 19.10 To ensure that the decision-making process is as swift as possible, applicants are strongly advised to engage with the Council in pre-application discussions. This will provide clarity regarding the requirement for contributions and infrastructure delivery in advance of applications being submitted.

Policy 24: Protection and Delivery of Infrastructure

The Council will work with developers and partner organisations to ensure the delivery of infrastructure, including community facilities and services necessary to develop and maintain sustainable communities. This will require provision of new infrastructure and infrastructure improvements which are necessary to make development acceptable. These improvements will be secured by planning condition, community infrastructure levy charges, and/or planning obligations, as appropriate.

1. CIL contributions will be required for residential development and for food supermarket retail at the following rates:

Type of development	CIL Charge
Residential development	£30 sqm
Food Supermarket Retail	£100 sqm

2. Infrastructure contributions will be based on the demands created by the specific development. This includes provision of new, or enhancement of the existing infrastructure and facilities, including, but not necessarily limited to:
- a. physical infrastructure, including:
 - i. transport improvements, including highways, public transport, provision for cyclists and pedestrians;

- ii. drainage and surface water management, including SuDS maintenance where appropriate;
 - iii. flood defences (where site specific requirements warrant such an approach).
 - b. Social infrastructure, including:
 - i. education, including primary and secondary provision.
 - ii. health facilities, including GP surgeries.
 - c. Green Infrastructure, including:
 - i. green space, sport recreation and play space, including future maintenance; and
 - ii. Habitat mitigation provision and maintenance.
3. Existing infrastructure, including community facilities, will be safeguarded, except where there is clear evidence that it is no longer required to meet current or future needs, or can be delivered through alternative provision.
4. The Council will seek to ensure that all development is commercially viable and deliverable. Where the delivery of development is threatened on the basis of viability, the Council may consider a reduction in the extent of the planning obligations required to be met. In such circumstances, developers will be required to submit a detailed Financial Viability Assessment on an 'openbook' basis, and in sufficient detail in order to justify any reduction from the expected requirements of the scheme. All such submissions, where required by the Council, should provide sufficient information to enable an independent assessment to be undertaken. As a minimum, this should be in accordance with the guidance on such content set out within RICS Guidance Note GN2012/94 Appendix C. All submissions will be subject to an independent assessment prior to the determination of the application. This is not applicable to CIL which is chargeable unless exceptional circumstances can be demonstrated⁸⁶.

Strategic Objectives	Supporting Evidence	Monitoring
1. Management of the scale and location of development to support a balanced pattern of growth	1. Bassetlaw SA (2018) 2. NPPF (2018) 3. Initial Draft Bassetlaw Local Plan (2016) 4. Viability Assessment (2018)	1. CIL residential
2. Deliver the homes required to meet the needs of Bassetlaw		2. CIL Food Supermarket Retail
7. Ensure the built environment is improved through high quality design and architecture		3. Transport infrastructure projects
		4. Education
		5. Health
		6. Drainage/flood schemes

⁸⁶ Regulations 55 to 58 of the Community Infrastructure Levy Regulations 2010 (as amended) indicate that the Council may grant full or partial relief from liability to pay CIL if it appears to the Council that there are exceptional circumstances which justify doing so, and the Council considers it expedient to do so. This only comes into effect if the Council issues a statement which indicates that this approach has been adopted.

Strategic Objectives	Supporting Evidence	Monitoring
10. Promote health and wellbeing by delivering new and enhanced infrastructure which will improve the quality of life in Bassetlaw		7. Green infrastructure

Appendices



Appendix 1: Glossary of Terms

Ancient Woodlands are those where there is believed to have been continuous woodland cover since at least 1600 AD. Ancient woodland is home to more threatened species than any other habitat in the UK.

An **Annual Monitoring Report** is an annual report on the progress of preparing the Local Plan and the extent to which policies are being achieved.

Brownfield Land – land which is or was occupied by a permanent structure, including land within the structures curtilage. This excludes land occupied by agricultural or forestry buildings; land developed for minerals extraction or waste disposal; land in built up areas, such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

A **Combined Authority** is a legal entity formed by two or more local authorities to take collective decisions across boundaries.

Conservation Areas are designated heritage assets. They are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

D2N2 is a Local Enterprise Partnership covering all local authority areas in Nottinghamshire and Derbyshire

The **Index of Multiple Deprivation (IMD)** is a government published study that ranks the health of all neighbourhoods in England. It does so by combining a neighbourhood's score against a series of indicators, such as income, crime, employment, housing and health.

Infrastructure is a term used to refer to structures and facilities which support development. For planning, this incorporates transport, green and social infrastructure such as roads, local open spaces, schools, health provision, and utilities.

Greenfield Land – see 'Brownfield Land'. Greenfield land is land that does not qualify as brownfield land.

Listed Buildings are designated heritage assets of national importance, and are included on the statutory list of buildings of special architectural or historic interest.

A **Local Enterprise Partnership (LEP)** is a voluntary partnership between private and public stakeholders, set up to guide local economic priorities and to

promote local economic growth. Bassetlaw is a member of the Sheffield City Region Local Enterprise Partnership.

Local Nature Reserves are regarded as places with wildlife and or geological features that are of special interest locally. LNRs are also important as a means of connecting people with nature.

Local Wildlife Sites are locally designated sites that are considered to have county-level biological or geological significance. Local Wildlife Sites have been determined by Natural England to stand between SSSIs and the myriad of other sites of varying wildlife interest sites that make up the wider countryside.

The **National Planning Policy Framework (NPPF)** is a document setting out planning policies at a national level, to be applied across England. The Framework sets out what the Bassetlaw Plan is expected to address and how certain issues are expected to be accounted for.

National Planning Policy Guidance (PPG) is regularly updated online guidance that accompanies the policies set out in the National Planning Policy Framework (see above). It provides additional detail about how different issues are expected to be addressed.

A **Neighbourhood Plan** is a plan produced by a designated Parish Council or Neighbourhood Forum for a defined neighbourhood area, using powers put in place by the 2011 Localism Act. Once made the Neighbourhood Plan forms part of the Development Plan for the area covered and carries weight in planning decisions.

A **non-designated Heritage Asset** is something that is defined as having a positive significant impact in heritage terms, but is not subject to statutory protection. Examples include buildings of local interest, monuments and unregistered parks and gardens.

Objectively Assessed Need (OAN) is the term used to describe the future housing need in an area. The starting point for calculating future housing need is the Standard Method which is set out in National Planning Practice Guidance (Housing Need).

Organic Growth is new development where the location has been determined by the preferences of the market, continuing the historic evolution of settlements.

Regionally Important Geological Sites (RIGS) are locally designated sites that have been identified for the diversity of their geology. For Nottinghamshire they are designated by Nottinghamshire County Council.

Registered Parks and Gardens are designed heritage assets of national importance, and are registered for their special historic interest.

Renewable and low carbon energy includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Scheduled Monuments are designated heritage assets. 'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or 'schedule'. A schedule has been kept since 1882 of monuments whose preservation is given priority over other land uses. The current legislation, the Ancient Monuments and Archaeological Areas Act 1979, supports a formal system of Scheduled Monument Consent for any work to a designated monument. Scheduling is the only legal protection specifically for archaeological sites.

The **Sheffield City Region (SCR)** is a Local Enterprise Partnership covering the local authority areas of Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire, Rotherham and Sheffield. Barnsley, Doncaster, Rotherham and Sheffield are full constituent members of the Sheffield City Region Combined Authority. The councils of Bassetlaw, Chesterfield, North East Derbyshire, Derbyshire Dales and Bolsover are 'non-constituent' members.

Site Allocations are parcels of land that have been allocated through a plan to be developed for a particular use. A Local Plan will generally include allocated land for employment, housing and retail, but may also designate specific sites for other uses.

Site of Special Scientific Interest (SSSI) are the country's very best wildlife and geological sites, including some of our most spectacular and beautiful habitats. The unique and varied habitats of SSSIs have developed over hundreds of years and often need active management to maintain their conservation interest.

Special Protection Areas – areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for breeding, feeding, wintering or the migration of rare and vulnerable species.

A **Spatial Hierarchy** is a ranked list of settlements and land, usually according to their size and relative role. Settlements at the top of the hierarchy will generally play

more of a role in serving the wider area in terms of services and retail. The hierarchy is used to determine where new development is acceptable.

Starter Homes are as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

Strategic policies – Strategic policies set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- a) housing, employment, retail, leisure and other commercial development.
- b) Infrastructure (including transport, utilities, and flood risk);
- c) community facilities (education, health, and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment.

Sustainability Appraisal is the ongoing assessment of the environment, economic and social impacts of a new plan. This includes evaluating different policy options to judge the most sustainable approach. It is a legal requirement of the plan-making process.

Sustainable Development is a widely used definition drawn up by the World Commission on Environment and Development in 1987: "*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*". The Government has set out what this means for planning in Part 2 of the NPPF (2018):

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and

safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Sustainable Drainage Systems (SuDs) are systems for dealing with the surface water run-off generated by new development without using networks of pipes. They are intended to replicate natural systems, for example through the use of ditches and planting.

Unregistered Parks and Gardens are undesignated heritage assets of local importance. They are recognised for their special historic interest.

Urban Extensions involve the planned expansion of a city or town. They are new neighbourhoods, which can include local retail and service centres, employment and other facilities, while being integrated with existing communities and built up areas, supporting the town as a whole.

A **Viability Assessment** is a calculation of whether new development will make an acceptable profit for a private developer. The assessment takes into account factors such as land, building and borrowing costs, alongside any contributions requested by a local authority towards infrastructure, affordable housing and open space.

Windfall Sites are sites not specifically identified in the development plan (where it has not been allocated for housing through a plan document).

Appendix 2: Addressing the Duty-to-Cooperate

Local Authority/Organisation	Duty to cooperate actions
Chesterfield Borough Council, North East Derbyshire District Council, and Bolsover District Council	<p>The North Derbyshire and Bassetlaw Housing Market Area have a long history of meeting regularly to discuss issues of common interest; good practice; and shared evidence bases. Meetings between the four Councils date back to 2011.</p> <p>A Memorandum of Understanding between the authorities was signed in 2013. More recently, a Statement of Common Ground was signed by all four Councils in May 2018. It sets out the commitment of all Councils to address their own development needs.</p>
Mansfield District Council	<p>The development of the Local Plans for each district has involved regular dialogue between Mansfield and Bassetlaw District Councils to ensure that strategic planning matters are appropriately addressed.</p> <p>A Statement of Common Ground was signed by both Councils in December 2018. It sets out the commitment of both Councils to address their own development needs.</p>
Doncaster Metropolitan Borough Council	<p>The main cross boundary issues relate to development in the Harworth and Bircotes, and Bawtry and the impact on local infrastructure, particularly the public highway. The two Councils continue to meet as and when required to address cross boundary issues.</p> <p>The next step will be to agree a Statement of Common Ground.</p>
Newark and Sherwood District Council	<p>The main cross boundary issues relate to large strategic sites in both Districts and the impact on local infrastructure, particularly the A614 route between Ollerton and Bassetlaw District, including the Ollerton roundabout.</p> <p>The two Councils continue to have regular dialogue and the next step is to agree a Statement of Common Ground.</p>
North Lincolnshire District Council	<p>The main cross boundary issues relate to infrastructure provision in the north east of Bassetlaw and south west of North Lincolnshire. Given the rural nature of this area, and the limited amount of development proposed in that location, there are no significant cross boundary issues to address.</p>

Local Authority/Organisation	Duty to cooperate actions
	The two Councils continue to liaise as and when required. The next step is to agree a Statement of Common Ground.
Nottinghamshire County Council	Bassetlaw District Council is a two tier Authority, with Nottinghamshire County Council having responsibility for a range of matters, including the local public highway, education, local flood risk management, minerals and waste, and social care. Both Councils continue to work closely on strategic planning matters affecting Bassetlaw. The next step is for the two Councils to agree a Statement of Common Ground.
Rotherham Metropolitan Borough Council	The main cross boundary issue relates to the public highway to the north west of Worksop and south of Rotherham, in particular the A57. Nottinghamshire County Council are continuing to undertake junction and roundabout improvements on A57 to address capacity issues. There is ongoing dialogue regarding transport assessments between both Councils. The next step is for the two Councils to agree a Statement of Common Ground.
Sheffield City Region, comprises: Sheffield City Council, Rotherham MBC, Barnsley MBC, and Doncaster MBC are full constituent members Bassetlaw DC, Chesterfield BC, Bolsover DC, North East Derbyshire Dales DC are non-constituent members.	Bassetlaw is a non-constituent member of the Sheffield City Region and continues to meet regularly with the other members to discuss and address strategic planning matters. Bassetlaw is seeking to meet its own development needs. The Council has received no requests from the other members to address their development needs. The next step is for the SCR to agree a Statement of Common Ground.
West Lindsey District Council	Bassetlaw is separated from West Lindsey by the River Trent, which runs along the district boundary. The main cross boundary issue for both districts is the impact of development on the public highway in and around Gainsborough. Given the rural nature of this area of Bassetlaw, new development is not expected to have a significant impact on infrastructure in this area. The next step is for the two Councils to agree a statement of common ground.