

Initial Draft Bassetlaw Plan

SETTING THE DIRECTION FOR BASSETLAW'S FUTURE



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Contents

6		1 Setting the Plan's Direction
12		2 Bassetlaw in Context: Geography
17		3 Bassetlaw in Context: Policy
22		4 Draft Vision: Sustainable Development in Bassetlaw
25		5 Draft Objectives for the Bassetlaw Plan
27		6 Proposed Spatial Strategy for Bassetlaw
42		7 Housing Growth
46		8 Economic Development
51		9 Town & Service Centres
54		10 Historic Growth
59		11 Natural Environment
66		12 Design
69		13 Affordable & Specialist Housing
74		14 Rural Buildings & Residential Development in Wider Rural Bassetlaw
77		15 Responding to a Changing Climate
85		16 Infrastructure Delivery & Planning Obligations

[Appendix 1: Glossary of Terms](#)

[Appendix 2: Addressing the Duty-to-Cooperate](#)

[Appendix 3: All settlements in Bassetlaw not included in a Functional Cluster](#)

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 2019, 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/everything-else/planning-building/planning-policy/local-development-scheme.aspx>

How to Approach this Paper

- 1.3** This paper is the culmination of nearly a 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. Appendix 2 sets out the work undertaken to date to address the Duty-to-Cooperate.

Structure of the Paper

- 1.6** 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

- 1.7** The matrix set out in Table 1 is intended to address where different planning themes are addressed by this paper.

What Happens Next?

- 1.8** This paper **does not** set out draft policies and **does not** identify specific sites for development. Instead, the outcomes of this consultation will refine the principles in this paper and support the development of a set of draft policies and strategic sites that will be consulted on in the Draft Bassetlaw Plan. We anticipate that this draft plan will be published for consultation in late 2017.

What would we like to know from you?

- 1.9** 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 principles 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.
- 1.10** Consultation on this paper will run for **eight weeks**, from **Monday 17th October 2016 to Friday 9th December, at 5pm**. Due to tight timescales we will not be able to accept late consultation responses.

How to Contact Us

- 1.11** You can tell us what you think in a number of ways:
- Online, using the form at www.bassetlaw.gov.uk/thebassetlawplan
 - 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

- 1.12** 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.
- 1.13** 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.

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

Theme	Vision Heading Pg 22 - 24	Objective(s) Pg 25	Spatial Strategy Pg 29 - 40	Proposed Policy Approach
Strategy for new development	1. A District where development is managed to ensure its scale and location reflects the diversity of, and relationships between, settlements	1. Management of development and growth in-line with the defined spatial strategy for Bassetlaw.	All Strategic Proposals, 1-6B	All Proposed Policy Approaches, Parts 7-17 Pg 41 - 91
New housing development	2. A District where integrated residential development is built in the right places, helping to support communities' growth and improvement.	2. Delivery of new planned and allocated housing in the upper tiers of Bassetlaw's settlement hierarchy. 3. Support housing development across Bassetlaw's settlement hierarchy including the organic growth of defined rural functional clusters.	All Strategic Proposals, 1-6B	Part 7: Housing Growth Pg 42
Economic development	4. A place that supports a growing economy on different scales.	4. Delivery of new planned and allocated economic development that will enhance Bassetlaw's role in the sub-regional economy. 5. Supporting the delivery of new and the enhancement and expansion of existing enterprises that will deliver increased local job opportunities in both urban and rural Bassetlaw.	All Strategic Proposals, 1-6B	Part 8: Economic Development Pg 46 Part 14: Rural Buildings & Residential Development in Wider Rural Bassetlaw Pg 74

Theme	Vision Heading Pg 22 - 24	Objective(s) Pg 25	Spatial Strategy Pg 29 - 40	Proposed Policy Approach
Retail and Leisure	1. A District where development is managed to ensure its scale and location reflects the diversity of, and relationships between, settlements.	6. Enhance the Retail and Leisure role of Bassetlaw's town centres.	Strategic Proposal 2: Workshop - Sub-regional Centre Strategic Proposal 3: Retford - Rural-hub Town Strategic Proposal 4: Harworth & Bircotes - Local Regeneration Centre	Part 9: Town & Service Centres Pg 51
Rural Areas	3. A rural Bassetlaw that flourishes as a living, working landscape, where new development takes place in an organic way reflecting the character of its surroundings.	5. Supporting the delivery of new and the enhancement and expansion of existing enterprises that will deliver increased local job opportunities in both urban and rural Bassetlaw.	Strategic Proposal 5: Rural Bassetlaw's Functional Clusters - Sustainable Rural Settlements Strategic Proposal 6A: Wider Rural Bassetlaw - Dispersed Settlements, Land & Isolated Buildings Strategic Proposal 6B: New or Expanded Settlement in Wider Rural Bassetlaw	Part 14: Rural Buildings & Residential Development in Wider Rural Bassetlaw Pg74
Conservation	5. A District that conserves its distinctive historic and natural environments.	7. Conserve and enhance the historic and natural environment of Bassetlaw.		Part 10: Historic Environment Pg 54 Part 11: Natural Environment Pg 59

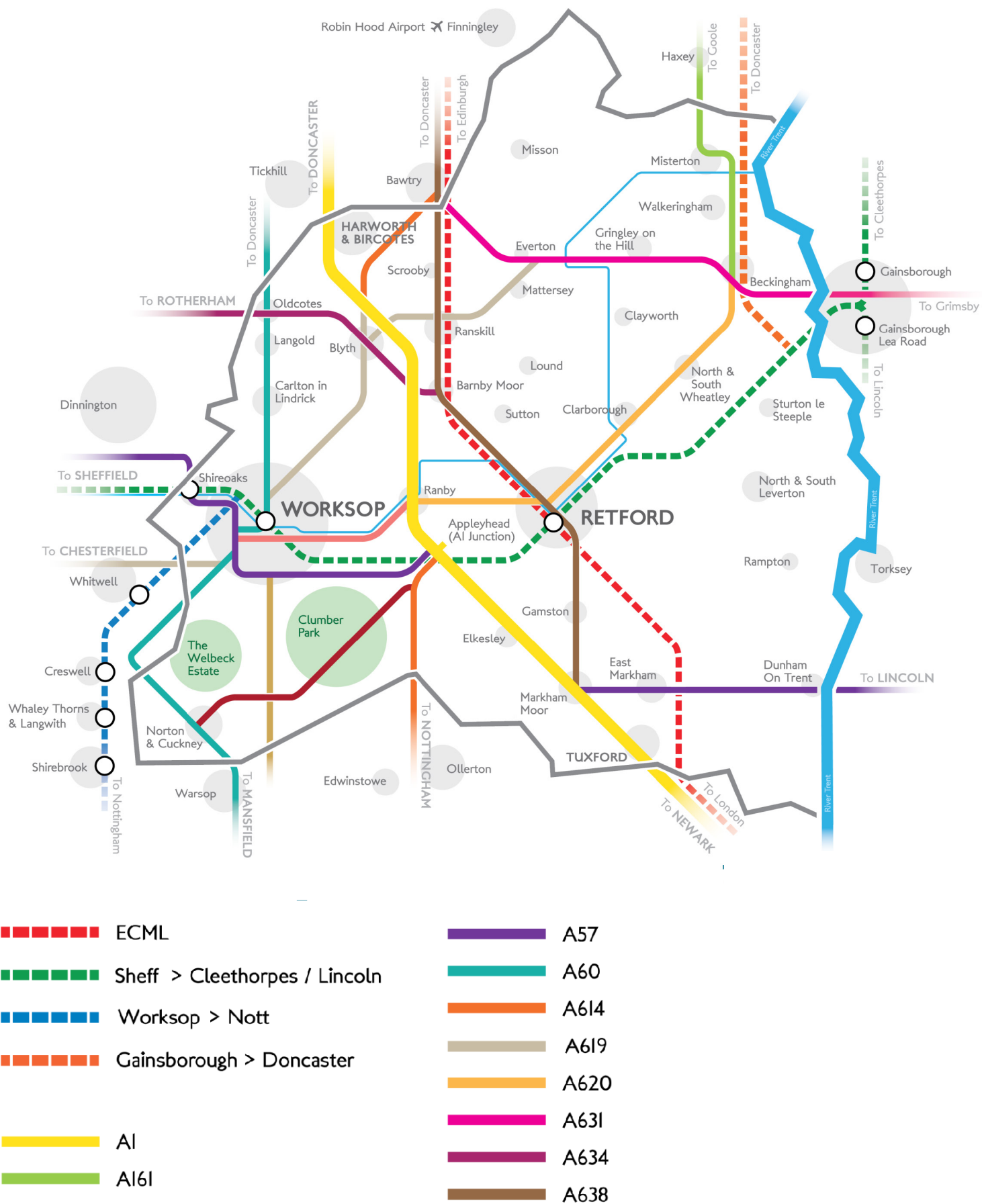
Theme	Vision Heading Pg 22 - 24	Objective(s) Pg 25	Spatial Strategy Pg 29 - 40	Proposed Policy Approach
Quality of Design	<ul style="list-style-type: none"> 8. A built environment improved through good urban design and quality architecture. 	<ul style="list-style-type: none"> 8. Require the highest standards of achievable design grounded in clear legible design choices and that are justifiable in their context. 		<ul style="list-style-type: none"> Part 12: Design Pg 66
Different Housing Types	<ul style="list-style-type: none"> 7. A District that recognises the diversity of its communities' housing needs. 	<ul style="list-style-type: none"> 9. Deliver specific housing types that meet the identifiable needs of Bassetlaw's diverse communities 		<ul style="list-style-type: none"> Part 13: Affordable & Specialist Housing Pg 69 Part 17: Gypsies, Travellers & Travelling Showpeople
Climate Change	<ul style="list-style-type: none"> 8. A place made more resilient to a changing climate. 	<ul style="list-style-type: none"> 10. Require development to be delivered in the context of a changing climate by protecting and enhancing flood mitigation, promoting energy efficiency and exploring opportunities for energy production. 		<ul style="list-style-type: none"> Part 15: Responding to a Changing Climate Pg 77
Infrastructure	<ul style="list-style-type: none"> 9. Underpinned by delivery of new and enhanced infrastructure that will improve the quality of life in Bassetlaw. 	<ul style="list-style-type: none"> 11. Ensure new development contributes to the enhancement of Bassetlaw's transport, green and social infrastructure. 		<ul style="list-style-type: none"> Part 16: Infrastructure Delivery & Planning Obligations Pg 85

Bassetlaw in Context

UNDERSTANDING THE CONTEXT FOR THE BASSETLAW PLAN



Figure 1: Bassetlaw North Nottinghamshire



2 Bassetlaw In Context: Geography

Bassetlaw: Some Key Facts

- Around 114,500 people live in Bassetlaw. The proportion of the population aged over 65 is projected to rise from around 21% to 28% over the course of the plan period (2019 to 2034).
- The wealthiest parts of the District are amongst the 20% least deprived areas in England. The poorest parts are amongst the 10% most deprived.
- More than 17,000 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 Station¹.
- Average house prices are around £150,000 in Worksop and £180,000 in Retford and circa £153,000 across the district as a whole². The UK average is approximately £216,750³
- 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 areas of wealth, whilst access to services and transport links vary throughout the District.

¹ 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/>

² House price data from Zoopla: <http://www.zoopla.co.uk/links/widgets/values/>

³ From the UK Land Registry: <http://landregistry.data.gov.uk/app/ukhpi>

- 2.2** The District is also home to range of settlements, from small hamlets to large towns, with a total population of around 114,500⁴. 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, 2019-2034, the latest demographic projections produced by the Office of National Statistics 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 Bassetlaw⁵ 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.
- 2.7** The Index of Multiple Deprivation is the official measure of relative deprivation in England⁶. 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.

⁴ Office of National Statistics 2015 mid-year estimate: <http://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

⁵ Published by Public Health England in September 2016: http://fingertipsreports.phe.org.uk/health-profiles/2016/e07000171.pdf&time_period=2016

⁶ Published by the Department for Communities and Local Government: <https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>

- 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.
- 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 sector⁷. 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 statistics also highlight that those working in Bassetlaw have less qualifications than both the Great Britain and East Midlands averages, and are subsequently less well paid.
- 2.17** A large number of Bassetlaw's residents do commute out of the District to work⁸, 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.

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 range of recreational opportunities offered by locations such as Clumber Park and many other accessible spaces and a network of footpaths across the District.

⁷ Data from 2014 NOMIS Labour Market Profile: <https://www.nomisweb.co.uk/reports/lmp/la/1946157163/report.aspx#tabempocc>

⁸ Data from the 2011 Census: <https://www.nomisweb.co.uk/census/2011/wu03uk/chart>

- 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 England⁹. 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
1075 Listed Buildings	Statutory Protected
31 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.

- 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.

⁹ The Bassetlaw Green infrastructure Study May 2010:

<http://www.bassetlaw.gov.uk/media/103090/BSGreenInfrastructureStudy.pdf>

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 (NPPF), accompanied by National Planning Policy Guidance. 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.

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.

Sheffield City Region

- 3.5** An emerging context for the Plan is Bassetlaw's role within the Sheffield City Region (SCR). On 18 March 2016 Bassetlaw's members voted to pursue full constituent membership of the SCR Combined Authority. Public consultation on this closed on 12 September 2016 and a final decision from central government is awaited. If full membership of the Combined Authority is achieved Bassetlaw will be directly involved in the current devolution agreement being sought for the City Region. This may lead to the election of a City Region Mayor who, under proposed devolved powers, will be able to prepare a spatial planning framework for the City Region. If this spatial framework is established before the adoption of this Bassetlaw Plan, its aims will need to be accounted for.

Nottinghamshire, D2N2 and devolution for the North Midlands

- 3.6** Bassetlaw is a two-tier authority, with overall responsibility for issues such as waste, minerals, public transport and education resting with Nottinghamshire County Council.
- 3.7** As part of Nottinghamshire, Bassetlaw remains an active member of the D2N2 Local Enterprise Partnership¹⁰ (LEP) and has been successful in attracting funding from the Partnership. D2N2 have also proposed to form a Combined Authority with devolved powers, under the title North Midlands. On 18 March 2016 Bassetlaw's members voted to pursue non-constituent membership of the North Midlands Combined Authority, should the proposal move forward.

Neighbourhood Plans and the Bassetlaw Plan

- 3.8** 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.

¹⁰ The D2N2 Local Enterprise Partnership covers Nottingham, Derby, Nottinghamshire and Derbyshire.

3.9 Bassetlaw has a strong track record in supporting communities to prepare Neighbourhood Plans. Currently nine Neighbourhood Plans have progressed to the draft plan stage or further, these are:

- Three Approved Neighbourhood Plans for Elkesley, Harworth & Bircotes, and the Sturton Ward. Along with the current Core Strategy development plan document, these Neighbourhood plans now form part of the development plan for Bassetlaw, and must be taken into account in planning decisions.
- Two Neighbourhood Plans, for Shireoaks and Tuxford are now proceeding to referendum. This will allow residents to vote on whether the Neighbourhood Plans should be formally 'made'.
- The Neighbourhood Plans for Clarborough & Welham and Cuckney, Norton, Holbeck & Welbeck has been submitted and will now undergo independent examination.
- Three Draft Neighbourhood Plans have been published for consultation, for Misson and East Markham.

3.10 A further thirteen 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.

3.11 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*¹¹'. For the 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.

3.12 Following its adoption in 2019, 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.

¹¹National 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

3.13 The elements of Neighbourhood Plan 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.

3.14 More information about Neighbourhood Plans in Bassetlaw can be found at:
<http://www.bassetlaw.gov.uk/everything-else/planning-building/neighbourhood-plans.aspx>

Planning for Health: good planning is crucial to healthy lifestyles

3.15 Pursuing sustainable development through effective planning will inherently contribute to the promotion of healthy lifestyles. Recognising this, healthy planning for Nottinghamshire¹² 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

3.16 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.



¹² The goals are set out in Spatial Planning for the Health & Wellbeing of Nottinghamshire 2016:
<http://nottinghaminsight.org.uk/d/169883>

Vision & Objectives

A VISION FOR BASSETLAW'S FUTURE AND THE OBJECTIVES TO ACHIEVE IT



4 Draft Vision: Sustainable Development in Bassetlaw

- 4.1** The draft vision 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 sets out the core aims of the Bassetlaw Plan, which will deliver sustainable development in Bassetlaw, over the next 15 years and beyond. This is the start of a long term vision, one that Bassetlaw District Council will work towards, starting with this Bassetlaw Plan, and continuing it through future plans and programmes.

The Vision for Bassetlaw over the next 15 years is:

1. A District where development is managed to ensure its scale and location reflects the diversity of, and relationships between, settlements.

Future growth and development in Bassetlaw will be distributed in a way that reflects the diversity of the District's settlements, the relationships with its neighbours and its role within the wider Sheffield City Region. This will be managed through a spatial strategy and hierarchy that reflect how the District functions on a day-to-day basis through mutually reliant settlements and focuses development in the most sustainable locations. Through this strategy the role of the District's main towns; Worksop, Retford and Harworth & Bircotes, as retail and leisure destinations, will continue to be strengthened.

2. A District where integrated residential development is built in the right places, helping to support communities' growth and improvement.

Significant new housing development will be one of the most visible and measurable impacts of the Bassetlaw Plan. A high proportion of new housing development will take place on large scale sites, which will contribute to meeting housing demand in the District over the whole of the plan period and, potentially, beyond. These large scale sites will enable wider community infrastructure needs to be met by contributing to the delivery of new and improved services and facilities. These sites will include urban extensions to the District's towns and support for new sites in the larger villages. Opportunities will also be explored to deliver a new village or significant investment in an existing village where growth can strengthen the sustainability of existing more isolated rural settlements.

3. A rural Bassetlaw that flourishes as a living, working landscape, where new development takes place in an organic way reflecting the character of its surroundings.

Building on a detailed understanding of how rural Bassetlaw works on a day-to-day basis, future growth will consider access to services and the mutually reliant and interconnected nature of rural settlements, coupled with the importance of sustaining and growing the rural economy. Following this approach market-led housing growth of an appropriate scale will be supported in the District's smaller villages where they have ready access to key services. This will result in 'organic' patterns of development that reflect and continue the historical evolution of Bassetlaw's villages, and respects their distinctive characters.

4. A place that supports a growing economy on different scales.

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. In particular economic growth will be delivered to support:

- Sub regional economic growth – both in the wider Sheffield City Region and across other areas where economic linkages exist beyond Bassetlaw's borders;
- Local jobs and investment – to ensure new businesses are established within Bassetlaw and continued support is given to grow existing businesses and economic enterprise; and
- The importance and value of the rural economy – to ensure that the District's working landscape is allowed to thrive and the creation of rural jobs are supported.

5. A District that conserves its distinctive historic and natural environments.

The variety of distinctive historic and natural environments throughout Bassetlaw will be conserved for the enjoyment of future generations of residents and visitors alike. Opportunities will be supported that will enhance the quality and number of protected environments and assets that are valued locally, regionally and nationally

6. A built environment improved through good urban design and quality 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. The result will be new places and building designs that show the clear transition from distinctly urban architecture, through suburban developments out into rural areas. In appropriate locations, particularly those that act as gateways or landmarks, new development will create a sense of place that is distinctively different, making Bassetlaw unique and memorable.

7. A District that recognises the diversity of its communities' housing needs.

Bassetlaw has a range of communities and groups of people who have a variety of different housing desires and needs. Housing growth in the District will provide choice in the size, type and tenure of houses to meet these needs. In particular, Bassetlaw has an ageing population and housing types capable of meeting the growing needs of this group will be supported. Bassetlaw will also continue to meet the housing needs of those who cannot afford to buy their own homes or access the private rented sector.

8. A place made more resilient to a changing climate.

New developments in Bassetlaw will be delivered in the context of a changing climate and will be encouraged to reduce their impact on the climate. This will be achieved by securing designs that deliver improved energy 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. Additionally new development focused in the District's towns will provide residents and workers with the opportunity to access public transport, encouraging more sustainable modes of transportation. An expected impact of the changing climate will be more frequent extreme weather conditions, leading to incidents of flooding. Developments in Bassetlaw will continue to be directed away from areas at most risk of flooding. Developments will also be 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. Underpinned by delivery of new and enhanced infrastructure that will improve the quality of life in Bassetlaw.

New development delivered 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, social and environmental (green) infrastructure will improve, for the benefit of new and existing residents, workers and visitors to the District. New infrastructure investment will also provide opportunities for new growth beyond this plan period to be realised in future plans and programmes. Investment in Bassetlaw's infrastructure will seek to deliver:

- Road improvements along with pedestrian and cycling routes that will ease movement and access to jobs and services;
- Improvements in the supply and capacity of local schools, doctors surgeries and community facilities
- Provide new and enhanced natural and semi-natural green spaces that provide a wide range of benefits for people and wildlife.

5 Draft Objectives for the Bassetlaw Plan

- 5.1** The Draft Vision can be broken down into a set of key objectives which underpin the Bassetlaw Plan. Each objective will be explored through various themes and proposed policy approaches in the following pages of this document.

The Draft Objectives for the Bassetlaw Plan are:

- 1.** Management of development and growth in-line with the defined spatial strategy for Bassetlaw.
- 2.** Delivery of new planned and allocated housing in the upper tiers of Bassetlaw's settlement hierarchy.
- 3.** Support housing development across Bassetlaw's settlement hierarchy including the organic growth of defined rural functional clusters.
- 4.** Delivery of new planned and allocated economic development that will enhance Bassetlaw's role in the sub-regional economy.
- 5.** Supporting the delivery of new and the enhancement and expansion of existing enterprises that will deliver increased local job opportunities in both urban and rural Bassetlaw.
- 6.** Enhance the retail and leisure role of Bassetlaw's town centres.
- 7.** Conserve and enhance the historic and natural environment of Bassetlaw.
- 8.** Require the highest standards of achievable design grounded in clearly legible design choices and that are justifiable in their context.
- 9.** Deliver specific housing types that meet the identifiable needs of Bassetlaw's diverse communities.
- 10.** Require development to be delivered in the context of a changing climate by protecting and enhancing flood mitigation, promoting energy efficiency and exploring opportunities for energy production.
- 11.** Ensure new development contributes to the enhancement of Bassetlaw's transport, green and social infrastructure.

- 5.2** All of the objectives underpinning the Bassetlaw Plan are mutually supportive and should not be seen in isolation. Each objective is intended to set a strong aspiration for the District's future, but one that is also tangible and achievable.

Proposed Spatial Strategy

THE PROPOSED STRATEGY TO DELIVER THE DRAFT VISION FOR BASSETLAW



6 Proposed Spatial Strategy for Bassetlaw

Background Papers:

- Spatial Strategy Options Paper (2016)
- Interim Sustainability Appraisal (2016)
- Bassetlaw Rural Settlement Study (2016)

Available at: www.bassetlaw.gov.uk/thebassetlawplan

What is the Spatial Strategy?

- 6.1** Having established the vision and objectives that will run throughout the Bassetlaw Plan, this chapter outlines, in detail, the proposed principles for strategic growth and individual organic developments across the District. The purpose is to translate the Plan's vision and objectives into the geography of Bassetlaw which will be managed through a spatial strategy.
- 6.2** The spatial strategy will be implemented through a hierarchy of settlements and land across the whole District. This 'spatial hierarchy' will establish the broad locations where growth will be supported and provide the framework for sites to come forward either through specific allocations or managed, market led, development proposals.

The role of sustainability in the Spatial Strategy

- 6.3** Translating the vision and objectives to the geography of Bassetlaw is done in the context of sustainability. Therefore it is important to have an interpretation of what a sustainable pattern of growth looks like for the District which in turn shapes the spatial strategy.
- 6.4** In recognition that sustainable patterns of growth should seek to balance social, economic and environmental needs, the approach to sustainability in Bassetlaw is guided by a series of principles. These principles take into account the current role of, and future potential for, Bassetlaw's settlements and land to:
- Provide access to infrastructure and community services, with consideration given to the different character and capacity of urban and rural areas.
 - Offer mutual support to each other in accessing infrastructure and community services.
 - Provide the capacity to accommodate identified housing need.
 - Provide opportunities for investment and growth in the inter-connected sub-regional, localised and rural economy.
 - Adapt to future socio-economic demands for development and growth whilst balancing the need to conserve, mitigate and enhance local historic and natural characteristics.
 - Safeguard local environmental qualities.

Arriving at the Spatial Strategy

6.5 Prior to developing the proposed spatial strategy a series of strategic options were considered through the 2016 Spatial Strategy Options paper¹³. This paper sets out a range of spatial strategies with each option presenting a different way of distributing the development that is required to meet the District's future needs. Each option was subjected to analysis through a sustainability appraisal process where the associated benefits and shortcomings of each option were tested¹⁴. This allowed the most sustainable approach to the spatial strategy to come forward.

6.6 The conclusion of the Options Paper was to pursue a 'hybrid' approach to the distribution of planned development and growth in Bassetlaw. This includes a mix of the proposed options, namely, allocating urban extensions on the edge of the District's largest settlements, supporting urban intensification, using functional geography to establish clusters of mutually supportive rural settlements allowing for organic growth and exploring the opportunity for a new or expanded rural settlement. This preferred approach is considered to best adhere to the principles of sustainable development by focusing growth where there is the most capacity and potential.

How is the Spatial Strategy Delivered?

6.7 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 two main ways through which development will be brought forward through the Plan:

1. **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;
2. **Organic, or windfall, growth** that emerges through the market and guided by a combination of strategic and detailed planning policies in the Bassetlaw Plan.

6.8 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.

Outlining the Spatial Strategy

6.9 The spatial strategy, as represented by the spatial hierarchy, is outlined in Strategic Proposal 1, below. The proposed planning approach and development principles in each tier of the hierarchy are then presented through Strategic Proposals 2 to 6.

¹³The 2016 Spatial Strategy Options Paper can be viewed at: www.bassetlaw.gov.uk/thebassetlawplan

¹⁴The Interim Sustainability Appraisal can be viewed at: <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/sustainability-appraisal.aspx>

- 6.10** These proposals represent the emerging strategic framework for the Bassetlaw Plan and, should they continue to be supported following consultation, are proposed to form its core strategic planning policies. They should be read in conjunction with the other proposed policy approaches set out in this paper to gain a full understanding of the scope of future policies that will shape development in Bassetlaw.

Strategic Proposal 1: Bassetlaw's Spatial Hierarchy

The proposed hierarchy for Bassetlaw does not operate as a rank of independent settlements. Instead it takes into account the current role and potential of all Bassetlaw's settlements and land within a wider, connected spatial context. It is the relative sustainability of settlements and land when considered in this spatial context that informs the suitability for planned growth in each tier. Therefore each of the defined tiers will support a different scale of growth relative to its role and sustainability. The tiers of the spatial hierarchy are:

1. Worksop: sub-regional centre

The primary town in Bassetlaw, with a population of around 42,000 people, Worksop is the main employment, infrastructure and service centre for the District. Worksop is well located as a sub-regional town with strong links to South Yorkshire and widely connected through excellent proximity to both the A57, A1 and east-west rail links.

2. Retford: rural-hub town

The second largest town in Bassetlaw, with a population of around 22,000 people, it is an important infrastructure and service centre for the District. Retford is the main hub settlement for Bassetlaw's central and eastern rural areas and enjoys status as a locally distinct historic market town. The town is well connected, with close proximity to the A1 and strong regional/national rail links.

3. Harworth & Bircotes: local regeneration centre

The third largest town in Bassetlaw, with a population of around 8,000 people, it acts a local infrastructure and service centre for the northern rural areas of the District. Harworth & Bircotes is a growing centre of employment and regeneration opportunities with excellent connections to South Yorkshire and access to the A1.

4. Rural Bassetlaw's Functional Clusters: sustainable rural settlements

Functional Clusters represent localised rural networks of mutually supportive settlements that share services and a strong functional geography. The Clusters of settlements are constructed at a local scale, focused on day-to-day needs served by facilities and services provided collectively between settlements within reasonable travel distance of one another.

The **Defined Rural Settlements** within the Functional Clusters have a combined population of around 32,000 people, representing a substantial proportion of Bassetlaw's population. These clustered settlements play an important wider social and economic role in the District.

Some of the Clusters have strong functional links to the District's three towns and other towns outside of Bassetlaw's boundary, such as a Gainsborough and Bawtry. These settlements provide a higher level of service provision, supporting residents' access to services, therefore forming part of these Clusters. However the proposed policy approach outlined under Strategic Proposal 5 applies **only** to the Defined Rural Settlements within the Functional Clusters, and not to these Higher Level Service Centres. Table 3 identifies each Functional Cluster and the Defined Rural Settlements that form this tier.

Table 3: Rural Bassetlaw's Functional Clusters

Functional Cluster	Defined Rural Settlements Within Cluster	Higher Level Service Centres with Functional Relationship
Carlton and Langold Cluster	Carlton-in-Lindrick, Langold, Styrrup Oldcotes	-
Everton and Mattersey Cluster	Everton, Mattersey, Scaftworth,	Bawtry (Doncaster, South Yorkshire)
Harworth & Bircotes and Villages Cluster	Blyth, Ranskill, Scrooby, Torworth	Harworth & Bircotes
North Eastern Cluster	Misterton, Beckingham, Gringley-on-the-Hill, Walkeringham, West Stockwith	Gainsborough (West Lindsey, Lincolnshire)
Retford and Villages Cluster	Clarbrough and Welham, Sutton-cum-Lound, Babworth, Barnby Moor, Eaton, Grove, Hayton, Lound, Ranby	Retford
South Eastern Cluster	Normanton, Marnham	Sutton on Trent (Newark and Sherwood, Nottinghamshire)

Functional Cluster	Defined Rural Settlements Within Cluster	Higher Level Service Centres with Functional Relationship
South Western Cluster	Nether Langwith, Cuckney, Norton, Holbeck,	Market Warsop (Mansfield, Nottinghamshire)
Trent Corridor Cluster	Rampton, North Leverton with Habbleshthorpe, South Wheatley, Sturton-le-Steeple, Laneham, South Leverton, Treswell, Cottam, North Wheatley, Stokeham	-
Tuxford and Markham Cluster	Tuxford, East Markham, Askham, West Markham Markham Moor	-
Worksop and Villages Cluster	Rhodesia, Shireoaks	Worksop

5. Wider Rural Bassetlaw: dispersed settlements, land and isolated buildings

All rural settlements¹⁵ that are not included within a functional cluster are considered to be relatively isolated from day-to-day community facility and service provision. However these rural areas, collectively with a population of around 9,000 people, are home to many of Bassetlaw's distinctive living and working landscapes, including successful farming businesses and remain a fundamental part of the District's future.

6.11 The proposed spatial hierarchy is visualised in Figure 3, the Proposed Key Diagram, on the following page.

¹⁵ A full list of these settlements is provided in Appendix 3

Figure 3: Proposed Key Diagram



Strategic Proposal 2: Worksop - Sub-regional Centre

Planned Approach

As Bassetlaw's largest town Worksop has an extensive range of community infrastructure, facilities and services and is therefore the District's most sustainable area for development and growth. The aspiration for Worksop is to enhance the town's role within the sub-regional economy and boost regeneration opportunities wherever possible. In recognition of the town's existing sustainability and growth potential Worksop will accommodate the highest proportion of housing and employment growth over the plan period up to 2034.

Principles for Development and Growth

- Retain the use of a development boundary and look for appropriate opportunities to redefine the existing boundary around Worksop to accommodate site allocations.
- Support significant levels of housing development and growth across Worksop through planned major urban extensions, site allocations, urban intensification¹⁶ and organic growth. Delivery of extant planning permissions will also contribute to this growth.
- Enhance the economic sub-regional role of Worksop by supporting economic development proposals at all scales, including large scale business activity, and potentially allocating employment sites.
- 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.
- Promote town centre developments that strengthen the existing retail and leisure offer of Worksop, including identifying further town centre regeneration opportunities.

¹⁶ Urban intensification would involve identifying sites that are close to the town centres and key transport interchanges, and may be suitable for high density residential development driven by the benefits of improved connectivity, for example improved rail services. The feasibility of such an approach will require further investigation.

Strategic Proposal 3: Retford - Rural-hub Town

Planned Approach

As Bassetlaw's second largest town Retford has a wide range of community infrastructure, facilities and services and is therefore a sustainable area for growth. The aspiration for Retford is to support the town's rural-hub role within the District alongside conserving and enhancing the historic character of the market town. In recognition of the town's existing sustainability Retford will accommodate a proportionate level of housing and employment growth throughout the plan period in accordance with the capacity and role of the town.

Principles for Development and Growth

- Retain the use of a development boundary and look for appropriate opportunities to redefine the existing boundary around Retford to accommodate site allocations.
- Support housing development and growth across Retford through planned urban extensions, 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 supporting proposals for new employment development opportunities.
- 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 look for opportunities that continue to enhance the built and historic character of the town centre.

Strategic Proposal 4: Harworth & Bircotes - Local Regeneration Centre

Planned Approach

As Bassetlaw's third largest town Harworth & Bircotes has a good range of community infrastructure, facilities and services and is therefore a sustainable area for development and growth. The aspiration for Harworth & Bircotes is also to substantially enhance the town's economic role and boost regeneration opportunities wherever possible. In recognition of the town's existing sustainability and growth potential Harworth & Bircotes will accommodate a proportionate level of housing development to support a significant level of employment growth throughout the plan period.

Principles for Development and Growth

- Retain the principle of a development boundary and look for appropriate opportunities to redefine the existing boundary Harworth & Bircotes to accommodate allocations.
- Support housing development and growth across Harworth & Bircotes through planned urban extensions, site allocations and organic growth of a scale necessary to boost the regeneration of the town. Delivery of extant planning permissions will also contribute to this growth.
- Enhance the growing economic role of Harworth & Bircotes by supporting economic development proposals at all scales, including large scale business activity, and allocate employment sites.
- 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, including where new development impacts on areas outside of Bassetlaw's boundary.
- Work alongside the Harworth & Bircotes Neighbourhood Plan to deliver community aspirations for growth
- Support town centre developments that enhance the existing retail offer of Harworth & Bircotes and look for continued town centre regeneration opportunities.

Strategic Proposal 5: Rural Bassetlaw's Functional Clusters

- Sustainable Rural Settlements

For Defined Rural Settlements that are part of a Functional Cluster, the following approach and principles apply.

Planned Approach

Within each Functional Cluster, resident communities have access to a good range of day-to-day facilities and services within a reasonable travel distance¹⁷. The Defined Rural Settlements belonging to a Functional Cluster are therefore the more sustainable rural areas for growth. As such, development in these Defined Rural Settlements will generally be supported where it meets a range of comprehensive criteria.

In supporting new development, it is important to recognise it can have significant impacts on communities in a range of ways and should be managed to ensure that, cumulatively, new development over the course of the plan period does not place excessive strain on communities. Therefore the number of new houses built in each Defined Rural Settlement over the plan period will be capped at 20% of the existing number of dwellings in that settlement when the plan is adopted¹⁸.

Defined Rural Settlements are considered appropriate areas to expand the base of rural business and enterprise given their existing sustainability. Therefore economic development opportunities will generally be supported where they are appropriate to the defined settlement and particularly where they enhance community access to facilities and services.

Principles for Development and Growth

- Support appropriate organic housing growth in Defined Rural Settlements with the aim of enhancing rural sustainability.
- Work alongside Neighbourhood Plans to:
 - Support the delivery of their site allocations,
 - Acknowledge where there are clear aspirations for growth and how they can contribute to the strategic objectives of the Bassetlaw Plan.

¹⁷ The 2016 Bassetlaw Rural Settlement Study provides the evidence base, analysis and detailed methodology used to define functional clusters. The Study is available at: www.bassetlaw.gov.uk/thebassetlawplan

¹⁸ This development cap is based on a reasonable assessment of residential development trends in the defined settlements over the past 10 years: This assessment is available in the How Much Housing Does Bassetlaw Need? background paper available at: www.bassetlaw.gov.uk/thebassetlawplan

- If necessary to meet the overall housing target for Bassetlaw, allocate sites in Defined Rural Settlements. These allocations may sit alongside allocations in existing or emerging Neighbourhood Plans.
- Support opportunities for the creation of new community infrastructure, facilities and services.
- Require the retention of community facilities and services unless it can be satisfactorily demonstrated to be no longer economically viable.
- Support opportunities for economic development proportionate to the scale and role of defined rural settlements.
- Remove existing development boundaries and replace with a range of comprehensive policy criteria, allowing for a more refined qualitative approach to decision making. New development will be supported where it meets all of the following 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 unacceptable adverse impact on the character and appearance of the surrounding countryside; 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
 - 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 heritage assets and their settings; and
 - g) The site conserves and enhances environmental characteristics; and
 - h) It would not result in the loss of identified open spaces within the settlement that contribute to the character and form of the settlement; and
 - i) It can be served by sustainable infrastructure provision such as surface water, waste water drainage and highways; and
 - j) 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
 - k) It does not, through a single housing proposal or site, increase the number of dwellings in the settlement by 10% or more***; and
 - l) It does not, over the life of the Bassetlaw Plan, 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***.

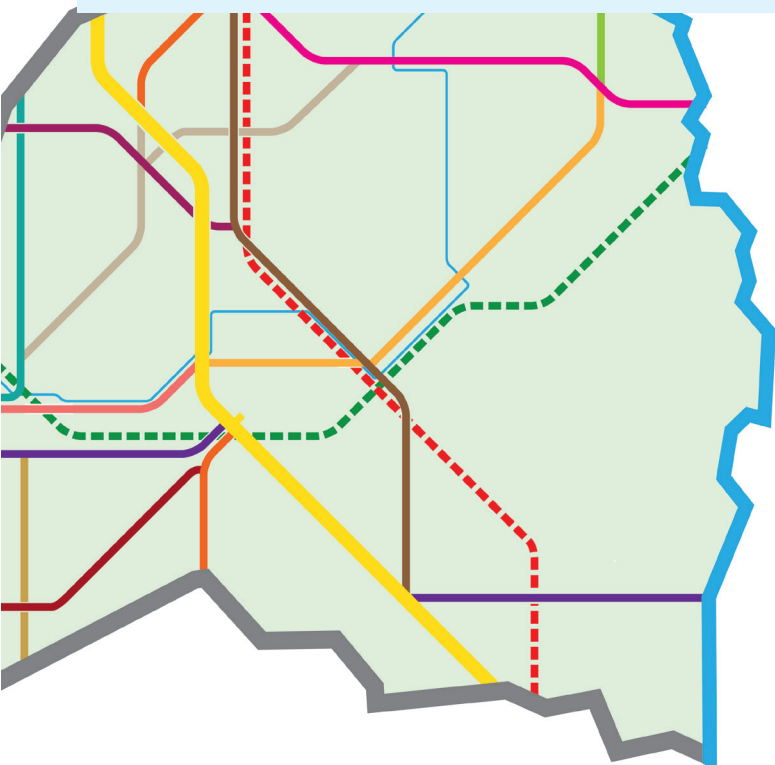
- The 20% cumulative housing development cap in any defined settlement will not include any additional site allocations made in the Bassetlaw Plan.
- The 20% cumulative housing development cap in a defined settlement will include any housing allocation(s) made in a relevant Neighbourhood Plan. Neighbourhood Plans may choose to exceed this 20% cumulative cap where it is considered to deliver the aims of the local community.

**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; and
- 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 scale of growth for a settlement will be based on the existing number of dwellings in that settlement at the year the Bassetlaw Plan is adopted (2019) only. This baseline number will not be updated during the life of the Bassetlaw Plan.*



Strategic Proposal 6A: Wider Rural Bassetlaw - Dispersed Settlements, Land & Isolated Buildings

Planned Approach

The dispersed settlements, land and isolated buildings of rural Bassetlaw, outside of the functional clusters, are considered to be less sustainable areas for growth. This is because resident communities in these areas are more isolated from day-to-day facilities and services. As such, housing development in wider rural Bassetlaw will only be supported where:

- Neighbourhood Plans bring forward more aspirational growth that is locally appropriate and will enhance the sustainability of settlements; or
- It is for the conversion of suitable rural buildings or replacement of existing dwellings; or
- It can be demonstrated that there is a functional need for the new dwelling linked to the establishment or continued viability of rural economic activity.

Dispersed rural settlements are considered appropriate areas to expand the base of rural business and enterprise in order to enhance their sustainability. Therefore economic development opportunities will generally be supported in dispersed settlements where they are appropriate and particularly where they enhance community access to facilities and services. Appropriate rural economic development opportunities in the wider countryside will be supported where they can appropriately justify the need to be in a particular location.

The opportunity to identify the location of an entirely new settlement, possibly taking the form of a model village, villages or an expanded existing settlement will be explored within this tier. See Proposal 6B for more details.

Principles for Development and Growth

- Remove existing development boundaries and replace with a range of detailed development management policies that generally limit opportunities for housing development in dispersed rural settlements and in the open countryside, in line with the planned approach set out above. This is to limit development in the less sustainable areas of rural Bassetlaw.
- Support Neighbourhood Plans that seek to deliver more aspirational growth in dispersed rural settlements via the allocation of specific sites, where local communities feel this is appropriate and will enhance or secure its sustainability.
- Support opportunities for the retention, or creation, of new community infrastructure, facilities and services.
- Support opportunities for economic development proportionate to the scale and role of dispersed rural settlements and, where appropriate, in the open countryside.

Strategic Proposal 6B: New or Expanded Settlement in Wider Rural Bassetlaw

Planned Approach

Develop an entirely new settlement, or to significantly expand an existing settlement within Wider Rural Bassetlaw. This could take the form of a model village, a group of villages, or an expanded existing settlement. This will be in a location where large scale new development, and associated infrastructure provision, will serve nearby villages thereby creating the opportunity to enhance sustainability and define a new Functional Cluster.

Principles for Development and Growth

- Develop a new settlement, or expand an existing settlement, with housing growth of a scale sufficient to trigger the need for new local infrastructure (e.g. a primary school).
- Ensure development provides community infrastructure, facilities and services necessary to establish a new Functional Cluster in connection with other nearby settlements.
- Be located to maximise accessibility to other settlements not already served by a Functional Cluster.
- Ensure the character of the developed area:
 - Is inherently rural in nature, integrating natural green spaces throughout the built footprint
 - Seeks to use innovative design principles and high standards of architecture to make the development 'of its time', with a clear design philosophy running across the entire development.
 - Delivers high standards of energy efficiency.



Proposed Thematic Policy Approaches

PROPOSED POLICY APPROACHES FOR MANAGING DEVELOPMENT BY THEME



7 Housing Growth

Objectives Addressed

1. Management of development and growth in-line with the defined spatial strategy for Bassetlaw.
2. Delivery of new planned and allocated housing in the upper tiers of Bassetlaw's settlement hierarchy.
3. Support housing development across Bassetlaw's settlement hierarchy including the organic growth of defined rural functional clusters.

Key Points

- The most up-to-date evidence, from the 2013 Strategic Housing Market Assessment, suggests that 435 new dwellings are needed each year to meet Bassetlaw's Objectively Assessed Need.
- Proposed Spatial Strategy would see the allocation of large scale sites and the setting of a formal windfall allowance to address the proposed 'organic' approach to new development in the Functional Clusters.
- Allocating for sites for more dwellings than the residual housing target may be necessary to reflect that the delivery of large sites may go beyond the plan period.

Background Papers:

■ How much Housing does Bassetlaw need?

Available at: www.bassetlaw.gov.uk/thebassetlawplan

- 7.1** There is a political consensus that the UK suffers from a significant shortage of housing, leading to overcrowding, and increasing house prices and rents. While this tends to be presented as abstract numbers and targets, it is important to remember that building homes is fundamentally about meeting the basic human need for shelter. For this reason national policy is very clear that local plans must set targets for building new housing to meet the future needs of the district's population.
- 7.2** It is also important that the strategy pursued to meet these housing targets is realistic. It is considered preferable to have certainty over where large scale housing development will take place, rather than allow this to be decided by developers. This is so that communities affected have some certainty over what to expect, and the impacts on existing communities can be taken into account.

Objectively Assessed Housing Need

- 7.3** The NPPF gives the starting point for setting an appropriate housing target as ensuring that the Local Plan:

"...meets the full, objectively assessed needs for market and affordable housing in the housing market area." (p.12)

- 7.4** The Background Paper ‘How much Housing does Bassetlaw need?’ considers these issues in more depth, setting out a range of evidence that has been consulted in reaching a recommendation on the level of the District’s Objectively Assessed Need (OAN).
- 7.5** The 2011 Core Strategy specified a housing target of 350 new homes per year. However more recent evidence, from the 2013 Strategic Housing Market Assessment (SHMA) suggests that this target is too low to meet the OAN for Bassetlaw. Instead the evidence, based on expected population growth and its changing age profile, suggests we need to set a target of at least **435** new homes built each year. This may be subject to change as new evidence becomes available prior to the adoption of the Plan.

Site Allocations

- 7.6** National policy guidance encourages the allocation of a mix of sites, to allow developers an element of choice and flexibility, while addressing the needs of different parts of Bassetlaw’s housing market. The proposed approach to allocating land for housing follows the principle that all allocated growth is planned, but not all growth will need to be allocated to particular sites.
- 7.7** The Proposed Spatial Strategy set out in Part 6 of this paper outlines an approach to housing delivery that includes a range of large scale, strategic sites but proposes an organic approach to smaller scale development. The Strategy would see allocations made pre-dominantly in the upper tiers of the proposed Spatial Hierarchy, in Worksop, Retford and Harworth & Bircotes, with some allocations made in the Functional Clusters tier, where these would serve a strategic purpose in meeting the overarching aims of the Plan.
- 7.8** Table 4, below, would require the allocation of sites to accommodate at least 3,700 dwellings over the plan period. However, it should be noted that some large scale sites will require significant preparation before housing development can begin. This means that some sites may not see any development until several years into the plan period. Once started, the largest of these sites are likely to continue to deliver new housing beyond the lifetime of the Plan, helping to address longer term housing needs in Bassetlaw. This means that housing built on these sites after the plan period ends will not count towards the target set out above. To account for this, additional site allocations will be needed to achieve the proposed annual target of 435 dwellings per year over the whole plan period.

Formal Windfall Allowance

- 7.9** It is considered that sites for new housing in the Functional Clusters are best chosen, either by the market, or through the preparation of a Neighbourhood Plan. Strategic Proposal 5 sets out this approach in more detail, outlining the proposed criteria that these sites would need to meet to be considered acceptable. This will be supported by a revitalised approach to design quality, considered further under Part 12, on the next page (46).

7.10 Housing developed on unallocated sites is defined as windfall development. The proposed Spatial Strategy puts forward an approach where the majority of new development in the Functional Clusters takes place on an organic, market-led basis. Following this approach all development taking place on unallocated sites within the Functional Clusters will be classed as windfall development. For this reason it is proposed that a formal windfall allowance for new housing development in the Functional Clusters will be adopted. This allowance is intended to be based on past development trends in the Defined Rural Settlements. Currently available data leads to a proposed windfall allowance of 65 dwellings per year. A full explanation of this calculation is available in the Background Paper: How much Housing does Bassetlaw need? This windfall allowance will be deliberately limited to ensure that meeting future housing need in the district is not over-reliant on such development.

Existing Permissions

7.11 The proposed strategy needs to take into account where new housing already has permissions to ensure their delivery is built into the Plan. As of 31st March 2016 there were 3930 dwellings with planning permission across Bassetlaw. Our latest projections suggest that 1850 of these will be developed over the plan period, contributing to meeting the target set out above. More detail on these projections can be found in the 2016 Five Year Housing Land Supply Statement¹⁹.

Table 4: Residual Housing Target

Component	Number of Dwellings
Annual Housing Target	435
Overall Plan Target: 2019-2034	6525
Dwellings with Permission: 31st March 2016	3930
Dwellings Deliverable Within 15 years	3317
Completions Expected: 1st April 2016 - 31st March 2019	1467
Completions Expected in Plan period: 2019-2034	1850
Residual Housing Target**	4675
Windfall Allowance (Functional Clusters Only)	975
Residual Housing Target (Land to be allocated)	3700

¹⁹ The 2016 Five Year Housing Land Supply Statement is available at: <http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/planning-policy-monitoring-research/five-year-housing-land-supply-statement.aspx>

*Figures taken from the trajectory published as part of the 2016 Five Year Housing Land Supply Statement

**A full explanation of how this has been calculated is available in the Background Paper: How much Housing does Bassetlaw need?

Proposed Policy Approach

- Set an annual target of 435 net dwelling completions per annum and an overall target for the plan period of 6525 new dwellings.
- Set a windfall target for the Functional Clusters tier of the Hierarchy.
- Allocate sufficient sites to provide choice and flexibility and to ensure the delivery of sufficient housing over the plan period.
- Allocate a mix of sites in line with the proposed Spatial Strategy.

Further Evidence

- 2013 North Derbyshire & Bassetlaw Strategic Housing Market Assessment
<http://www.bassetlaw.gov.uk/media/295041/shmajointreport.pdf>
- 2016 Five Year Housing Land Supply Statement
<http://www.bassetlaw.gov.uk/media/601315/Apr-2016-Five-Year-Supply-Statement.pdf>
- 2016 Land Availability Assessment (Forthcoming)

See Also

- Part 6: Proposed Spatial Strategy
- Part 13: Affordable and Specialist Housing
- Part 12: Design



8 Economic Development

Objectives Addressed

1. Delivery of new planned and allocated economic development that will enhance Bassetlaw's role in the sub-regional economy.

Key Points

- Bassetlaw's economy is characterised by a mix of sub-regional connections, a strong base of manufacturing and warehousing business activity operating alongside a wider range of smaller and rural enterprises.
- An average of **11.8ha** of employment land has been delivered every year in Bassetlaw between 2006 and 2016. Planning policy will maintain and enhance the delivery over the life of the Bassetlaw Plan whilst aspiring to secure a wider base of business activity.

- 8.1** The context for Bassetlaw's economy is highly aspirational with an emphasis on developing skills, boosting job numbers and encouraging high-tech business opportunities within the District and the wider Sheffield City Region²⁰. This creates a pro-growth economic environment for the Bassetlaw Plan.
- 8.2** Bassetlaw is well located for economic growth. It forms part of the Sheffield City Region, with strong links to Doncaster, Sheffield and Rotherham, and connections to the north Midlands, across Derbyshire, Nottinghamshire and Lincolnshire. Bassetlaw residents and businesses have access to an extensive road and rail network, offering national connectivity. As a result the District's economy is characterised, in part, by sub-regional connectivity, evident in the commuting patterns of Bassetlaw residents and the strength of local businesses operating in a national context. Bassetlaw has a strong base of local employers, particularly in the warehousing, distribution and manufacturing sectors. These larger businesses form a strong part of the economic footprint of Bassetlaw, operating alongside a wider range of smaller and rural enterprises.
- 8.3** The occupation profile of Bassetlaw's residents tends towards lower paid and lower skilled jobs. However, when taken as a whole, there is a good range of employment types represented in the District. In 2011 the number of employed Bassetlaw residents was 52,814 people²¹, equating to about 47% of the District's population. Table 5 shows that the highest proportion of residents are employed in elementary administration/services, caring, administration and sales services. When compared to both the East Midlands region and England as whole, Bassetlaw's working population contains a higher proportion of plant/machine operatives and skilled trade services, and a comparable proportion of managers and directors. In contrast there are proportionately fewer residents employed in business/media professions and science research/engineering professions.

²⁰ Sheffield City Region's [Strategic Economic Plan](#) sets out the aspiration to create 70,000 new private sector jobs and 6,000 new businesses over the next decade across the City Region.

²¹ Data from the 2011 Census: <https://www.nomisweb.co.uk/census/2011/qs601ew>

Table 5: The Occupations of Bassetlaw's Residents*

Occupations	Bassetlaw (Number of Jobs)	Bassetlaw (%)	East Midlands (%)	England (%)
Elementary administration and service occupations	5,969	11.3	10.4	9.4
Caring personal service occupations	4,479	8.5	7.3	7.0
Administrative occupations	3,757	7.1	8.3	8.5
Corporate managers and directors	3,689	7.0	7.0	7.1
Sales occupations	3,682	7.0	6.9	6.8
Process, plant and machine operatives	3,580	6.8	5.0	3.4
Skilled metal, electrical and electronic trades	2,797	5.3	4.5	3.9
Transport and mobile machine drivers and operatives	2,401	4.5	4.2	3.8
Business and public service associate professionals	2,390	4.5	5.6	6.4
Skilled construction and building trades	2,182	4.1	3.8	3.9
Health professionals	2,109	4.0	3.6	3.8
Other managers and proprietors	1,851	3.5	3.6	3.8
Teaching and educational professionals	1,846	3.5	4.3	4.3
Secretarial and related occupations	1,431	2.7	2.7	2.9
Business, media and public service professionals	1,428	2.7	3.7	5.1
Elementary trades and related occupations	1,403	2.7	2.3	1.7
Science research, engineering and technology professionals	1,397	2.6	3.7	4.2
Textiles, printing and other skilled trades	1,235	2.3	2.6	2.5
Leisure, travel and related personal service occupations	1,174	2.2	2.2	2.3
Protective Service Occupations	823	1.6	1.4	1.5
Skilled agricultural and related trades	770	1.5	1.2	1.1
Science, engineering and technology associate professionals	743	1.4	1.7	1.6
Culture, media and sports occupations	579	1.1	1.5	2.1
Health and social care associate professionals	558	1.1	1.1	1.2
Customer service occupations	541	1.0	1.5	1.6
Total	52,814	100	100	100

*Data taken from the 2011 Census

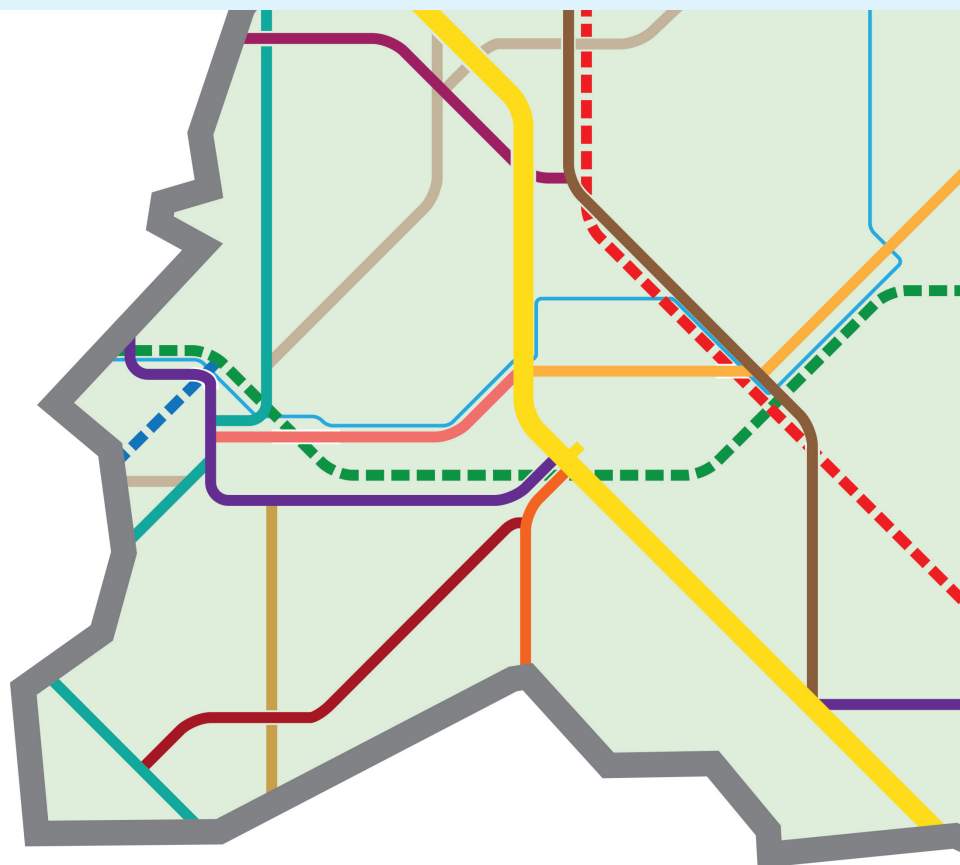
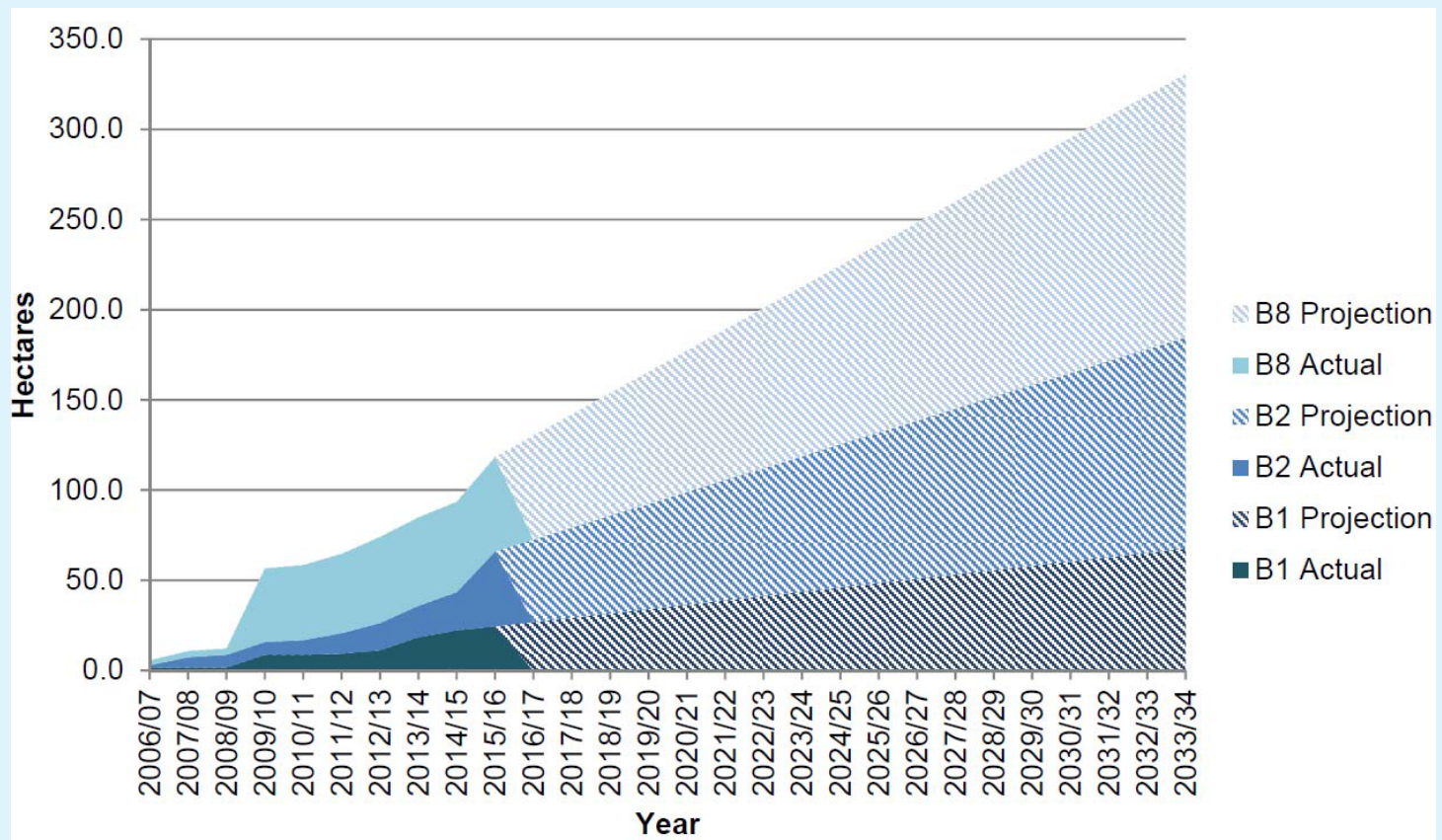
- 8.4** Just over 50% of Bassetlaw's residents both live and work in the District. However, a significant proportion of Bassetlaw's residents commute out of the District to work with nearly 6.3% of employed Bassetlaw residents (3,400 people) commuting to Doncaster, around 3.5% (slightly more than 1,800 people) commuting to Sheffield, around 3.4% commuting to Rotherham (just below 1,800 people), and around 2.8% (1,500 people) commuting into the Newark and Sherwood area. In total just over 17,000 people leave the District each day to work, around 950 more than those who commute into Bassetlaw from other areas²².
- 8.5** The average salary in Bassetlaw is estimated to be £23,652, around £4,400 lower than the average for England at £28,104. The average salary in Bassetlaw is however comparable to the estimated East Midlands regional average of £25,105²³.
- 8.6** The business rates profile for Bassetlaw²⁴ underlines that 75.8% of all 2016 business rates revenue (taken as a proxy for the relative 'value' of businesses) is generated by seven key sectors. Namely electricity generation/cables and land (31.7%), warehousing (16.9%), shops (8.7%), factories (6.5%), superstores (4.8%) workshops (4.1%) and offices (3.2%). The data also provides an indication of the business profile of the District. Electricity generation, although a high value business, has only a small footprint with around 29 business units, including two major power stations. Warehousing has a relatively large footprint with around 281 business units and, collectively, warehousing accounts for a substantial proportion of the District's economic value. The highest volume businesses are accounted for by shops with around 807 units, offices with around 613 units, workshops with around 517 units and factories with around 90 units in the District.
- 8.7** Between 2006 and 2016 118.4 hectares (ha), or around 118,400 square metres, of employment land was developed in Bassetlaw. This equates to an average of 11.8ha of employment land every year over the previous ten years. More specifically 52.2ha of land was developed for B8 storage/distribution use, 41.7ha for B2 general industrial use and 24.4ha for B1 business use. This trend is an indicator of the quantity and type of employment development the market has delivered in Bassetlaw over a ten year period, including the 2008/9 recession. In particular the high proportion of B8 storage/distribution development reflects the trend for high levels of warehousing in the District.
- 8.8** The strategy of the Bassetlaw Plan will be to maintain and enhance the current strengths of the District's economy whilst looking for opportunities to develop new areas of economic activity in Bassetlaw.

²² Data from the 2011 Census: https://www.nomisweb.co.uk/census/2011/origin_destination

²³ ONS Annual Survey of Hours and Earnings (April, 2015)

²⁴ Data held by Bassetlaw District Council

Figure 4: Cumulative delivery of actual and projected employment land (B1/B2/B8 land uses) from 2006 to 2034 based on continued delivery of current trends. The projection represents the minimum employment land target for the Bassetlaw Plan.



Proposed Policy Approach

- Assume a positive and aspirational approach to economic growth in Bassetlaw, in particular encouraging sub-regional connectivity, enhancing the strength sectors of the District's economy and promoting the rural economy.
- Adopt a **minimum** employment land target of **177ha**²⁵ to be delivered over the life of the Bassetlaw Plan. This minimum target is based on projecting forward the average delivery of 11.8ha of employment land over the last ten years to cover the life of the Plan (i.e. 11.8ha x 15 years). This target will act as a baseline to ensure the delivery of employment land in Bassetlaw and achieve positive growth and can be seen in Figure 4, above.
- Adopt **no maximum** employment land target. This is in recognition of the strong market input into the delivery of employment land which will be subject to change, and differing requirements, over the life of the Bassetlaw Plan. Therefore creating greater flexibility in the delivery of employment land and in allowing for opportunities to meet growth aspirations.
- Pro-actively identify potential and suitable employment sites but only allocate sites to meet provision for the minimum employment land target, and/or, where a site is strategically significant and requires securing to facilitate delivery.
- Adopt a criteria based approach to the management of new economic development, outside of allocated sites, to ensure that economic development proposals:
 - Are appropriate in scale to their location, either;
 - within or demonstrably related to an existing settlement in the spatial hierarchy, or;
 - for the re-use of an appropriate rural building, or;
 - for a new development in Wider Rural Bassetlaw where there is a justifiable purpose for that location, and;
 - Are of a form, design and type appropriate to the character of their location and current/surrounding land uses, and;
 - Can be served by sustainable infrastructure provision such as surface water, waste water drainage and highways; and
 - Where applicable conserve and enhance local heritage and environmental characteristics; and
- Satisfy the wider policies of the Bassetlaw Plan.
- Protect existing employment uses wherever possible and viable to preserve the base of employment opportunities in the District and support

Further Evidence

- Planning for Employment: Exploring Delivery Options for Bassetlaw (Forthcoming)
- Sheffield City Region – 2014 Strategic Economic Plan
<http://sheffieldcityregion.org.uk/about/growthplan/>

See Also

- Part 14: Rural Buildings & Residential Development in Wider Rural Bassetlaw

²⁵ In order to assume accuracy the final minimum employment land target may change based on further monitoring of development trends up to the adoption year of the Bassetlaw Plan.

9 Town & Service Centres

Objectives Addressed

6. Enhance the retail and leisure role of Bassetlaw's Town and Local Centres.

Key Points

- Bassetlaw is home to a range of centres serving the needs of residents and visitors.
- Worksop, Retford and Harworth are the District's largest centres, each performing a distinctive role as defined in the Spatial Hierarchy.
- A town centre first approach to new retail and leisure developments, in line with national guidance.
- Open-air markets in Worksop and Retford contribute to the vitality of these towns.
- A Town Centres Study is currently being undertaken to inform how the Bassetlaw Plan addresses retail and leisure.

- 9.1** Bassetlaw is home to a range of centres serving different needs. The District's town centres in particular have the potential to act as a focus for everyday life, bringing together shopping with employment uses such as offices, and leisure uses such as restaurants and cinema. Meanwhile the service centres in the Functional Clusters are a key factor in supporting day-to-day life in Rural Bassetlaw.
- 9.2** The quality and health of these centres is a key aspect in deciding where new housing development should be located to access the services that they provide. Equally the careful location of new housing will help to support these centres.
- 9.3** The proposed Spatial Hierarchy and accompanying Strategic Proposals define distinctive roles for the centres in each of Bassetlaw's three largest settlements, Worksop, Retford and Harworth & Bircotes. In line with national guidance, it is proposed that the Bassetlaw Plan continues to strongly pursue a town-centre first approach in these settlements, in order to support the viability and vitality of their centres.
- 9.4** Additionally the Hierarchy highlights the dependency of the Functional Clusters on day-to-day service provision, including access to 'convenience' retail²⁶. The Plan will continue to support new service provision in the Functional Clusters.

²⁶ Retail is classified into convenience and comparison goods. Convenience goods are those needed on a day-to-day basis, primarily food. Comparison goods are those things that somebody may compare across several shops before choosing where to buy, and which tend to be bought less

Bassetlaw's town centres

- 9.5** The Neighbourhood Plan for Harworth & Bircotes highlights significant potential to regenerate the town's retail core, in order to serve its growing residential population. The Bassetlaw Plan will support this aspiration and work alongside other Council initiatives to help achieve this.
- 9.6** Retford's town centre is home to a range of buildings with significant heritage value, making for an attractive environment that is home to a variety of shops, cafes, restaurants and leisure facilities. Moving forward there is a need to maintain the centre's vitality, though little need currently for significant interventions. The Bassetlaw Plan will support proposals that maintain the town's vitality and continue to enhance its roles as a hub for rural Bassetlaw.
- 9.7** Worksop's retail provision is more extensive, including a variety of supermarkets and bulky goods warehouses distributed around the town, and a range of national retailers in its town centre. Like Retford, Worksop's town centre environment is home to a number of buildings with historic value, making a significant contribution to its environmental quality. Additionally the Priory Shopping Centre provides some larger units, suitable for national retailers. However the centre suffers from a number of vacant units and some poor quality buildings. Building on the town centre's strong retail and service role, the Bassetlaw Plan will explore what interventions might be needed to enhance the quality of the town centre and support its future development.
- 9.8** The open-air markets in both Retford and Worksop can trace their histories back hundreds of years and make a significant contribution to the life and vitality of the town centres. The Bassetlaw Plan will support the retention and, where needed, the enhancement of the markets.

2016 Town Centres Study

- 9.9** In March 2016 Bassetlaw District Council commissioned a new study of the district's centres, looking at the health of retail and leisure in the District. This study will help to answer a number of questions about how the Bassetlaw Plan should address retail and leisure, and will guide the development of a new policy approach. The Study is expected to address a range of issues, as considered in more depth below.

Targets for new retail and leisure development

- 9.10** The study will consider whether the existing range and number of retail and leisure facilities is sufficient to meet the needs of the district's residents and visitors. Previous studies have concentrated on Worksop and Retford, as the district's two largest centres. However, in recognition of the growth of Harworth and Bircotes, and improvements in Tuxford, the 2016 Study assesses the need for new retail and leisure uses in all four of these centres.

The health of Bassetlaw's town centres

- 9.11** For each centre the Study will consider its quality, and makes recommendations for how the visitor experience might be improved. A key source of data for the Study is a household survey. Between April and May 2016 the study surveyed 1000 households in Bassetlaw, and the areas around its edges, to find out where they go for shopping and leisure purposes, and why.

frequently. Examples of these are clothes and electrical goods. A further sub-category of this is bulky goods, which covers goods sold from large scale retail warehouses, such as bikes or DIY goods.

Local floorspace thresholds

- 9.12** The impacts of new proposals for retail and leisure on existing facilities will depend on their size and location in relation to existing town centres. National Planning Policy Guidance sets national floorspace thresholds, above which proposals are expected to include an assessment of how they will impact on the town centre. The current Core Strategy for Bassetlaw sets local floorspace thresholds that are significantly lower than those set in national policy. The Study will recommend whether the Bassetlaw Plan should continue to set local thresholds.

Defining town and local centre boundaries

- 9.13** The Study will recommend where the boundaries for each centre should be drawn. These boundaries will be used to decide whether new applications for retail and leisure are inside or outside of each centre, and, in turn, whether they might support or undermine the health of the centre. Where there are no sites available within these centres the boundaries will be used to determine whether proposals are on sites as close to the defined centre as possible.

Proposed Policy Approach

- Define the following boundaries for Worksop, Retford and Harworth & Bircotes, using the 2016 Town Centres Study and Harworth & Bircotes Neighbourhood Plan as a basis:
 - Town centre boundaries
 - Primary shopping areas
 - Primary and secondary frontages
- Set a policy for Worksop, Retford and Harworth & Bircotes that will:
 - Promote a town centre first approach.
 - Restrict non-retail uses in primary frontages.
 - Resist developments in secondary frontages that will be detrimental to the quality of the town centre.
 - Promote other town centres uses above the ground floor, including residential and office uses, where these will enhance the town centre's quality.
- Identify where services in Rural Bassetlaw are sufficiently grouped to constitute a Local Centre and define its boundary for the purpose of assessing the impacts of new proposals in line with national guidance.
- Set local floorspace thresholds requiring a retail impact assessment for each identified centre.
- Identify where there is a need for new retail and leisure floorspace and allocate sites accordingly.
- Support proposals that enhance the open-air markets.

Further Evidence

- 2016 Bassetlaw Town Centres Study (Forthcoming)
- 2012 Bassetlaw Retail Need Assessment
<http://www.bassetlaw.gov.uk/media/327833/retailneedassessment.pdf>
- Worksop Intervention Strategy - March 2016
<http://www.bassetlaw.gov.uk/media/603501/worksop-intervention-strategy.pdf>
- Retford Intervention Strategy - March 2016
<http://www.bassetlaw.gov.uk/media/603500/retford-intervention-strategy.pdf>

See Also

- Part 6: Proposed Spatial Strategy for Bassetlaw

10 Historic Environment

Objectives Addressed

7. Conserve and enhance the historic and natural environment of Bassetlaw.

Key Points

- Bassetlaw has a rich heritage that should be conserved for current and future generations.
- Heritage assets include designated and non-designated heritage assets. Policy should suitably reflect the distinction.
- Conservation of the historic environment relies on a thorough understanding and sharing of the significance of heritage assets.
- The significance of a heritage asset may include its setting.
- There are numerous heritage assets at risk across the District.

10.1 Bassetlaw is a District rich in history. Post conquest castle sites, medieval priory churches and gatehouses, aristocratic country estates and industrial activities that included brewing, liquorice making and mining are all represented in the buildings of the towns and villages across the District. The District's heritage is valued by residents and is also a big draw for visitors. It is essential that the District's heritage is protected for current and future generations to enjoy.

10.2 Sites and buildings of historic value are termed 'heritage assets'. Heritage assets are defined in the National Planning Policy Framework (NPPF) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)²⁷.

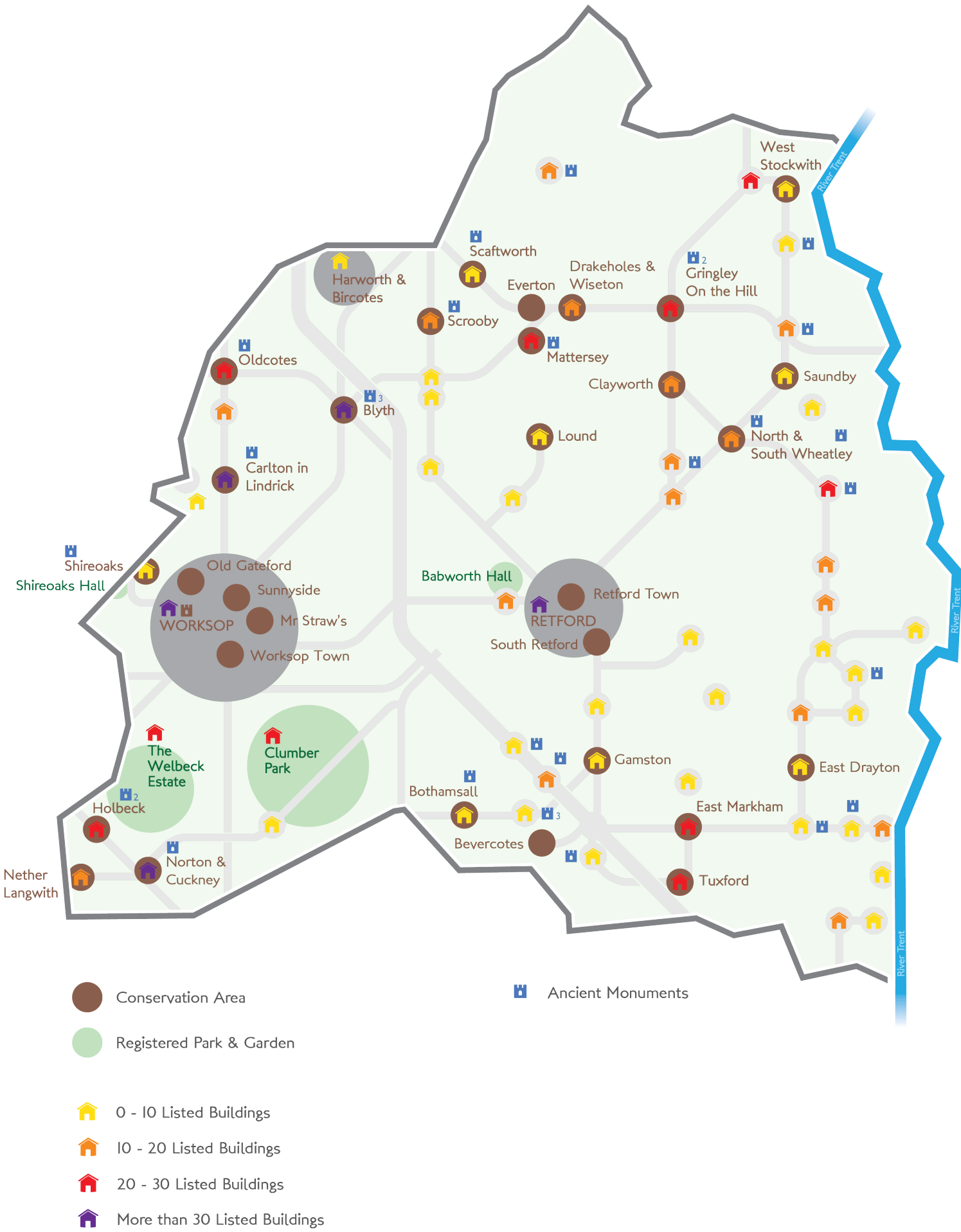
10.3 **Designated Heritage Assets** in Bassetlaw include;

- Listed Buildings,
- Conservation Areas,
- Scheduled Monuments and
- Registered Parks and Gardens.

The spread of these throughout the District is shown in Figure 5: Designated Heritage Assets in Bassetlaw, on the following page.

²⁷National Planning Policy Framework, Annex 2: <http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>

Figure 5: Designated Heritage Assets In Bassetlaw



- 10.4** Designated heritage assets have legislation specifically designed for their preservation, such as the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979 or have specific national planning policies and consultation processes to ensure that specialist advice can be given where appropriate.
- 10.5 Non-designated heritage assets (local listed) in Bassetlaw include;**
- Buildings of local interest,
 - Areas of archaeological interest,
 - Unregistered parks and gardens,
 - Monuments, structures, places, areas or landscapes positively identified as having significance in heritage terms.
- 10.6** Non-designated heritage assets were first the subject of planning policy in the Bassetlaw Core Strategy and Development Management Policies DPD adopted in 2011 and the NPPF. Non-designated heritage assets may be identified at any time but the District Council has adopted criteria to assist in their identification.
- 10.7** The Council should continue to identify heritage assets and where appropriate seek statutory designation through Historic England. In order to ensure there is public awareness of where heritage assets are in the District, the Council maintains an online geographic information system known as Bassetlaw Heritage Mapping which is available online. The county wide Historic Environment Record (HER) is also available online.
- 10.8** In order to ensure that the District's heritage assets are conserved in the most appropriate manner their significance should be understood. Significance is defined in the NPPF as 'the value of a heritage asset to this and future generations because of its heritage interest. *That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*'²⁸.
- 10.9** The Council expects that planning applications, where necessary, are accompanied by a heritage statement or archaeological desk based assessments or evaluations that identifies and explains the heritage significance of a site or building. The Council should ensure that there is guidance available to planning applicants on researching and writing heritage statements.
- 10.10** Understanding the significance of the District's Heritage is further advanced by thematic research undertaken by the Council's Conservation Officers. This includes conservation area appraisals, general guidance on principles of repair and alteration, the history and development of parks and gardens and recognising relevant externally commissioned studies such as Conservation Statements for Welbeck Abbey and Clumber Park.

²⁸National Planning Policy Framework, Annex 2:

<http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>

- 10.11** The majority of heritage assets are in private ownership and are in good repair. However, where there has been a lack of maintenance to an asset, often over many years or where a building lacks a use, heritage assets can become 'at risk'. Heritage assets at risk are identified and monitored by both Bassetlaw District Council and Historic England. On the national register maintained by Historic England (these include grade I and II*listed buildings, grade II churches, conservation areas, archaeological areas, park and gardens, battlefield and wreck sites entries), there are nine entries for Bassetlaw. This is the highest number in the county. Bassetlaw's own heritage at risk register identifies a further 57 grade II listed buildings at risk.
- 10.12** One of the greatest risks to the District's heritage is through demolition, especially total demolition of buildings of historic or architectural interest. While the demolition of listed buildings is rare, there are pressures to demolish buildings within conservation areas and non-designated heritage assets. A clear and convincing justification should be provided for the demolition of heritage assets, to ensure that this generation does not demolish assets that future generations would have appreciated, without full consideration of the reasons or benefits that derive from the demolition.
- 10.13** Maintaining a record of how an area or building changes ensures that future generations understand the development of a heritage asset or an area. Where necessary the recording of heritage assets is undertaken and forms part of the District and County's archival record. The need for recording of buildings is paramount prior to their demolition.
- 10.14** The significance of Bassetlaw's heritage assets are not defined simply by their own boundary or footprint, for example a building may have been located to take advantage of a view, or the rural hinterland of a village may contribute substantially to the character of a conservation area. Preserving the setting of heritage assets is, in some cases, both a statutory duty for the Council and a national planning policy requirement. In delivering sustainable development, and fulfilling housing and economic development needs, the setting of heritage assets will continue to be a consideration in order to preserve the District's heritage for current and future generations.
- 10.15** The significance of some heritage assets derives from the group value of buildings, for example conservation areas. Here, individual traditional features and materials can majorly contribute to the character and appearance of the area and their loss would harm this character. Appraisals of these areas will identify these features and in some cases it is appropriate to limit the extent of change that can be carried out without the need for planning permission.
- 10.16** Character and appearance can be further eroded within conservation areas and within the setting of heritage assets through poor design and poor quality materials. Bassetlaw is traditionally a district of brick, stone, slate and clay pantile. Conservation is the process of maintaining and managing change in a way that sustains and sometimes enhances a heritage asset. In many cases it is proven that new development is least harmful to the historic environment where it reflects surrounding traditional buildings. Managing change however is not simply about copying earlier buildings, as well-designed new buildings using good materials can enhance historic areas.

- 10.17** The strategy of the Bassetlaw Plan will be to conserve and enhance the District's historic environment, recognising that understanding significance underlies decision making and will continue to increase the understanding of the District's heritage.

Proposed Policy Approach

- Maintain a presumption against development, alterations, advertising or demolition that would be harmful to a heritage asset.
- Adopt a policy that seeks to enhance heritage assets and their settings.
- Adopt a weighted approach to heritage assets ensuring that designated heritage assets have greater protection over non-designated heritage assets in relation to alterations.
- Adopt a clear criteria based policy for the demolition of non-designated heritage assets.
- Maintain a need for heritage statements to identify the significance of the heritage asset affected.
- Maintain a policy that ensures that the significance of the heritage asset is central to the decision making.
- Continue to ensure that background documents, evidence, appraisals and relevant studies are researched, written and available and inform decision making.
- Continue to ensure that Bassetlaw Heritage Mapping is publically accessible.
- Proactively seek to protect heritage assets and their setting by early identification through thematic projects.
- Adopt a positive strategy for buildings at risk and continue to monitor them.
- Maintain heritage asset type specific policy for those most at risk, i.e. shopfronts.

Further Evidence

- Historic England. 2008. Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment. <https://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>
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- Historic England. 2015. Managing Significance on Decision Taking in the Historic Environment. Historic England Advice Note 2. <https://content.historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2.pdf/>
- Historic England. 2015. The Setting of Heritage Assets. Historic England Advice Note 3. <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>
- National Planning Policy Guidance: Conserving and Enhancing the Historic Environment. <http://planningguidance.communities.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>
- Historic England Heritage at Risk Registers: <https://historicengland.org.uk/images-books/publications/har-2015-registers/>
- Bassetlaw District Council Buildings at Risk Register. <https://www.bassetlaw.gov.uk/media/65028/listedbuildingsatrisk.pdf>

11 Natural Environment

Objectives Addressed

7. Conserve and enhance the historic and natural environment of Bassetlaw.

Key Points

- Bassetlaw's countryside is divided into five distinct Landscape Character Areas, reflecting the District's predominantly rural nature.
- The district is home to a diverse range of natural environments, including 20 Sites of Special Scientific Interest, more than 300 Local Wildlife Sites, four Local Nature Reserves and around 600 Hectares of Ancient Woodland.
- These natural spaces come together with other open spaces such as parks, playing pitches and allotments to form a 'Green Infrastructure' network.

11.1 The protection and enhancement of Bassetlaw's environment and its natural resources is a significant part of delivering sustainable development and creating sustainable communities. The way in which the natural and built environment is managed has a significant impact on the overall character of the district.

Landscape

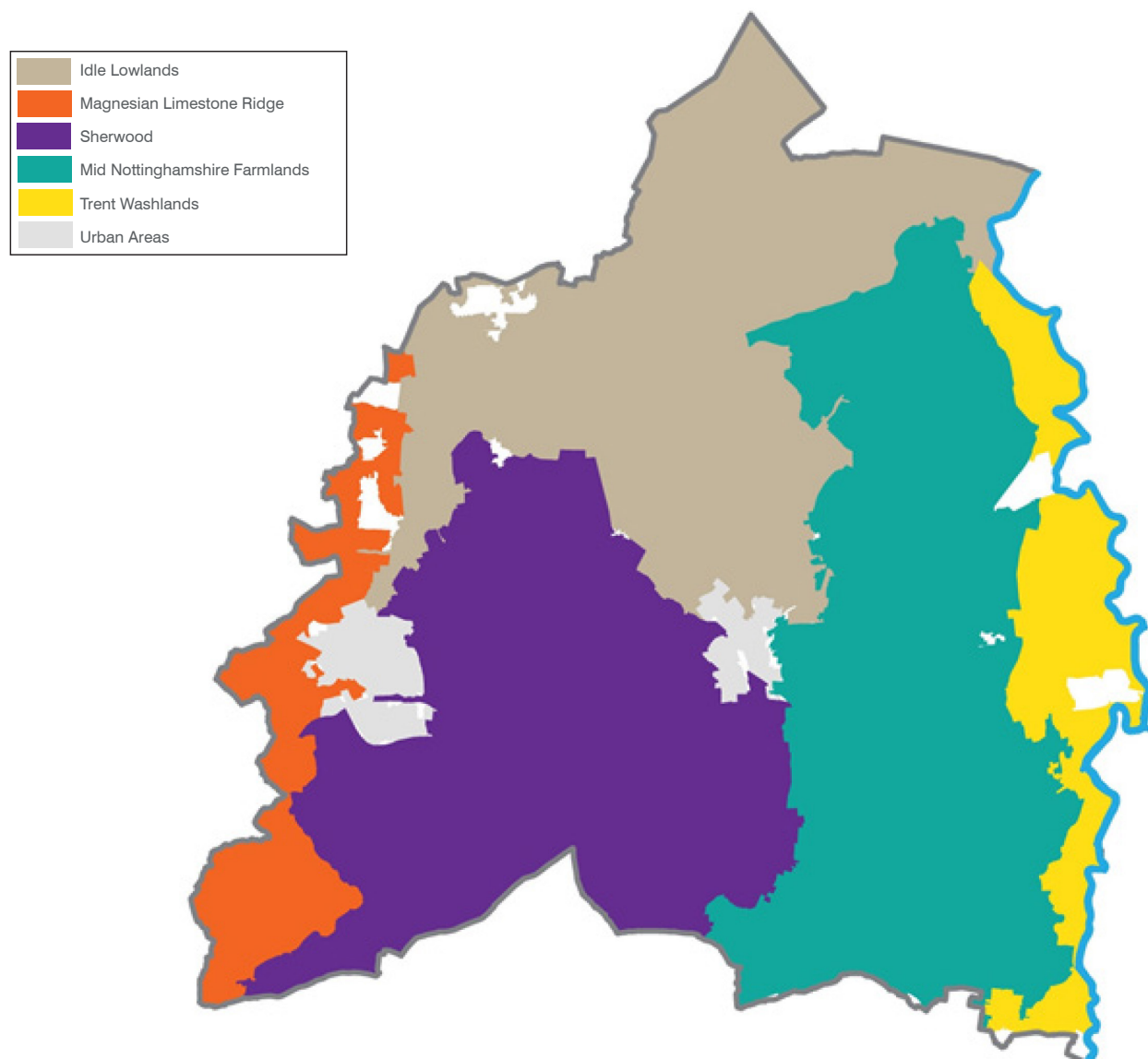
11.2 The landscape of Bassetlaw is the most readily appreciated feature of the district. Bassetlaw covers five National Character Areas (NCAs) as defined by Natural England; Southern Magnesian Limestone, Humberhead Levels, Northern Lincolnshire Edge with Coversands, Trent and Belvoir Vales and Sherwood. At a county level, Regional Character Areas (RCAs) have been defined by Nottinghamshire County Council in the Nottinghamshire Landscape Guidelines document. Although these relate to the NCAs, they do not have exactly the same boundaries and based upon the visual character of each area.

11.3 The countryside in Bassetlaw is characterised by five distinct and contrasting landscape character areas, as shown in Figure 6, below:

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

11.4 More than 95% of the District is classified as rural. Its high quality landscape provides an attractive setting for the settlements within Bassetlaw and combined with good access, makes for a very desirable location. These circumstances generate significant pressures on the countryside to meet a range of demands and it is therefore important to ensure that new development does not undermine these fundamental assets of the district.

Figure 6: Landscape Character Areas In Bassetlaw



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Proposed Policy Approach: Landscape

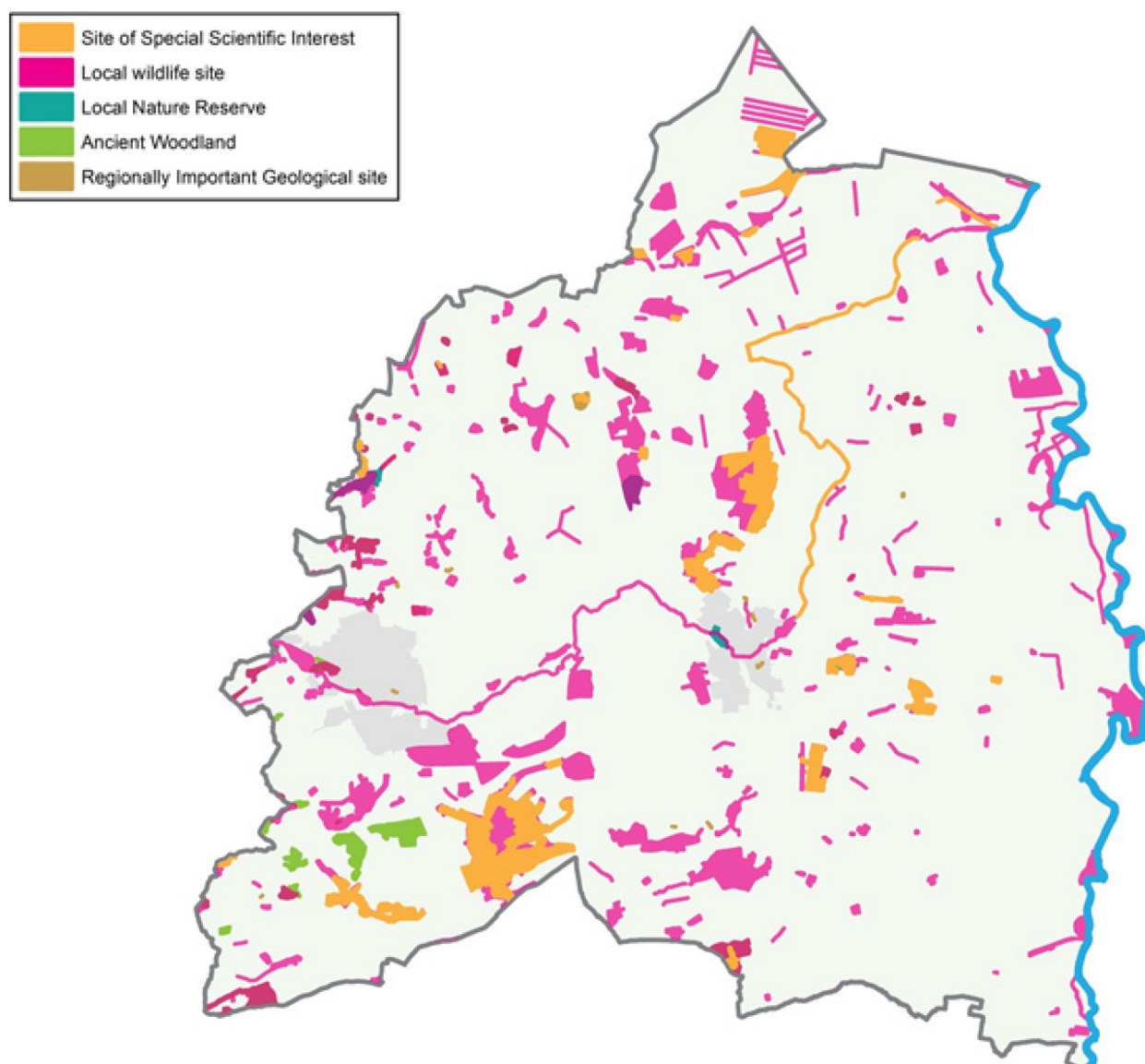
- Seek to manage the cumulative impact of development on the character of the countryside over time;
- Protect the separate identity of settlements and the intrinsic quality of the countryside (including its built and natural heritage);
- Only support development outside of the established built form of settlements where they are identified as being suitable for growth in the hierarchy of the spatial strategy;
- Promote development that is sensitive to its setting, in line with the local recommendations made for each Policy Zone in the Bassetlaw Landscape Character Assessment;
- Encourage applicants to give careful consideration to how existing landscape features may be utilised and integrated within development proposals

Biodiversity & Geodiversity

- 11.5** Biodiversity is defined as the variety of plants (flora) and animals (fauna) in an area, and their associated habitats. The importance of preserving biodiversity is recognised from an international level down to a local level. Biodiversity is important in its own right and has value in terms of quality of life and amenity.

Figure 7:

Sites Designated For Their Natural Value In Bassetlaw



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- 11.6** Bassetlaw has a rich and varied natural environment, which is reflected in the distinctive character of each of the different landscape character areas. 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 at least 30 known areas of Ancient Woodland covering around 600 hectares. Furthermore, according to the National Inventory of Woodland and Trees, Bassetlaw has 16% tree coverage which is almost double the national average. The spread of these throughout Bassetlaw is illustrated in Figure 7, on page 61.
- 11.7** Many of these environmental assets 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.

Proposed Policy Approach: Biodiversity & Geodiversity

Development Management policies in the emerging plan will be designed to ensure that:

- New development in the district that will conserve, and where possible restore or enhance, biodiversity will be supported, subject to other planning policy considerations;
- Provision of new and enhancement of existing open spaces in close proximity to new developments will help alleviate recreational pressure;
- 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:
 - the need for, and benefits of, the development in the proposed location outweighs the adverse effect on the relevant biodiversity interest;
 - 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
 - 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.

Green infrastructure

11.8 While protection of environmental assets of identified importance is a key part of the Bassetlaw Plan, Green Infrastructure encompasses wider land uses including natural and semi-natural areas (i.e. woodland and watercourses), parks and gardens, allotments, cemeteries and other public open spaces. As a concept, Green Infrastructure recognises the different functions that these spaces provide in terms of landscape character, natural processes, biodiversity and for the health and wellbeing of the district’s residents. In addition Figure 9, in Part 15; Responding to a Changing Climate, highlights the extent of Bassetlaw’s countryside that is accessible by walking and cycling.

11.9 The importance of Green Infrastructure is recognised in the NPPF, which instructs local planning authorities to plan positively for the creation, protection, enhancement and management of Green Infrastructure. The broad spread of growth proposed under the spatial strategy gives rise to a wide range of potential opportunities for Green Infrastructure enhancement and creation, while the Bassetlaw Green Infrastructure Study sets out the council’s strategic approach to the existing Green Infrastructure network, identifying key nodes and corridors.

Proposed Policy Approach: Green Infrastructure

- Support for proposals that will further the development of strategic Green Infrastructure projects, including the Sherwood and Trent Valley Landscape Partnerships, supported by the Lowland Derbyshire and Nottinghamshire Local Nature Partnership, along with the Idle Valley Living Landscape project;
- Support for provision of multifunctional green spaces including but not limited to:
 - Recreational space for local communities and/or specific sports and leisure activities;
 - Increased flood storage capacity in areas demonstrated to be at risk of flooding;
 - BAP habitat creation, restoration or enhancement schemes;
 - Landscape buffers or screening for other forms of visually prominent development;
 - Improved pedestrian and cycle accessibility and connectivity;
 - Regeneration of previously developed land in and around Worksop and Retford town centres

- Focused measures to create and enhance Green Infrastructure as part of residential and other development allocations;
- Where there are clear opportunities to do so, make connections to existing defined nodes and corridors;
- Promoting development of green corridors that provide connectivity for people and wildlife.

Public Open Space

- 11.10** The Bassetlaw Plan acknowledges the contribution that access to high quality open spaces and sports and recreation facilities make to overall quality of life and the health and well-being of communities. New residential development should not cause or exacerbate deficiencies in the provision or quality of recreational open space.
- 11.11** The loss of existing open space, recreation or sports facilities may be permitted if there is a sufficient provision of spaces and facilities in the local area or the proposal is for a type of open space with a demonstrated need. Where a need does exist, the Council will only permit the loss of spaces or facilities where an alternative can be provided that is accessible to and meets the needs of users. In these circumstances, the replacement must be equivalent or better in terms of the size, quality and attractiveness of the provision and, for public open space.
- 11.12** In preparation of the Bassetlaw Plan the Council will review existing provision and identify quantitative and qualitative needs that may arise from the amounts of growth proposed in the plan. Higher levels of growth in areas with higher existing population concentrations will generally support access to existing open spaces, although growth of these areas may also result in loss of existing accessible urban fringe countryside, which will generate specific need for delivery of new recreational space.
- 11.13** The current Bassetlaw Open Space Study (2012) identifies the extent of existing open space provision, deficiencies and recommended quantitative provision standards covering the following typologies:
- Parks and gardens
 - Natural and semi-natural greenspaces
 - Amenity greenspace
 - Provision for children and young people
 - Allotments, community gardens and city farms
 - Cemeteries, churchyards and other burial grounds
 - Civic spaces.
- 11.14** The specific needs of new development will be assessed through a review of existing provision and the associated delivery standards, as set out in the 2012 Open Space Study.



Proposed Policy Approach: Open Space

- Review the 2012 Open Space Study to establish current levels of provision and to identify future needs based on population growth across the plan period;
- Use provision standards per 1000 population to determine open space requirements per dwelling in square metres;
- Prioritise delivery of on-site open space provision, supporting off-site provision where on-site provision is not achievable;
- Development proposals that would result in the loss of existing open spaces or other recreation facilities will only be permitted where:
 - the space or facility is not needed to meet the full range of leisure and recreational needs of the local community;
 - the proposed development is for an alternative open space, sport or recreation facility for which there is such a need as to outweigh the loss;or
 - any space or facility to be lost would be replaced by an equivalent or better provision in terms of quantity, quality and in a suitable location

Further Evidence

- Landscape Character Assessment – Bassetlaw - August 2009
<http://www.bassetlaw.gov.uk/media/103365/bslandscapecharacteroverview.pdf>
- Bassetlaw Green Infrastructure Study – May 2010
<http://www.bassetlaw.gov.uk/media/103090/BSGreenInfrastructureStudy.pdf>
- Bassetlaw Open Space Study – Update Report – August 2012
<http://www.bassetlaw.gov.uk/media/105612/BSOpenSpaceFinalReport.pdf>

See Also

- Part 15: Responding to a Changing Climate
- Part 16: Infrastructure Delivery & Planning Obligations

12 Design

Objectives Addressed

8. Require the highest standards of achievable design grounded in clearly legible design choices and that are justifiable in their context.

Key Points

- The design of new housing development in the East Midlands has been assessed as poor.
- Bassetlaw has adopted the 'Successful Places' Supplementary Planning Document, which sets out the design principles that will inform the Bassetlaw Plan.
- Legibility is identified as a key principle for future development in Bassetlaw, underpinning a stronger approach to design.
- New developments will also be expected to respond to their context, through a more nuanced approach to layout and density.
- The Council will explore the opportunity to set out development briefs for larger sites.

- 12.1** Central government has made clear the role that planning should play in promoting good quality design, recognising that:

"Good design is a key aspect of sustainable development, is indivisible from good planning." (p.20, NPPF)

- 12.2** Good design and layout can have a significant impact on how new developments affect existing communities. Aspects such as their integration into the existing built form, architectural and urban design choices, and use of materials will influence whether the significant scale of development proposed for the Bassetlaw Plan will enhance quality of life for existing residents, or detract from it.
- 12.3** Recent development in Bassetlaw has not always complimented the area's high quality natural and historic environments. In 2007 the Commission for Architecture and the Built Environment (CABE)²⁹ identified the East Midlands as having the worst designed new housing development of all the English regions. All three of the schemes assessed in Bassetlaw, as part of CABE's audit, were rated as poor.
- 12.4** In response to this the Core Strategy introduced a new policy on design, seeking to set clear design principles for new development in Bassetlaw. Moving forward the Bassetlaw Plan is intended to build on this policy, adopting a stronger approach to design quality, particularly in recognition of the fact that not all new housing development are expected to take place on sites allocated specifically for housing. This will involve drawing on the concepts contained in the Successful Places Supplementary Planning Document (SPD)³⁰, adopted in 2013, and embedding these in the Plan.

²⁹ Housing audit: Assessing the design quality of new housing in the East Midlands, West Midlands and the South West:
<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/housing-audit-2006.pdf>

- 12.5** In particular the principle of ‘legibility’; being able to understand the architectural and layout choices behind developments, is proposed as a key principle for new schemes. New developments should be ‘of their time’, with their architecture clearly communicating the era in which it is built, so as to continue the evolution of Bassetlaw’s built environment, and allowing future generations to look back and understand the District’s built history.
- 12.6** Equally the layout of new development should strongly reflect its setting; development within the towns should be clearly urban or suburban in character, while development in Rural Bassetlaw should clearly reflect its surroundings, recognising that settlement patterns in villages can vary considerably in form and density. Some new development will take place on sites that form gateways into settlements, or occupy a highly visible landmark position. These sites may be particularly well suited to bold and distinctive architecture to reflect their greater prominence and their potential to create landmarks that add to the legibility of places.
- 12.7** The SPD also encourages an approach to development density that reflects its setting, encouraging variable densities across site areas. In particular this approach supports high densities, that make efficient use of land, in the most urbanised parts of Bassetlaw, but encourages much lower densities in more rural settings. On larger sites this means that a homogenous pattern and density of development will often not be appropriate. Instead the layout of development will need to reflect its position within a site, and its relationship with the surrounding area.
- 12.8** Following from this approach, careful design will also allow new development to enhance existing townscapes, particularly on the edge of settlements, where the urban area meets the countryside. New development has the opportunity to soften the often hard boundary between urban and rural, addressing this urban-rural interface through a layout that marks the transition between town and countryside.
- 12.9** In order to promote improved design quality it is proposed that the Bassetlaw Plan takes a positive approach to non-traditional forms of construction, including modular building methods and the greater use of more environmentally sustainable materials such as timber. Where the design of the building reflects the non-traditional methods used this has the potential to drive new and innovative building designs. Additionally, greater attention to the use of materials has the potential to reduce energy usage and running costs. These issues are addressed in more detail in Part 15 of this paper, Responding to a Changing Climate.

³⁰ The Successful Places Supplementary Planning Document was prepared in conjunction with Bolsover District Council, Chesterfield Borough Council and North East Derbyshire District Council. It can be viewed at: <https://www.bassetlaw.gov.uk/media/90512/SuccessfulPlacesSPD.pdf>

- 12.10** In introducing a more nuanced approach to design quality the Plan will continue to require developments that have an impact on heritage assets to show how they respect this, including expecting them to positively emulate the architecture of a particular layout where this is appropriate, and avoiding negative pastiche³¹ architecture.
- 12.11** The Council also intends to explore taking a more proactive approach to design, for example by setting out development briefs for larger sites, which will set out particular requirements that developments will be expected to respond to.

Proposed Policy Approach

- Require a legible approach to architecture where new development is clearly identifiable with the decade in which it is built, or is positively reminiscent of the era that it seeks to emulate.
- Require new development to respond to the character and pattern of its surroundings, paying attention to whether the site is urban, suburban or rural in character.
- Require strategic sites on the edge of settlements to demonstrate how they address the urban-rural interface.
- Encourage sites in gateway/landmark locations to adopt bold and distinctive architecture.
- Require proposals to demonstrate how they are integrated with existing built and natural forms in terms of layout, access to green infrastructure and access to cycling and walking networks.
- Encourage greater use of non-traditional construction methods, including modular construction and more environmentally sustainable materials.
- Require developments to show how they respond to development briefs where they are produced for particular sites.

Further Evidence

- 2013 Successful Places Supplementary Planning Document
<https://www.bassetlaw.gov.uk/media/90512/SuccessfulPlacesSPD.pdf>
- Commission for Architecture and the Built Environment – 2006 Housing audit: Assessing the design quality of new housing in the East Midlands, West Midlands and the South West: <http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/housing-audit-2006.pdf>

See Also

- Part 15: Responding to a Changing Climate

³¹ Negative Pastiche is taken to mean the imitation and amalgamation of earlier architectural styles that creates an incoherent and visually disharmonious whole.

13 Affordable & Specialist Housing

Objectives Addressed

9. Deliver specific housing types that meet the identifiable needs of Bassetlaw's diverse communities.

Key Points

- The national policy context for affordable and specialist housing is undergoing significant change.
- Bassetlaw's over-65 population will grow significantly over the course of the plan period and the needs of this group will need to be addressed through the Bassetlaw Plan.
- The Strategic Housing Market Assessment highlights a very significant need for affordable housing, particularly in the form of social and affordable rented housing.
- The Plan will need to address demand for serviced plots, for the purposes of Self Build & Custom Build proposals.

Background Papers:

- **How much Housing does Bassetlaw need?**

Available at: www.bassetlaw.gov.uk/thebassetlawplan

- 13.1** 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. In addition to addressing the need for affordable housing, the Bassetlaw Plan must also consider the needs of a range of other groups.

Viability & Local Needs

- 13.2** 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 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 may be appropriate to develop a prioritised approach to the provision of infrastructure and affordable housing, taking into account local needs.
- 13.3** 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. For this reason it is proposed that the viability of affordable housing contributions will be revisited over the life of developments.

- 13.4** To enable fair and accurate assessment of how affordable housing obligations affect development viability the use of open-book viability assessments is proposed.

Groups with Specialist Housing Needs

- 13.5** The 2013 Strategic Housing Market Assessment (SHMA) highlights that 25% of the District's households are already made up of only people aged over 65. Over the plan period the number of Bassetlaw residents aged over 65 is projected to increase by around 11,500 people.
- 13.6** Of these households almost all are one or two people in size, but more than half occupy dwellings that have three or four bedrooms. As a result the area's ageing population could lead to an increase in the under-occupation of existing housing and the SHMA suggests the possibility of addressing this by promoting smaller homes that are attractive to older persons.
- 13.7** Alongside national policy, central government has published a series of optional technical standards for new housing, which may be adopted by local authorities if there is sufficient evidence for their need. One of these standards allows local authorities to require compliance with optional building regulations addressing enhanced accessibility, as described in Part M4(2) of the Building Regulations 2015 Edition³². This 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.
- 13.8** In order to address the issues highlighted by the SHMA it is proposed that a proportion of future housing development should comply with Part M4(2), on creating accessible dwellings, in order to address the large and increasing proportion of households made up of elderly people.
- 13.9** Additionally it is important to recognise that traditional open-market housing developments cannot always meet the needs of groups with more specific accommodation requirements, for example those who may require some additional support to continue living independently on a day-to-day basis. Therefore it is proposed that the Plan will take a favourable approach to schemes aimed at meeting these specific needs.

Affordable Housing

- 13.10** The SHMA highlights a very significant need for affordable housing, estimated to be nearly 650 affordable dwellings per annum, depending on the assumptions made. The Assessment considers the need for several types of affordable housing, concluding that nearly three quarters of the need is for social and affordable rented housing. For this reason the Bassetlaw Plan will need to continue to seek the highest viable levels of affordable housing provision, and will set local targets to achieve this.
- 13.11** This paper has been written in an uncertain context for the provision of affordable housing. The 2016 Housing and Planning Act requires local authorities to promote the delivery of Starter Homes³³. Though the regulations governing this have not been published at the time of writing it is expected that the provision of Starter Homes will contribute to the provision of affordable housing. However, the impact of this on the viability of delivering other forms of affordable housing, such as social and affordable rented housing, is currently unknown.

³²Building 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

- 13.12** Recent changes to National Planning Policy Guidance have introduced a threshold of eleven dwellings, below which tariff-style planning obligations, including those aimed at providing affordable housing, should not be sought. However, for Rural Bassetlaw, the Authority has the option to set a threshold of five dwellings, where contributions made on developments of between five and ten dwellings will be in the form of cash payments. These cash payments will only be collected where the Council has a clear strategy for how such contributions can be used to deliver affordable housing.
- 13.13** The provision of affordable and other forms of specialist housing is closely related to the wider use of planning obligations to secure other types of infrastructure. For this reason it is important that this proposed policy approach is read in conjunction with the proposed approach to planning obligations, set out in Part 17 of this paper.

Self Build & Custom Build

- 13.14** Another change in national policy has been a greater emphasis on ensuring that land is available for those who wish to build their own home. The SHMA highlights that self-build has not been a strong feature of the housing market in Bassetlaw to date. However, when undertaken effectively, self-build properties can contribute positively to a place's character and support increased housing delivery.
- 13.15** The council maintains a register for people who are interesting in, either building their own home, or commissioning a home in the district. This can be found at:
<https://www.bassetlaw.gov.uk/everything-else/planning-building/self-build-and-custom-build-register.aspx>
- 13.16** Bassetlaw District Council is required to monitor this interest and to address it accordingly. However the regulations have not yet been published by central government, which will clarify how the Council should address such interest.
- 13.17** Strategic Proposal 5, addressing the proposed approach to development in the Functional Clusters tier of the Spatial Hierarchy, would help to facilitate the Self Build and Custom Build approach by enabling organic growth on a wider range of sites, where proposals can demonstrate that they meet the proposed criteria.
- 13.18** For the more urban parts of Bassetlaw (Worksop, Retford and Harworth & Bircotes) a greater density of development means that fewer small sites are likely to be available to meet custom and self-build demand. It is therefore proposed that large scale new developments in these areas should include some serviced plots for those wishing to develop their own home.

³³ Starter Homes are homes for first time buyers under the age of 40, sold at a discount of 20% less than the open market value. Starter Homes are fully defined in National Planning Policy Guidance: http://planningguidance.communities.gov.uk/blog/guidance/starter-homes/starter-homes-guidance/#paragraph_002

Proposed Policy Approach

Affordable Housing

- Set local thresholds for the proportion of affordable housing provision based on a viability assessment.
- Seek contributions toward off-site provision of affordable housing where it can be demonstrated that on-site provision is incompatible with the form of development proposed or would make the development unviable.
- Require affordable housing to be indistinguishable from open-market housing in design and layout.
- Encourage affordable housing to be ‘pepper-potted’ throughout larger developments.
- Require an open-book approach where developers are seeking to demonstrate that affordable housing contributions are unviable.
- Negotiate set points at which the viability of affordable housing contributions will be reviewed to ensure the most viable level of affordable housing is delivered over the life of a development.

Housing for an Ageing Population

- Require developments on allocated sites to include dwelling types that meet the needs of the elderly.
- Require the prescribed national technical standard for accessibility (Part 4(2)) to be met for a proportion of all major housing developments (10 or above), except where it can be justified that this would make the development unviable.

Supporting Independent Living

- Support developments that meet the needs of groups with specific accommodation requirements, to enable those who require additional

Self-Build & Custom Build

- Support custom and self-build proposals where they are sustainably located and accord with other policies set out in the plan*.
- Require developments on allocated sites to include a proportionate number of plots of land for self-build and custom-build, integrated into the development layout.
- Set a time period after which developers will be able to build out allocated self-build plots that remain unsold.

Relationship to the Proposed Spatial Hierarchy

- In all tiers of the Hierarchy require on-site provision of affordable housing in line with nationally defined thresholds for scale of development**.
- Explore possibility of setting a lower threshold for contributions to affordable housing in Rural Bassetlaw**.

- In the Functional Clusters allow the 10% cap on individual development and 20% cap on overall development to be exceeded where a proposal meets all of the following criteria:
 - All development over and above the cap meets a specific identified need for affordable or specialist housing, excluding self-build and custom build.
 - All development over and above the cap has clear, evidenced support from the local community.
- In Wider Rural Bassetlaw it is expected that no development will be of a scale large enough to trigger the proposed thresholds, except where Neighbourhood Plans propose larger scale development.

Cumulative Policy Impacts

- Based on understanding the cumulative impacts of policies on development viability and specific local needs, explore if a prioritised approach to the provision of affordable housing, specialist housing and other forms of infrastructure through developer contributions is needed.
- Where required set out priorities specific to particular sites though development briefs where these are different to the standard list.

*Following the spatial hierarchy self and custom build proposals would not be supported in settlements and land designated as being part of the Wider Rural Bassetlaw tier.

**National Planning Policy Guidance currently sets a threshold of eleven dwellings, below which contributions should not be sought. However the Guidance sets out the possibility of setting a lower threshold in designated rural areas.

Further Evidence

- 2013 North Derbyshire & Bassetlaw Strategic Housing Market Assessment
<http://www.bassetlaw.gov.uk/media/295041/shmajointreport.pdf>
- Bassetlaw Housing Strategy (Forthcoming)
- Building 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

See Also

- Part 16: Infrastructure Delivery & Planning Obligations

14 Rural Buildings & Residential Development in Wider Rural Bassetlaw

Objectives Addressed

- 5. Supporting the delivery of new and the enhancement and expansion of existing enterprises that will deliver increased local job opportunities in both urban and rural Bassetlaw.
- 9. Deliver specific housing types that meet the identifiable needs of Bassetlaw's diverse communities.

Key Points

- More than 95% of Bassetlaw is defined as being rural in character.
- Wider Rural Bassetlaw is considered to be less sustainable than in the Defined Rural Settlements, which form the Functional Clusters.

- 14.1** Bassetlaw is predominantly rural in character with the defined rural area making-up around 96.4%³⁴ of the District. As such the resident communities and businesses across rural Bassetlaw are a fundamental component of the District operating in a living, working context. The unique inheritance of rural settlements and landscapes also form a key component of the visual character of Bassetlaw. An overarching principle of the Bassetlaw Plan is to conserve the integrity and enhance the potential of the District's rural areas.
- 14.2** Across rural Bassetlaw a distinction is made between Defined Rural Settlements in Functional Clusters and the more dispersed settlements, land and isolated buildings of Wider Rural Bassetlaw. Resident communities in Wider Rural Bassetlaw are considered to be relatively isolated and more remote from a range of necessary day-to-day services and facilities. Given this relative geographic isolation, further residential development in Wider Rural Bassetlaw is considered to be less sustainable.
- 14.3** The general approach of the Bassetlaw Plan will be to limit opportunities for residential development in the dispersed settlements and open countryside of Wider Rural Bassetlaw. This is to limit scale of development in the less sustainable rural areas. In principle any opportunities for the provision or enhancement of community services and facilities will be supported alongside economic development that can justify a location in Wider Rural Bassetlaw, rural economic issues are covered further in Part 8; Economic Development.
- 14.4** The focus of residential development in Wider Rural Bassetlaw will be at a small scale with allowances made for the appropriate conversion and replacement of individual rural buildings for residential use. Also, suitable proposals for worker dwellings will be supported where there is a direct and proportionate tie to a rural business.
- 14.5** It is recognised that Neighbourhood Plans operating in Wider Rural Bassetlaw may want to plan for more aspirational levels of residential development than proposed in the Bassetlaw Plan.

³⁴The 2016 Bassetlaw Rural Settlement Study addresses Bassetlaw's rural areas in more detail:

www.bassetlaw.gov.uk/thebassetlawplan

Where this is the case there will be an expectation that any Neighbour Plan group or forum will evidence how increased residential development proposals will be both appropriate to the local area and actively enhance the sustainability of any relevant settlement.

- 14.6** The proposed policy approach outlined below, notwithstanding existing permitted development rights, is intended to support Strategic Proposal 6A in Part 6 of this paper and relates to the Wider Rural Bassetlaw tier of the spatial hierarchy.

Proposed Policy Approach

- Allow for the conversion and re-use of individual rural buildings for residential use in Wider Rural Bassetlaw where the following criteria are satisfied:
 - the building is of significant architectural or historic value and intrinsically worthy of retention in its rural setting; and
 - evidence is provided to justify why the building can no longer be used for its original purpose and/or retained for its current use; and
 - there is no demand for use of the building, where applicable, as a business which is tested through a comprehensive 12 month marketing exercise; and
 - the building is capable of conversion with minimal alteration or extension; and
 - the building is structurally sound and capable of conversion without any significant rebuilding work.
- Allow for replacement dwellings in wider rural Bassetlaw where the following criteria are satisfied:
 - the residential use of the original dwelling has not been abandoned; and
 - the original dwelling is not important to retain, due to its architectural or historic value and/or contribution to the surrounding countryside; and
 - the original dwelling is not a temporary or mobile structure; and
 - the proposed replacement dwelling is of a design appropriate to its rural surroundings; and
 - the proposed new dwelling is located on the majority of the original footprint unless an alternative position within the existing curtilage would enhance the setting of the proposed building and wider countryside.
- Allow for rural worker dwellings where there is a clear, proportionate and demonstrable tie to a rural business. The following evidence will be required:
 - the existing functional need for a dwelling; and
 - the number of part and full-time workers to live in the dwelling; and
 - the length of time the business has been active*; and
 - the financial viability of the business; and
 - the availability of other suitable accommodation on site or in the area; and
 - how the proposed size of the dwelling relates to the viability of the enterprise.
- Neighbourhood Plans in Wider Rural Bassetlaw that want to boost residential development, in addition to the policy approach above, will need to identify how local growth is appropriate and will enhance the sustainability of any relevant settlements.

** Where a new rural enterprise is proposed only a temporary dwelling will initially be permitted. Any rural enterprise will need to be in operation for at least two years before a permanent rural worker dwelling will be considered.*

Further Evidence

- 2016 Bassetlaw Rural Settlement Study: www.bassetlaw.gov.uk/thebassetlawplan

See Also

- Strategic Proposal 6A
- Part 8: Economic Development
- Part 13: Affordable and Specialist Housing



15 Responding to a Changing Climate

Objectives Addressed

10. Require development to be delivered in the context of a changing climate by protecting and enhancing flood mitigation, promoting energy efficiency and exploring opportunities for energy production.

Key Points

- Avoiding development in areas at the greatest risk of flooding, applying a sequential test to development proposals
- New developments to incorporate on site sustainable drainage systems (SuDS)
- Wind energy developments supported where allocated in Neighbourhood Plans
- Support for other types of renewable and low carbon energy development, subject to consideration of potential impacts

Responding to the challenge of Climate Change

- 15.1** The Government identifies the planning system as having a significant role to play in tackling the challenge of climate change. The very nature of this issue means that it cuts across many aspects of the local plan, requiring a range of policies to help secure the means of preparing for and adapting to climate change. The policy themes below link with proposals for other policies and set out the key ways in which future policies in the local plan will help address climate change.

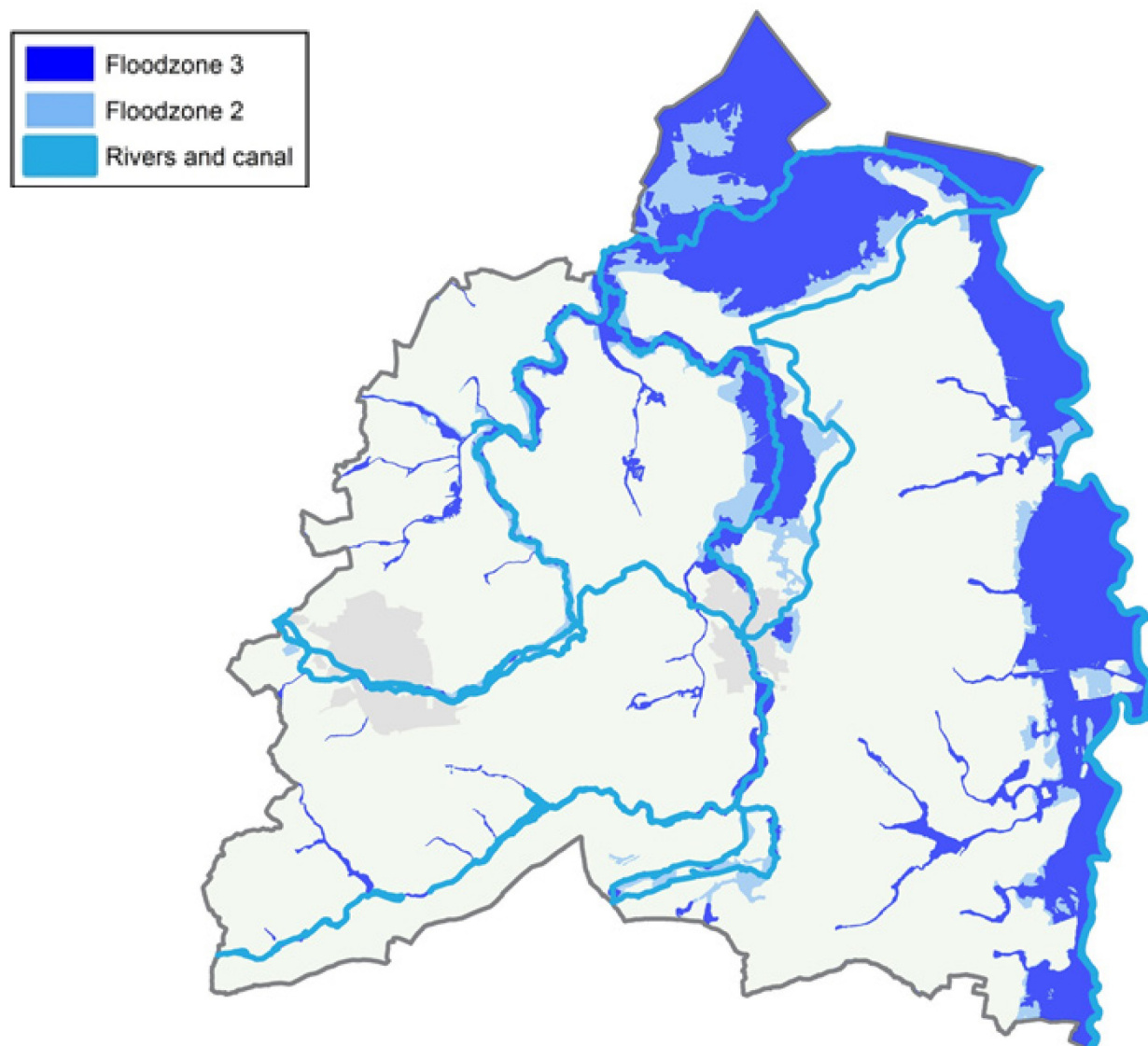
Minimising vulnerability to flood risk

- 15.2** Although large swathes of Bassetlaw are vulnerable to river-based flooding, as illustrated by Figure 8, there is no significant pressure to develop in these areas. The most up-to-date Strategic Flood Risk Assessment for the District will be used to inform the location of future development.
- 15.3** Proposals for development in Flood Zones 2, 3a and 3b that are not defined by national planning guidance as being suitable for these zones will not be supported while development sites remain available in sequentially superior locations across the District. When determining planning applications the Council will weigh up all of the relevant policy issues, applying the 'Exception Test'³⁵ where necessary. Site specific Flood Risk Assessments will be required for development proposals in flood risk areas.

³⁵ As set out Paragraphs 101-104 of the National Planning Policy Framework: http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/10-meeting-the-challenge-of-climate-change-flooding-and-coastal-change/#paragraph_101

Figure 8:

Areas In Bassetlaw Designated As Being At Higher Risk Of Flooding



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15.4 While the Trent Valley and land surrounding the rivers Idle, Ryton, Meden, Maun and Poulter will always exhibit high risk of flooding, there is an increased likelihood of flood events caused by surface water and sewer flooding in areas which have not previously suffered from flooding, as a result of climate change. New developments will therefore be required to incorporate appropriate sustainable drainage systems (SuDs) in accordance with national standards³⁶. Consideration should be given as to how these can be integrated with the green infrastructure of the site and within the wider area.

³⁶ National Planning Policy Guidance on Reducing the causes and impacts of flooding: [http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal change/reducing-the-causes-and-impacts-of-flooding/why-are-sustainable-drainage-systems-important/](http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/reducing-the-causes-and-impacts-of-flooding/why-are-sustainable-drainage-systems-important/)

- 15.5** Support will be given to proposals that do not result in the deterioration of water courses and which conserve and enhance water quality, the ecological value of the water environment and flood storage capacity, subject to other policy considerations.

Proposed Policy Approach: Flood Risk

- Apply a sequential approach to development to minimise vulnerability to fluvial flooding and applying the national exception test where necessary;
- Development (other than minor extensions) in settlements with identified drainage capacity issues will be required to demonstrate to the Council's satisfaction that the proposed development will not exacerbate existing land drainage and sewerage problems in these areas;
- New developments to incorporate on site sustainable drainage systems (SuDS);
- Preference will be given to SuDS that contribute to the conservation and enhancement of biodiversity and are integrated within wider green infrastructure; and
- Proposals that are likely to result in the deterioration of water courses and water quality will be resisted. Support will be given to development proposals designed specifically to conserve or enhance water quality, the ecological value of the water environment and flood storage capacity.

- 15.6** In June 2015, the Secretary of State for Communities and Local Government issued 15.6a Ministerial Written Statement that set out new considerations for wind energy development proposals. It advises that local planning authorities should only grant planning permission for wind turbines if:

- The development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

- 15.7** The Statement was issued with immediate effect, supported by updated Planning Practice Guidance (PPG), and was developed with the express intention of giving local people the final say on wind energy applications. The PPG gives no clear requirement for local planning authorities to identify suitable sites. In light of this and the requirements of the Ministerial Statement it is felt that the most appropriate way of identifying sites for stand-alone wind turbines should be through Neighbourhood Plans. As such, the proposed policy approach will be to only consider favourably sites that are identified in Neighbourhood Plans which themselves require public backing through the referendum process and are therefore more likely to have local community backing.

- 15.8** Similarly, support will be given to other community-led energy schemes that have the support of the wider community.

Other forms of renewable and low carbon energy

- 15.9** Bassetlaw has seen a significant increase in renewable energy developments in recent years. Annual Monitoring Reports show an exponential increase in the total amount of renewable energy capacity installed, particularly as a result of large stand-alone photovoltaic Solar Farms, as well as building mounted Solar PV and use of anaerobic digestion associated with a number of farms.
- 15.10** Subject to consideration of the wider environmental, social and economic benefits, renewable and low carbon energy schemes will be supported. When assessing development proposals, consideration will also be given to the potential impacts on the local environment and amenity, key views and vistas, heritage assets and identified environmental assets. The cumulative impact of different renewable and low carbon energy developments will also be a consideration. Significant unacceptable effects will be avoided.

Proposed Policy Approach: Renewable & Low Carbon Energy

The Council will support:

- Wind energy developments where allocated in Neighbourhood Plans or through other community-led schemes;
- Other types of stand-alone renewable and low carbon energy infrastructure where it can be demonstrated that they will not result in unacceptable impacts on people and the built and natural environment;
- Development proposals that seek to integrate renewable and low carbon energy schemes on-site, where the scale of proposals permit.

Sustainable design and energy efficiency

- 15.11** The Climate Change Act 2008³⁷ establishes a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% in 2050 from 1990 levels. The Act places a statutory duty on local planning authorities to include policies in their Local Plan designed to tackle climate change and its impacts.
- 15.12** Householders spending more than 10% of their income on home energy are considered to be in fuel poverty. With the Nottinghamshire-Derbyshire Local Authority Energy Partnership identifying Bassetlaw as having 19.7% of its households classed as 'fuel poor', measures to maximise energy efficiency and reduce fuel consumption in new development can have significant benefits for future residents and contribute to reducing local CO2 emissions.
- 15.13** The design and layout of individual developments can affect the efficiency of buildings in terms of their energy use and needs. Passive design is the term for making the best use of natural processes to reduce the need for additional energy intensive mechanical alternatives. 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 should also maximise natural lighting through the strategic placing of glazing and regular light wells. It should

also maximise natural lighting through the strategic placing of glazing and regular light wells to reduce electric lighting requirements. Research has shown that utilising passive design effectively can reduce energy demand by as much as 30%. Opportunities to apply passive design principles will depend on site conditions and building type. Site conditions that need to be taken into account include orientation of the building and surrounding structures, affecting shading and wind paths.

- 15.14** All development will be encouraged to achieve greater efficiency in the use of natural resources, including maximising appropriate opportunities to redevelop brownfield land. Measures to minimise energy use, utilise renewable energy, improve water efficiency, minimise waste generation and increase recycling will all be promoted through development plan policies. Furthermore, new developments should minimise construction waste and encourage reuse and recycling wherever possible.
- 15.15** It is proposed that major developments, for both residential and non-residential uses, should demonstrate how the construction phase of development has been approached in a sustainable manner. In particular, proposals should seek opportunities to utilise sustainably sourced materials, minimising construction waste and maximising recycling of materials from demolition of existing structures. Consideration should also be given to the durability of construction materials over the lifetime of a building, reducing the need for replacements and frequency of repairs.
- 15.16** Strategic residential allocations should demonstrate consideration for provision of 15.16new recycling facilities to reduce the pressure on existing facilities that will result from an increase in dwellings in a locality.

Proposed Policy Approach: Sustainable Design & Energy Efficiency

Where appropriate and achievable, development proposals should make clear how they contribute towards:

- A passive design approach that will maximise the efficiency and energy performance of new buildings, reducing lifetime energy costs;
- Utilising sustainably sourced materials;
- Efficient use of materials and give consideration to their durability over the lifetime of a development;
- Minimising waste and maximising recycling;
- Minimising water consumption;
- Minimising net greenhouse gas emissions of the proposed development; and
- Maximising low or zero carbon energy generation

³⁷ The Climate Change Act 2008: <http://www.legislation.gov.uk/ukpga/2008/27/contents>

Enhancing accessibility and promoting sustainable travel

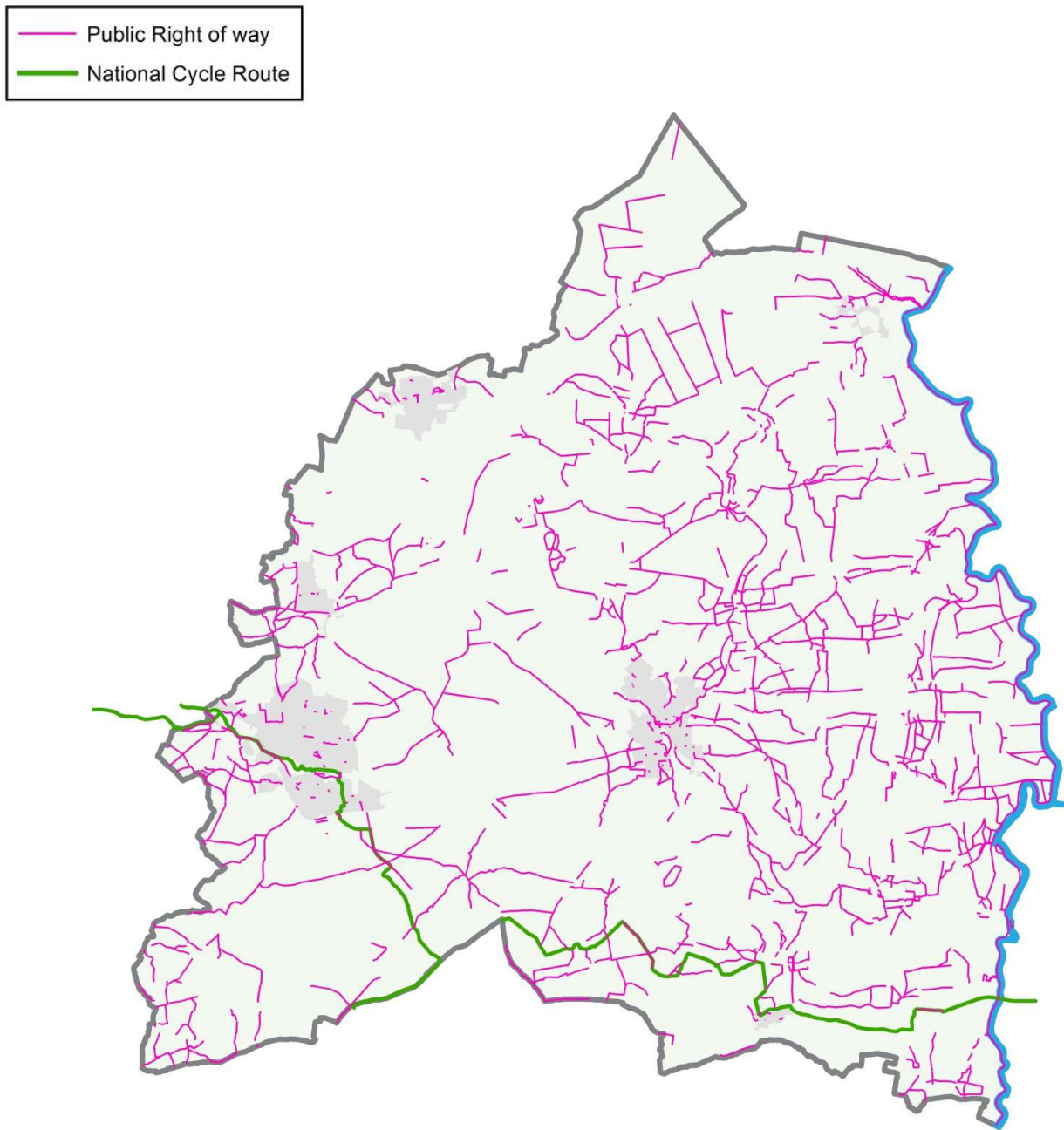
- 15.17** Climate change is occurring and will continue regardless of local policy intervention. Nevertheless, the Climate Change Act 2008³⁸ establishes a legally binding target to reduce the UK's greenhouse gas emissions and the local plan has a key role to play in supporting sustainable forms of development that contribute to this objective..
- 15.18** Bassetlaw's CO2 emissions per capita are significantly above the UK and East Midlands averages, with transport being highlighted as the main source of emissions. New development will undoubtedly generate new demands for energy, leading to increased greenhouse gas emissions.
- 15.19** In response to this challenge the proposed spatial strategy supports opportunities for use of sustainable transport by locating new development in areas with greatest access to services, facilities and employment. Use of public transport (where available), walking or cycling is key to affecting localised greenhouse gas emissions over the long term. Figure 9 illustrates the extent of Public Rights of Way and National Cycle Network routes across Bassetlaw. For rural Bassetlaw the proposed spatial strategy recognises the limited access to public transport. It therefore does not necessarily seek to reduce the frequency of journeys by private car, but aims to reduce the distances travelled to access daily services by locating new residential development within functional clusters of services.



³⁸ The Climate Change Act 2008: <http://www.legislation.gov.uk/ukpga/2008/27/contents>

Figure 9:

Public Rights Of Way And The National Cycle Network In Bassetlaw



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Proposed Policy Approach: Enhance Accessibility & Promoting Sustainable Travel

Within the context of the proposed spatial strategy, which seeks to locate new development close to services, facilities and employment opportunities, specific measures to be sought and implemented through development proposals include:

- Encouraging the design and layout of new development to support ease of pedestrian and cycle access;
- New and enhanced cycle infrastructure, including secure parking facilities;
- Delivery of routes that are as quick, direct and safe as possible, minimising dangers for cyclists, pedestrians and other users;
- Identifying opportunities to locate development in locations that facilitate ready pedestrian and cycling access to public transport hubs.

Further Evidence

- Bassetlaw Green Infrastructure Study – May 2010
<http://www.bassetlaw.gov.uk/media/103090/BSGreenInfrastructureStudy.pdf>
- Bassetlaw Strategic Flood Risk Assessment – July 2009
[http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/core-strategy-development-management-policies/background-studies/strategic-flood-risk-assessment-\(sfra\).aspx](http://www.bassetlaw.gov.uk/everything-else/planning-building/planning-policy/core-strategy-development-management-policies/background-studies/strategic-flood-risk-assessment-(sfra).aspx)
- 2016 Nottinghamshire Cycling Strategy Delivery Plan
<http://www.nottinghamshire.gov.uk/media/112615/cycling-strategy-delivery-plan-march-2016.pdf>
- Bassetlaw Renewable and Low Carbon Energy Study – February 2010
<http://www.bassetlaw.gov.uk/media/103366/bsrenewablelowcarbonenergystudy.pdf>
- The Climate Change Act 2008: <http://www.legislation.gov.uk/ukpga/2008/27/contents>

See Also

- Part 11: Natural Environment
- Part 13: Affordable and Specialist Housing materials over the lifetime of a building, reducing the need for replacements and frequency of repairs.

16 Infrastructure Delivery & Planning Obligations

Objectives Addressed

11. Ensure new development contributes to the enhancement of Bassetlaw's transport, green and social infrastructure.

Key Points

- Infrastructure capacity underpins how new development impacts on quality of life for both new and existing residents.
- Planning obligations will be collected to support the development of new and improved transport, social and green infrastructure.
- There will be a need to undertake an Infrastructure Capacity Study to support the evolving Bassetlaw Plan.
- Bassetlaw has an adopted Community Infrastructure Levy. The associated '123' list will be reviewed alongside the Plan's development.

Infrastructure Types

- 16.1** The wider impacts of new development on quality of life, including for the District's existing residents, will depend significantly on how it contributes to improving wider infrastructure networks. Principally this is the physical infrastructure that is necessary for development to be built, the transport infrastructure that allows people to move about, the social infrastructure that allows people to access education and healthcare, and the green infrastructure that allows people to access open space, while supporting plant and animal life.
- 16.2** For this reason it is important to draw out the links between the scale of new development proposed through the Spatial Strategy and the impacts this will have on different types of infrastructure. This is to ensure that, where communities see significant new development, this is in conjunction with new and improved infrastructure. Additionally investing in new infrastructure can be expected to have long term benefits, supporting quality of life and future development beyond the life of the first Bassetlaw Plan.
- 16.3** Bassetlaw's 2014-2028 Regeneration and Growth Strategy recognises the importance of infrastructure in underpinning future economic growth in the District. The Strategy highlights access to broadband internet access as having become a basic infrastructure need and this is supported by projects, such as the Council's work to provide mobile broadband in the rural areas through the Microwave Broadband Initiative.

Infrastructure Delivery Plan

- 16.4** There will be times when new demand can be met by existing infrastructure provision. However, when existing capacity is insufficient to accommodate new development, contributions will be required toward new and improved infrastructure. As the Bassetlaw Plan develops it will be necessary to work with a range of stakeholders, including local communities, to undertake a detailed study of infrastructure capacity, and to prepare an Infrastructure Delivery Plan. This work will seek to understand where different types of infrastructure have surplus capacity and where new development will need to contribute to the provision of new or improved infrastructure. It will also seek to set out the thresholds at which new development will trigger the need for new services such as schools and healthcare and/or contributions toward improving existing services.

Physical Infrastructure

- 16.5** The Delivery Plan will set out how different infrastructure needs will be addressed, informing the priorities for the use of planning obligations. This work will need to account for a wide range of infrastructure types, falling into the following categories.
- 16.6** Physical infrastructure covers types of infrastructure that may be necessary for development to go ahead, for example basic utilities such as sewerage, water, gas and electricity. It also encompasses infrastructure necessary to mitigate drainage and flood risk impacts.

Transport Infrastructure

- 16.7** Transport infrastructure covers both motorised forms of transport, such as road and rail, and walking and cycling, as more environmentally sustainable alternatives. The Context part of this paper recognised that Bassetlaw is well connected to the strategic road and rail network, with access to major north-south links such as the East Coast Mainline and A1, and east-west links such as the Sheffield-Lincoln railway line and A57. Some road improvements are likely to be necessary to support future development.
- 16.8** The Context also recognises that Bassetlaw has a network of cycle and footpaths, where further development of this network may have the potential to promote more environmentally sustainable travel patterns.
- 16.9** Social infrastructure addresses the need for new services generated by new residents that underpin day-to-day life, such as healthcare, education and emergency services. It is anticipated that new development will need to contribute to the provision of school places, through both the expansion of existing schools, and the construction of new schools. Some additional healthcare capacity is also likely to be required and will need to be addressed through appropriate measures, including potential on-site provision on large scale developments.

Green Infrastructure

- 16.10** Green Infrastructure encompasses a range of spaces, including natural and semi-natural areas, parks and gardens, allotments, cemeteries and other public open spaces. Terming these spaces 'Green Infrastructure' recognises the different functions that they provide in terms of landscape character, natural processes, biodiversity and for the health and wellbeing of the district's residents. Part 3 of this paper, addressing the Natural Environment, sets out a proposed approach to Green Infrastructure in more detail. This highlights the potential for new development to contribute to new and improved green infrastructure throughout Bassetlaw, including both enhancing existing spaces and providing new spaces. Planning Obligations

Planning Obligations

- 16.11** The expectation that, where financially viable, new development contributes to wider infrastructure improvements is a long established principle of the planning system. Traditionally such contributions have been in the form of a Section 106 Agreement. In addition to this the Community Infrastructure Levy has been introduced, to deliver certain types of infrastructure in a more financially predictable way, instead of negotiating through a Section 106 Agreement.
- 16.12** Bassetlaw adopted a Community Infrastructure Levy (CIL) Charging Schedule on the 1st September 2013. The current Regulation 123 list sets out priorities for the investment of CIL receipts. This list identifies a series of junction improvements around Harworth, Retford, Tuxford and Worksop and improvements to secondary schools in Worksop and Harworth & Bircotes.
- 16.13** There are no defined timescales for reviewing the Charging Schedule alongside the Bassetlaw Plan. However the Plan will set out a new strategy for development in the District and this may affect where it is most appropriate to invest CIL receipts. For this reason it is proposed that a revised Regulation 123 list is published alongside the adoption of the Bassetlaw Plan.
- 16.12** Section 106 agreements have traditionally been used to secure infrastructure that is essential to making a proposal acceptable. It is envisaged that these will continue to be negotiated on a site-by-site basis, guided by the use of development briefs where appropriate and any relevant Supplementary Planning Documents.

Viability & Local Needs

- 16.15** The wider range of needs to be addressed through the Plan also requires a greater awareness of the cumulative impacts of different policy requirements on development viability. Recognising that it will not always be financially viable to meet all policy requirements on all new developments it may be appropriate to develop a prioritised approach to the provision of infrastructure and affordable housing, taking into account local needs.
- 16.16** As part of the plan-making process the final draft of the Bassetlaw Plan will be subject to a viability assessment, in order to ensure that the cumulative requirements of policies do not result in new development being unviable.

16.17 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. For this reason it is proposed that the viability of affordable housing contributions will be revisited over the life of developments.

Proposed Policy Approach

- Based on the findings of the Infrastructure Delivery Plan seek appropriate developer contributions to mitigate identified infrastructure impacts.
- Based on understanding the cumulative impacts of policies on development viability and specific local needs, explore if a prioritised approach to the provision of affordable housing, specialist housing and other forms of infrastructure through developer contributions is needed.
- Where required set out priorities specific to particular sites though development briefs where these are different to the standard list.
- Maintain existing CIL rates and review the Regulation 123 list of projects to which this contributes, to reflect the priorities of the Bassetlaw Plan.
- Continue to negotiate Section 106 agreements on a site-by-site basis to secure necessary contributions and that these don't undermine the viability of schemes.
- Negotiate set points at which the viability of planning obligations will be reviewed to ensure the most viable level of obligations is contributed over the life of a development.

Further Evidence

- Regulations 123 List for CIL in Bassetlaw – October 2014
<http://www.bassetlaw.gov.uk/media/413741/Final-CIL-Reg-123-list-Oct-2014.pdf>
- Bassetlaw Green Infrastructure Study – May 2010
<http://www.bassetlaw.gov.uk/media/103090/BSGreenInfrastructureStudy.pdf>
- 2014-2028 Regeneration and Growth Strategy
<http://www.bassetlaw.gov.uk/media/165646/Growth-Plan.pdf>

See Also

- Part 11: Natural Environment
- Part 13: Affordable and Specialist Housing

17 Gypsies, Travellers & Travelling Showpeople

Objectives Addressed

9. Deliver specific housing types that meet the identifiable needs of Bassetlaw's diverse communities.

Key Points

- Identified need for eight pitches up to 2029, to be allocated through the Plan.
- General preference for new sites to be allocated on the edge of towns.
- Criteria-based policy proposed to assess applications that come forward on unallocated sites.

- 17.1** Gypsies, Travellers and Travelling Showpeople should have access to appropriate accommodation to meet their needs. The Government's Planning Policy for Traveller Sites³⁹ requires local planning authorities to identify local needs and a supply of deliverable sites, as well as developing local plan policies containing criteria that guide decision making where sites come forward via planning applications.
- 17.2** In Bassetlaw the Gypsy and Traveller community resides on a number of existing private residential sites, with a significant proportion also living in conventional bricks and mortar accommodation. The June 2015 Bassetlaw Gypsy & Traveller Accommodation Assessment (GTAA) was prepared using the joint methodology established in partnership with other Nottinghamshire planning authorities. The findings of the GTAA indicate that within the plan period (up to 2029) there will be need for an additional eight pitches to be delivered across the Bassetlaw area. However, this figure assumes that existing pitches are available/habitable and that pitches with extant planning permission are deliverable. As such, this target is a minimum requirement. Subject to the availability of land for Gypsy and Traveller accommodation (to be determined through the forthcoming Land Availability Assessment) the council proposes to make allocations, in the Bassetlaw Plan, to meet the identified need.
- 17.3** In terms of the type of accommodation required, evidence from the bi-annual district-wide caravan count shows a gradual fall in the number of residential pitches occupied on larger established sites (10+ pitches). Although this is not necessarily a direct reflection of the community's accommodation preferences, recent planning applications trends suggest increasing desire for smaller sites with fewer pitches (1-3 pitches/2-6 caravans) that can accommodate single families. Furthermore, responses to a questionnaire undertaken as part of the GTAA indicated an overwhelming desire (79%) for new sites to be located on the edge of towns. Only 4% wanted sites on the edge of villages, while the remaining 17% expressed preference for the relative seclusion of rural (out of town/village) locations.

³⁹ Planning Policy for Traveller Sites, August 2015: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

Proposed Policy Approach

- Allocate sites to meet identified needs across the lifetime of the plan, including contingency sites that may be needed in circumstances where it can be demonstrated that:
 - Existing sites are not of an acceptable habitable standard; or
 - Extant planning permissions that are included within the existing supply have lapsed
- Apply the following sequential approach to the assessment of sites that come forward through planning applications:
 - Preference given to sites that are located in or adjoining existing settlements within a defined functional cluster;
 - Where it can be demonstrated that no sites in sequentially preferable locations are available give consideration to small scale family sites, comprising a limited number of pitches/caravans, that are located within the 4km buffer identified around Bassetlaw's towns, rural hub settlements and the out-of-district hubs, comprising:

Worksop	Clarbrough and Welham
Retford	Rampton
Harworth & Bircotes	North Leverton
Carlton-in-Lindrick	Rhodesia
Tuxford	Gainsborough (West Lindsey)
Langold	Sutton-on-Trent (Newark and Sherwood)
Misterton	Market Warsop (Mansfield)
Blyth	Bawtry (Doncaster)
- Other considerations in the assessment of Gypsy and Traveller site development proposals will include:
 - The scale of development in relation to the nearest settlement
 - Layout and design
 - Making efficient use of land
 - Landscape and boundary treatments
 - Vehicular access and highway safety
 - Utilities service and connections
 - Flood risk and land contamination
 - The intended occupants meet the definition of G&T

- In addition to the criteria above, sites for Travelling Showpeople must also demonstrate the following:
 - They are in areas where ancillary yards for business would be acceptable
 - Where sites contain work areas use of these areas will not lead to unacceptable air or environmental pollution, noise or other nuisance or risk to the health and safety of residents on and adjacent to the site.

Further Evidence

- Bassetlaw Gypsy & Traveller Accommodation Assessment - June 2015
<http://www.bassetlaw.gov.uk/media/454819/BassetlawGTAAJune2015.pdf>

See Also

- Part 13: Affordable and Specialist Housing



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.

A **Combined Authority** is a legal entity formed by two or more local authorities to take collective decisions across boundaries. Bassetlaw is applying to be part of the Combined Authority for the Sheffield City Region.

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.

Defined Rural Settlements are those settlements in Bassetlaw that are included in a Functional Cluster.

Functional Clusters are groups of settlements that share basic, everyday services, by being within a reasonable distance of each other. In order to be defined as part of a Functional Cluster a village must have access to a convenience retail store, school, post office and GP surgery within a reasonable travel distance.

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 and health.

Infrastructure is a wide term used to refer to transport, green and social infrastructure such as roads, local open spaces and schools.

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 (NPPG) 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.

Negative Pastiche is taken to mean the imitation and amalgamation of earlier architectural styles that creates an incoherent and visually disharmonious whole.

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 household projections produced by the Office of National Statistics for the Department for Communities and Local Government. These are then adjusted to account for local house prices and potential economic growth.

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.

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 members of the Sheffield City Region Combined Authority, whilst Bassetlaw and Chesterfield have applied to become full 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 retail, employment and housing 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.

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 homes for first time buyers under the age of 40, sold at a discount of 20% less than the open market value. They are intended to help first time buyers to become home owners.

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 four aims for sustainable development in its strategy "A Better Quality of Life, a Strategy for Sustainable Development in the UK". The four aims, to be achieved at the same time, are: social progress which recognises the needs of everyone; effective protection of the environment; the prudent use of natural resources; and maintenance of high and stable levels of economic growth and employment.

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.

Urban Extensions involve the planned expansion of a city or town. They are defined as separate 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.

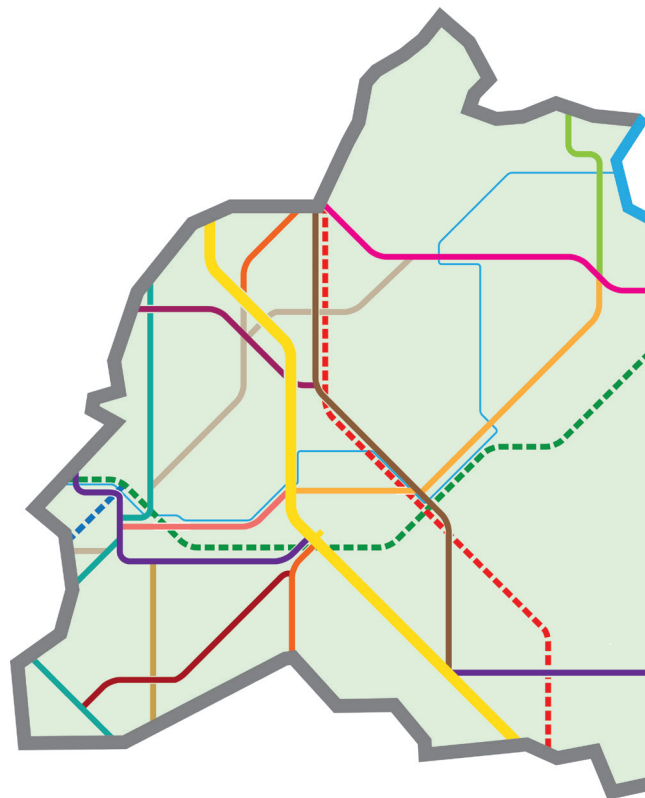
A **Viability Assessment** is a calculation of whether new development will make an acceptable profit for a private developer. The assessment takes into account factors such as land, building and borrowing costs, alongside any contributions requested by a local authority towards infrastructure, affordable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

Windfall Growth is new housing development that comes forward on any site that has not been allocated for housing through a plan document.

Appendix 2:

Addressing the Duty-to-Cooperate

- 17.4** The 2011 Localism Act prescribes that the authority is subject to the Duty-to-Cooperate, in order to address strategic, cross-boundary issues. The process of addressing Duty-to-Cooperate is continuous and will carry on throughout the development of the Bassetlaw Plan.
- 17.5** In preparing the Bassetlaw Plan meetings are being held with all of our Neighbouring Authorities, in order to explore what cross-boundary issues the Bassetlaw Plan will need to address, and how these will be taken forward during the plan-making process. In line with regulations we will also consult all specific consultation bodies named under the Duty, in order to establish any wider issues that the Plan will need to account for.
- 17.6** Bassetlaw District Council are members of the following groups, which meet on a regular basis to discuss cross-boundary issues:
- Sheffield City Region Planning Officers Group
 - Sheffield City Region Heads of Planning
 - Nottinghamshire Planning Officers Group
 - North Derbyshire & Bassetlaw Housing Market Area Local Plan Liaison Meeting
- 17.7** The Council also responds to Local Plan consultations from our neighbouring authorities, in order to clarify where cross-boundary issues exist and whether these are being addressed satisfactorily.
- 17.8** The council will continue to liaise with, both, neighbouring authorities and other bodies.



Appendix 3: All settlements in Bassetlaw not included in a Functional Cluster

Bevercotes

Bilby

Bole

Bothamsall

Carburton

Clayworth

Coates

Darfoulds

Darlton

Drakeholes

Dunham

East Drayton

Elkesley

Fledborough

Gamston

Hardwick

Harwell

Haughton

Headon

Littleborough

Little Gringley

Milton

Misson

Nether Headon

Newington

Osberton

Ragnall

Rockley

Saundby

Scofton

Serlby

Skegby

Tiln

Upper Morton

Wallingwells

West Burton

West Drayton

Wigthorpe

Wiseton

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We can arrange for a copy of this document in large print, audiotape, Braille or for a Language Line interpreter to help you.



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —