

APPENDIX B

BASSETLAW CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES DPD POST-SUBMISSION & POST HEARINGS SCHEDULE OF PROPOSED MINOR CHANGES JUNE 2011

The Core Strategy & Development Management Policies DPD was submitted for Examination 31 January 2011, along with an initial Schedule of Proposed Minor Changes. With the exception of the change related to the removal of Lound as a Rural Service Centre (see Post-Submission & Post Hearings Schedule of Focused Changes), these are accepted as changes to the DPD. Subsequently, however, the Inspector set out his questions in advance of the Hearings (which took place in May 2011) and, in addressing these questions, the District Council proposed further minor changes to aid clarity, address factual updates and address typographical or grammatical errors. These were set out in a Further Schedule of Proposed Minor Changes, which the Council submitted to the Inspector along with its Statements and which were discussed during the Hearings. These have also been included in this Schedule (other than where superseded by discussion at the Hearings or it has been concluded that they constitute focused changes - see Post-Submission & Post Hearings Schedule of Focused Changes) to ensure a complete record of post-submission minor changes. Furthermore, during the discussions at the Hearings, the Council agreed to consider a number of other minor changes that it was believed would assist with clarifying a number of policies and providing greater context to the DPD and its policies. These are also set out below.

Please note that the changes set out in this Schedule are *not* the subject of further Representation. The Post-Submission & Post Hearings Schedule of Focused Changes, which accompanies this document, *is*, however, available for consultation from Monday 27 June to Friday 26 August.

Proposed further changes to the content of the Submission Core Strategy are illustrated in the following ways:

Strikethroughs = deletions

Underlinings = additions

Bold red text = changes that are referenced in detail in the Post-Submission & Post Hearings Schedule of Focused Changes.

Please note that the numbering continues from the initial Schedule of Proposed Minor Changes, submitted with the DPD.

Change Number	Section	Policy / Paragraph	Proposed Change	Reason for Change
93	1. Introduction	Insert after paragraph 1.12 (and re-number existing paragraphs accordingly)	<p>Insert: <u>How will the Localism agenda be considered?</u></p> <p><u>At the time of writing, the Localism Bill had yet to become law. It had within it, however, provision to allow local communities to create Neighbourhood Plans containing policies to guide new development and, in some cases, granting planning permission for certain types of development. Where adopted, such Plans are likely to have considerable weight as part of the development planning framework for the District. Even where such plans do not exist, however, the views and aspirations of local people will be regarded as material considerations, and given weight, in the determination of planning applications.'</u></p>	To provide clarity about the emerging Localism agenda.
94	1. Introduction	How do I use the Core Strategy?; 2 nd paragraph of the text box	<p>Insert text at end of paragraph: <u>'The Map, and its inset maps, also shows areas at risk from flooding. Please be aware that these are the Environment Agency's flood zones, which do not take account of flood defences, and that reference should be made to the Council's more detailed Strategic Flood Risk Assessment mapping, which provides a more refined assessment of flood risk across the District.'</u></p>	To provide clarity about the flood risk areas as shown on the Proposals Map and inset maps.
95	2. Spatial Portrait: Bassetlaw Today	Paragraph 2.3	<p>Amend to read: <u>'The western edge of Bassetlaw is dominated by the town of Worksop (population c.41,000), and the three settlements of Harworth Bircotes, Carlton-in-Lindrick and Langold. This area of the District is well connected and As well as good greenfield land availability (which will need to be utilised over the plan period), this area has significant brownfield regeneration potential. This potential is increasingly being realised through with large areas of brownfield land planning permissions for the redevelopment of such sites as the former Firbeck Colliery and the major mixed-use permission at Harworth Colliery. The western part of Bassetlaw is well connected and it has easy access to the strategic road network (the A1, M1 and M18); good rail links (east-west rail links connect Retford and Worksop with Lincoln and Sheffield while the Robin Hood Line provides a direct rail link from Worksop to Nottingham via Mansfield); close proximity to the Doncaster/Rotherham/Sheffield conurbation (and Robin Hood Airport (RHADS)); a sizeable and flexible workforce and a good range of potential employment sites. Employment generation and the demand for employment land is expected to increase considerably over the next 15 years⁽³⁾.'</u></p>	To provide clarity about recent brownfield permissions and land availability in west Bassetlaw.

96	2. Spatial Portrait: Bassetlaw Today	Paragraph 2.7, final sentence	Amend final sentence and add new text: 'Even so, the relatively low wage levels of many residents means that a lack of affordable housing provision, <u>particularly two and three bedroom houses</u> , remains a serious issue ⁽¹²⁾ . <u>It is unlikely that future housing allocations will be sufficient to deliver the levels of affordable housing required for the District and so the Council is already taking steps to supplement this supply through such initiatives as the use of Council owned land (either in partnership with a developer or as a housebuilder in its own right); active promotion of rural exception sites; improvements to the Council's own housing portfolio; and an Empty Homes strategy. Bassetlaw, like other areas, also has a growing percentage of older residents, which is likely to drive an increasing demand (where older residents want to leave their existing homes) for specific property types (e.g. bungalows) and a requirement for increased numbers of carehomes or sheltered accommodation schemes.'</u>	To provide clarity about a/ the range of affordable housing initiatives underway in the District and b/ the issue of older persons housing within the District.
97	3. Vision & Objectives	Vision, 1 st paragraph	Amend to read: 'Over the next 15 years plan period , Bassetlaw will progress through a period of economic transition, as it successfully positions itself as a well-connected, attractive and good value area in which to live, work and learn.'	To provide clarity about the the timeframe of the DPD.
98	3. Vision & Objectives	SO6	Amend to read: 'To ensure that all new development addresses the <u>causes and effects of climate change by, as appropriate, reducing or mitigating flood risk; realising opportunities to utilise renewable and low carbon energy sources and/or infrastructure, alongside sustainable design and construction; taking opportunities to achieve sustainable transport solutions; and making use of Sustainable Drainage Systems.'</u>	To provide clarity about the scope of the objective.
99	4. Spatial Strategy	Paragraph 4.1 and list of bullet points	Amend to read: 'The Spatial Strategy set out in this section, and established through policies CS1 to CS9, is driven by the Vision and reflects the Strategic Objectives in their entirety. It is structured to ensure that the western edge of the District, <u>with the growth of Worksop and Harworth Bircotes in particular</u> , is positioned to take advantage of the obvious synergies with the wider City Region, <u>which has the most influence on Bassetlaw. With the obvious exception of Retford, R</u> restraint is exercised on major development in the eastern 'half' of the District, <u>while allowing for <u>smallscale, targeted development in specific villages</u> to sustain the rural communities but ensuring that development in the open countryside remains strictly controlled.</u> Consequently, these policies will deliver Strategic Objectives SO1-SO9, seeking to ensure that: <ul style="list-style-type: none"> • Worksop will continue to grow into its role as the District's major town with new and regenerated employment sites, high-quality housing and an improved town 	To provide clarity about the the role of each settlement or group of settlements.

			<p>centre. It will see significant levels of allocated housing and employment growth, which will be a marked move away from the limited levels of development of the last decade, following the building out of the Local Plan allocations;</p> <ul style="list-style-type: none"> • Harworth Bircotes will be a focus for regeneration activity, including redevelopment of the Harworth Colliery site, employment growth, a significantly improved housing offer and an enhanced town centre; • Retford will maintain its role as a focus for retail provision and major services and facilities for surrounding rural settlements, while protecting its historic market town character. It will continue to accommodate levels of housing growth in line with its role as the District's second largest centre, as well as receiving new, good quality employment allocations. Much of the housing growth is likely to be frontloaded to the beginning of the plan period, as a result of large numbers of existing planning permissions; • Harworth Bircotes will be a central focus for regeneration activity, including redevelopment of the Harworth Colliery site, employment growth, a significantly improved housing offer and an enhanced town centre. This will be a step change for the settlement, which has seen very little in the way of housing or employment growth in the last decade; • Opportunities will be taken to strengthen the service role of the larger villages of Tuxford, Misterton, Carlton in Lindrick and Langold and to ensure that a range of housing, services and facilities is maintained across the rural areas, focused on those settlements with the need and capacity to sustain such development. This more focused approach, in line with national planning guidance, will reduce considerably the number of villages that will accommodate allocated and infill development, while still making allowances for rural economic development.' 	
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100	4. Spatial Strategy	Paragraph 4.2	Amend to read: 'The Key Diagram (Figure 4.1 below) illustrates the Spatial Strategy summarised above.'	Typographical correction.
102	4. Spatial Strategy	Key Diagram	Amend Key Diagram to that which is appended to this Schedule below	To provide greater clarity about the application of policy.
103	4. Spatial Strategy	New paragraph after 4.2	Insert: ' <u>The Council has had extensive engagement with infrastructure providers and delivery stakeholders throughout the production of the Core Strategy. The results of this work are set out in the Infrastructure Study, Transport Study and Water Cycle Study (see Appendix 2). This work has not identified any significant problems that could be regarded as major barriers to development and this positive state of affairs will be beneficial in the delivery of the Core Strategy's ambitions.</u> '	To provide clarity about the positive state of infrastructure, in relation to new growth, within the District.
104	4. Spatial Strategy	Replace paragraph 4.4 (incorporating Change 8 (see Schedule of Proposed Minor Changes)).	Replace existing paragraph 4.4 with: ' <u>Criteria have also been established to provide sufficient flexibility to allow for the granting of permissions where they are believed to be of benefit in relation to specific local circumstance.</u> ' And delete: ' Until the adoption of the Site Allocations DPD, development in the settlements identified in the hierarchy will be restricted to the area inside defined Development Boundaries (see Proposals Map) unless specific exception opportunities are identified. '	To provide clarity about the content of policy CS1.
105	4. Spatial Strategy	Paragraph 4.8	Amend to read: 'Housing targets have been distributed in line with the Settlement Hierarchy, with growth focused on the higher tier settlements and an allowance made for the rural parts of the District. They take into account the findings of the <u>background studies that the Council has undertaken, including the Strategic Housing Land Availability Assessment (SHLAA), Infrastructure Capacity Study, Services and Facilities Study and Sustainability Appraisal work (considering in particular the most sustainable pattern of growth, accessibility to services and public transport availability). Consideration has also been given to the future role of each settlement. This ensuresing that the target set for each settlement is appropriate in terms of its future role, land availability and sustainability, does not exceed the potential land available.</u> The specific sites required to achieve this growth will be allocated through the subsequent Site Allocations <u>DPD Development Plan Document.</u> '	To provide clarity about how housing numbers have been distributed between settlements.

106	4. Spatial Strategy	Paragraph 4.9 (using updated text from Change 16 (see Schedule of Proposed Minor Changes)).	<p>Amend to read: ‘Affordable housing remains an issue in Bassetlaw, <u>particularly the need for two and three bedroom properties</u>, although need and viability vary from settlement to settlement. Consequently, the Spatial Strategy sets out variable affordable housing targets across the District, <u>rather than a single District-wide target</u>, to reflect local research into the issue of viability and land values (see Appendix 2). <u>This more refined approach, dividing the District into six sub-areas, should ensure that affordable housing requirements are achievable.</u> The trigger for seeking an affordable housing contribution is set at one dwelling, as the majority of applications in the District are <u>have been</u> for sites under 15 dwellings (the national indicative minimum trigger). <u>Financial contributions towards affordable housing, in the form of commuted sums or contributions from single dwellings, will be used to deliver new affordable units or to improve existing stock. When deciding how best to spend these funds, consideration will be given to specific local needs and circumstances. Further guidance will be found in the Council’s Supplementary Planning Document on Affordable Housing.</u>’</p>	To provide further clarification on the Council’s stance on setting variable affordable housing targets; how commuted sums may be used; and the Council’s preference for two and three bedroom properties.
107	4. Spatial Strategy	New paragraphs after 4.10 and then renumber accordingly.	<p>Insert: ‘There are a small number of sectors that offer significant growth potential, <u>building upon the District’s existing assets. These include:</u></p> <ul style="list-style-type: none"> • <u>distribution and logistics – underpinned by the District’s good accessibility and possible capacity issues along the M1;</u> • <u>environmental technologies/energy – building on recent growth and looking to capitalise upon local research specialisms; and</u> • <u>manufacture of food and drink – supported by local training courses.</u> <p><u>The District will also need to encourage indigenous business growth and ensure that the facilities are available to do so. To this end, it is expected that there will be a need for:</u></p> <ul style="list-style-type: none"> • <u>Industrial Space: small to medium-sized industrial units, in the region of 930 -1,860 sq m (10,000 – 20,000 sq ft), suitable for B1(c), B2 or B8 uses.</u> • <u>Office Space: small to medium-sized office units under 230 sq m (2,500 sq ft) in a choice of town centre, edge of centre and out of centre spaces to help develop the local office market and retain expanding businesses.</u> • <u>Start-up Space: small-scale, managed, flexible units with easy-in/out arrangement to accommodate indigenous start-ups and firms moving out of dwellings. They should cater for both office and workshop needs but be relatively low cost. Potential for 3,000 - 5,000 sqm.</u> 	To provide clarity about the type of employment development that is anticipated in the District over the plan period.

			<ul style="list-style-type: none"> <u>Knowledge-based Activities: Bassetlaw currently has an under-representation of such industries when compared to the regional and national averages. This type of space could initially come forward through town centre regeneration initiatives and, potentially, any further extensions to the Trinity Park Industrial Estate in Retford.</u> <p><u>Ideally, there will be a 'ladder' of premises of different sizes including start-up space and 'move on' accommodation, up to larger units for industrial and office uses.'</u></p>	
108	4. Spatial Strategy	CS2, paragraph 4.14, final sentence	Amend to read: 'There remains a need to support its continuing social and economic recovery, <u>through high levels of new employment land allocations, while also providing for significant levels of housing growth that is of sufficient scale to accommodate the population needed to attract new businesses, services and facilities into the town'.</u>	To provide clarity on the growth of Worksop.
109	4. Spatial Strategy	CS2-CS8, Section A, 1 st paragraph	Add new sentence to the end of each paragraph: <u>Residential development proposals will be supported within the Development Boundary, in line with other material considerations and planning policy requirements.'</u>	To provide clarity about the acceptability of development within development boundaries.
110	4. Spatial Strategy	CS2-CS4; CS7-CS8 Section B, 1 st paragraph	Add new sentence to the end of each paragraph: <u>Economic development proposals will be supported within the Development Boundary, in line with other material considerations and planning policy requirements.'</u>	To provide clarity about the acceptability of development within development boundaries.
111	4. Spatial Strategy	CS2, Section A, 2 nd paragraph	Amend to read: 'All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of an affordable housing target of at least 15% for Worksop. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery <u>or improvement</u> of affordable housing elsewhere within Worksop. The Council's preference will be for two and three bedroom Social Rented units.'	To provide clarity and consistency on the use of commuted sums and to remove superfluous guidance text that is better placed in section 4.2.
112	4. Spatial Strategy	CS2-CS3, Section C, 2 nd para (using updated text to Change 29 (see Schedule of Proposed Minor Changes)).	Amend to read: 'The development of new convenience and comparison goods floorspace, in line with the recommendations of the Council's most recent Retail Study, within or immediately adjacent to the Primary Shopping Area will be supported. <u>Retail development Development opportunity sites outside of the Town Centre boundary will (in line with the Council's most recent Retail Study and other current retail data) be allocated through the Site Allocations (SA) DPD or, in advance of the SA DPD, be considered in line with the sequential and impact tests set out in national planning policy.'</u>	To provide clarity in relation to terminology used.

113	4. Spatial Strategy	CS2-CS3, Section C, 4 th paragraph	Replace ' secondary frontages ' with ' <u>Secondary Frontages</u> '.	Typographical correction
114	4. Spatial Strategy	CS3, paragraph 4.15	Amend to read: 'Retford has, however, seen significant levels of residential housing growth in recent years and many residents feel this is a beginning to erode its attraction will continue to be a focus for new housing development over the plan period. Its population growth has, however, been combined with the loss of employment land, which This has meant that local job opportunities are limited and , consequently, steps will be taken to allocate new, good quality employment sites in the town. Many residents feel that Retford's growth is beginning to erode its attraction and Ffuture growth development in Retford , therefore, needs to be focused on stabilising its role as a Core Service Centre.'	To provide greater clarity on the growth of Retford.
115	4. Spatial Strategy	CS3, Section A, 1 st paragraph	Amend to read: 'At least 26% (1567 houses) of the District's housing requirement will be delivered at Retford through existing permissions and allocations in the Site Allocations DPD for the plan period 2010-2028 . This will include sustainable urban extensions through sustainable urban extensions as necessary .	To provide clarity about the need for greenfield extensions to the town.
116	4. Spatial Strategy	CS3, Section A, 2 nd paragraph	Amend to read: 'All housing developments resulting in a net gain of one or more units will be required to contribute towards the achievement of an affordable housing target of at least 25% for Retford. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of affordable housing elsewhere within Retford. The Council's preference will be for two and three bedroom Social Rented units.'	To provide clarity and consistency on the use of commuted sums and to remove superfluous guidance text that is better placed in section 4.2.
117	4. Spatial Strategy	CS4, paragraph 4.16	Amend to read: 'Following the mothballing of the Colliery in 2006, Harworth Bircotes has been <u>was</u> left with a large amount of brownfield land with potential for redevelopment (the largest single area in the District), as well as some pockets of deprivation and a limited choice of housing.	Typographical correction
118	4. Spatial Strategy	CS4, Section A, 1 st paragraph (using updated text from Change 23 (see Schedule of Proposed Minor Changes)).	Amend to read: 'At least 22% (1566 houses) of the District's housing requirement will be delivered at Harworth <u>Bircotes</u> through existing permissions and allocations in the Site Allocations DPD for the plan period 2010-2028 , through sustainable urban extensions as necessary . This is likely to include sustainable urban extensions. Planning permission for housing development on greenfield land is only likely to be granted if it is evident that slow delivery of brownfield sites and existing planning permissions is impacting negatively on the achievement of the District's overall housing supply.'	To provide clarity about the need for greenfield releases;; and to delete a policy approach now covered by a Focused Change to CS1.
119	4. Spatial	CS4, Section A,	Delete: 'The Council's preference will be for two and three bedroom Social Rented	To remove superfluous

	Strategy	2 nd paragraph	units.'	guidance text that is better placed in section 4.2.
120	4. Spatial Strategy	CS4, Section B, 1 st paragraph	Amend to read: 'At least 35% (37 ha) of the District's employment land needs will be delivered at Harworth Bircotes through existing permissions and allocations <u>(focused on land south of Harworth Bircotes)</u> in the Site Allocations DPD for the plan period 2010-2028.	To provide further clarity about the focus for direction of economic development in the town.
121	4. Spatial Strategy	CS4, Section C, 1 st paragraph (using updated text from Change 32 (see Schedule of Proposed Minor Changes)).	Amend to read: 'For Retail Hierarchy purposes, Harworth Bircotes is classed as a Large Local Centre. Services, leisure facilities and appropriate scales of comparison and convenience goods retail development will be permitted within, and focused on, the Harworth Bircotes Local Centre, in line with the recommendations of the Council's most recent Retail Study and other current retail data. <u>Retail development opportunity sites will be allocated through the Site Allocations (SA) DPD or, in advance of the SA DPD, be considered in line with the sequential and impact tests set out in national planning policy.'</u>	To provide clarity in relation to terminology used.
123	4. Spatial Strategy	CS4, Section C, 2 nd paragraph (N.B. this change also supersedes Change 30 (see Schedule of Proposed Minor Changes))	Replace existing paragraph with two new paragraphs: ' Proposals within the Centre (other than at second floor level) that will lead to the loss of a shop or service or that might individually (due to their size) or cumulatively (through over concentration of particular uses) prejudice the success of the Centre, or be detrimental to the local environment, will not be supported other than where it can be demonstrated to the Council's satisfaction that they will not harm the vitality and viability of the Centre. <u>Non-retail uses will be resisted in Primary Frontages, other than when it is demonstrated to the Council's satisfaction that they will serve to improve the attraction of the town centre as a retail destination.</u> <u>In the Secondary Frontages, at ground floor level, developments that might individually (due to their size) or cumulatively (through over concentration of particular uses) prejudice the vitality and viability of the town centre, or be detrimental to the town centre environment, will not be supported, particularly where this will lead to a reduction in available retail floorspace.'</u>	To provide clarity about the differentiation between primary and secondary frontages in the town (in line with CS2 and CS3).
124	4. Spatial Strategy	CS5, paragraph 4.18	Add new final sentence: ' <u>Recent permissions for housing and employment development, on brownfield sites, in both settlements means that significant additional allocations are unlikely to be required, although an allowance is made for the natural expansion of the Lawn Road Industrial Estate.'</u>	To provide clarity on the growth of Carlton in Lindrick and Langold.
125	4. Spatial Strategy	CS5, Section A, 1 st paragraph	Amend to read: 'Up to 4% (268 houses) of the District's housing requirement will be met at Carlton-in Lindrick and Langold ⁽²³⁾ through existing permissions and	To provide clarity about how the housing requirement will

			allocations in the Site Allocations DPD as necessary for the plan period 2010-2028 . Planning permission for housing development on greenfield land is only likely to be granted if it is evident that slow delivery of brownfield sites and existing planning permissions within the villages is impacting negatively on the achievement of the District's overall housing supply.'	be met; and to delete a policy approach now covered by a Focused Change to CS1.
126	4. Spatial Strategy	CS5, Section A, 2 nd paragraph	Amend to read: 'All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of an affordable housing target of at least 15% for Carlton-in-Lindrick and Langold. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of affordable housing in the villages <u>or the surrounding Rural Service Centres</u> . Where no alternative sites are available within the Development Boundary, proposals for affordable housing schemes, of a scale appropriate to the size of the settlement, will be supported on sites outside of, but adjoining, the Development Boundary where local need is proven and where there is explicit strong local community support for the proposals. The Council's preference will be for two and three bedroom Social Rented units.'	To provide clarity and consistency on the use of commuted sums and to remove superfluous guidance text that is better placed in section 4.2.
127	4. Spatial Strategy	CS5, Section B, 1 st paragraph	Amend to read: ' Economic development proposals <u>Developments</u> which deliver employment opportunities in Carlton-in-Lindrick and Langold, <u>will be supported within the Development Boundary, in line with other material considerations and planning policy requirements, including</u> in Minor extensions of existing employment sites at Lawn Road Industrial Estate, of a scale and type appropriate to the settlement and surrounding land uses, will be supported.'	To provide clarity about the acceptability of development within development boundaries.
128	4. Spatial Strategy	CS5, Section C, 1 st paragraph (using updated text from Change 32 (see Schedule of Proposed Minor Changes)).	Amend to read: 'For Retail Hierarchy purposes, Carlton-in-Lindrick is classed as a Small Local Centre and Langold as a Large Local Centre. Services, leisure facilities and appropriate scales of comparison and convenience goods retail development will be permitted within, and focused on, the Carlton-in-Lindrick and Langold Local Centres in line with the recommendations of the Council's most recent Retail Study <u>and other current retail data. Retail development</u> Development opportunity will be allocated through the Site Allocations (SA) DPD <u>or, in advance of the SA DPD, be considered in line with the sequential and impact tests set out in national planning policy.'</u>	To provide clarity in relation to terminology used.
129	4. Spatial Strategy	CS5, Section C, 2 nd paragraph (using updated text from	Amend to read: 'Proposals within these <u>Carlton-in-Lindrick's Centres</u> (other than at second floor level) that will lead to the loss of a shop or service or that might individually (due to their size) or cumulatively (through over concentration of particular uses) prejudice the success of the Centres, or be detrimental to the local	To provide clarity on the application of the policy.

		Change 30 (see Schedule of Proposed Minor Changes)).	environment, will not be supported other than where it can be demonstrated to the Council's satisfaction that they will not harm the vitality and viability of the Centres.'	
130	4. Spatial Strategy	CS5, Section C, 2 nd paragraph	<p>Insert two new paragraphs after existing 2nd paragraph: <u>'Non-retail uses will be resisted in Langold Centre's Primary Frontages, other than when it is demonstrated to the Council's satisfaction that they will serve to improve the attraction of the town centre as a retail destination.</u></p> <p><u>In Langold Centre's Secondary Frontages, at ground floor level, developments that might individually (due to their size) or cumulatively (through over concentration of particular uses) prejudice the vitality and viability of the town centre, or be detrimental to the town centre environment, will not be supported, particularly where this will lead to a reduction in available retail floorspace.'</u></p>	To provide clarity about the differentiation between primary and secondary frontages in the town (in line with CS2 and CS3).
131	4. Spatial Strategy	CS5, Section D, 1 st paragraph	Amend to read: 'Where no available sites exist within the villages, proposals for standalone Community Services and Facilities will be supported on sites outside of, but adjoining, Development Boundaries, where need and long-term viability is proven to the Council's satisfaction and where there is strong local <u>explicit</u> community support for the proposal.'	To provide clarity about what is expected of such proposals.
132	4. Spatial Strategy	CS5, paragraph 4.19	Amend final sentence to read: 'Tuxford has a small town centre, which is in need of investment <u>and which is classed as a Conservation Area 'at risk'.</u>	To provide clarity about the state of Tuxford town centre.
133	4. Spatial Strategy	CS5, paragraph 4.20	Add new final sentence: <u>'To this end, greenfield extensions to the town will be required to deliver the levels of housing proposed and, potentially, to allow for the natural growth of the existing industrial estates.'</u>	To provide clarity about the growth of Tuxford.
134	4. Spatial Strategy	CS6, Section A, 1 st paragraph	Amend to read: 'Up to 4% (300 houses) of the District's housing requirement will be delivered at Tuxford through existing permissions and allocations in the Site Allocations DPD for the plan period 2010-2028 , through sustainable extensions to the settlement as necessary. This will include greenfield extensions to the settlement.'	To provide clarity about the need for greenfield extensions to the town and the acceptability of development within development boundaries.
135	4. Spatial Strategy	CS6, Section A, 2 nd paragraph	Amend to read: 'All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of an affordable housing target of at least 35% for Tuxford. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or	To provide clarity and consistency on the use of commuted sums and to remove superfluous

			improvement of affordable housing elsewhere within Tuxford or in nearby <u>surrounding</u> Rural Service Centres. Where no alternative sites are available within the Development Boundary, proposals for affordable housing schemes, of a scale appropriate to the size of the settlement, will be supported on sites outside of, but adjoining, the Development Boundary where local need is proven and where there is strong local explicit community support for the proposals. The Council's preference will be for two and three bedroom Social Rented units.'	guidance text that is better placed in section 4.2.
136	4. Spatial Strategy	CS6, Section B, 1 st paragraph	Amend to read: <u>Economic development proposals</u> Developments which deliver employment opportunities in Tuxford, <u>will be supported within the Development Boundary, in line with other material considerations and planning policy requirements. including e</u> Extensions to existing employment sites at Ollerton Road and Lodge Lane, of a scale and type appropriate to the settlement and surrounding land uses, will be supported.'	To provide clarity about the acceptability of development within development boundaries.
137	4. Spatial Strategy	CS6, Section C, 1 st paragraph (using updated text from Change 32 (see Schedule of Proposed Minor Changes)).	Amend to read: 'For Retail Hierarchy purposes, Tuxford is classed as a Small Local Centre. Services, leisure facilities and appropriate scales of comparison and convenience goods retail development will be permitted within, and focused on, the Tuxford Local Centre, in line with the recommendations of the Council's most recent Retail Study <u>and other current retail data.</u> Development opportunity <u>Retail development sites will be allocated through the Site Allocations (SA) DPD or, in advance of the SA DPD, be considered in line with the sequential and impact tests set out in national planning policy.'</u>	To provide further clarity on where new retail developments may occur.
138	4. Spatial Strategy	CS7, Section A, 1 st paragraph	Amend to read: 'Up to 2% (86 houses) of the District's housing requirement will be met in Misterton ⁽²⁷⁾ <u>through existing permissions and allocations in the Site Allocations DPD as necessary for the plan period 2010-2028.</u> Planning permission for housing development on greenfield land is only likely to be granted if it is evident that slow delivery of brownfield sites and existing planning permissions within the village is impacting negatively on the achievement of the District's overall housing supply.'	To provide clarity about growth in Misterton; the acceptability of development within development boundaries and to delete policy now covered by a Focused Change to CS1.
139	4. Spatial Strategy	CS7, Section A, 2 nd paragraph.	Amend to read: 'All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of an affordable housing target of at least 35% for Misterton. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of affordable housing elsewhere within Misterton or the surrounding Rural Service Centres. Where no alternative sites are available within the Development Boundary, proposals for affordable housing schemes (the nature of	To delete unnecessary text and remove superfluous guidance text that is better placed in section 4.2.

			such housing to be agreed with the Council), of a scale appropriate to the size of the settlement, will be supported on sites outside of, but adjoining, the Development Boundary where local need is proven and strong local <u>explicit community</u> support is demonstrated. The Council's preference will be for two and three bedroom Social Rented units.'	
140	4. Spatial Strategy	CS7, Section B, 1 st paragraph	Amend to read: 'Developments which deliver employment opportunities in Misterton, of a scale and type appropriate to the settlement and surrounding land uses, in line with other <u>material considerations and</u> planning policy will be supported.'	To provide clarity and consistency within the DPD.
141	4. Spatial Strategy	CS7, Section C, 1 st paragraph (using updated text from Change 32 (see Schedule of Proposed Minor Changes)).	Amend to read: 'For Retail Hierarchy purposes, Misterton is classed as a Small Local Centre. Services, leisure facilities and appropriate scales of comparison and convenience goods retail development will be permitted within, and focused on, the Misterton Local Centre, in line with the recommendations of the Council's most recent Retail Study <u>and other current retail data. Development opportunity Retail development sites will be allocated through the Site Allocations (SA) DPD or, in advance of the SA DPD, be considered in line with the sequential and impact tests set out in national planning policy.'</u>	To provide further clarity on where new retail developments may occur.
142	4. Spatial Strategy	CS8, Insert after paragraph 4.23 (and add number)	Insert new text: ' <u>Appropriate levels of housing growth for individual villages will be explored in the Site Allocations DPD and is likely to remain limited. New development is likely to include greenfield extensions, where no appropriate sites exist within the development boundaries, but other approaches will be taken where local views and circumstances support them.'</u>	To provide clarity about the growth of housing in the Rural Service Centres and about the acceptability of development within development boundaries.
143	4. Spatial Strategy	CS8, Insert after new paragraph above (and add number)	Insert new text: ' <u>The Council has set differential affordable housing targets for the rural service centres in line with an assessment of local land values and the viability of delivering affordable housing in different areas. For this reason, settlements have been grouped into different brackets, according to local circumstance.'</u>	To provide clarity about the background to the variable affordable housing targets.
144	4. Spatial Strategy	CS8, Section A, 2 nd paragraph	Amend to read: 'Where no alternative sites are available within Development Boundaries, proposals for affordable housing schemes (the nature of such housing to be agreed with the Council), of a scale appropriate to the size and role of the settlement, will be supported on sites outside of, but adjoining, these Boundaries where local need is proven and strong local <u>explicit community</u> support is demonstrated. The Council's preference will be for two and three bedroom Social Rented units.'	To delete unnecessary text and remove superfluous guidance text that is better placed in section 4.2.
145	4. Spatial	CS8, Section A	Amend final sentence to read: See also <u>Policies DM2 and Policy DM5.</u>	To provide clarity in terms of

	Strategy			additional policy requirements.
146	4. Spatial Strategy	CS8, Section B, 1 st paragraph	Amend to read: ‘Proposals that deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses, will be supported <u>in line with other material considerations and planning policy requirements.</u> ’	To provide clarity and consistency within the DPD.
147	4. Spatial Strategy	CS8, Section B	Amend final sentence to read: See also <u>Policies DM1, DM2 and Policy-DM7.</u>	To provide clarity in terms of additional policy requirements.
148	4. Spatial Strategy	CS9, Section A, insert new paragraph (and number)	Insert new paragraph: ‘ <u>All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of the District’s rural affordable housing targets. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of rural affordable housing.</u> ’	To provide clarity and consistency in relation to affordable housing provision, bringing this policy into line with policies CS2-CS8.
149	4. Spatial Strategy	CS9, Section B	Amend to read: ‘Developments which deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses, and in line with policies DM1 - DM3 <u>and other material considerations,</u> will be supported.’	To provide clarity and consistency.
150	4. Spatial Strategy	CS9, Section C	Amend to read: Proposals for the provision of rural community services and facilities will be supported where they are of a scale appropriate to, and accord with the role of, the settlement; <u>where need and viability is proven to the Council’s satisfaction; and where explicit community support is demonstrated.</u> ’	To provide clarity and consistency in relation to rural community services and facilities, bringing this policy into line with policies CS2-CS8.
151	5. Development Management Policies	Paragraph 5.2 and insert new paragraphs and number accordingly.	Amend to read: ‘Although Bassetlaw has a number of large settlements, it is primarily a rural District. <u>As such, it faces many problems common to rural areas, which affect the continuing vitality of its communities. Key issues, which are addressed both here and in other policies throughout this DPD, include the need to retain access to local services and facilities; support for rural businesses; the affordability of housing; and pressure for development, which affects the rural landscape and heritage assets. Many of these matters have been considered in the Core Strategy policies, notably CS8-CS9. Others, which, in addition to the above, have an impact on the wider countryside (which, for the purposes of this document is any area outside a development boundary, including the settlements covered by policy CS9), are dealt with in more detail in policies DM1-DM3. These address:</u> <ul style="list-style-type: none"> • Economic Development in the Countryside; 	To provide clarity in relation to the background to policies DM1-DM3.

			<ul style="list-style-type: none"> • <u>Conversion of Rural Buildings, and;</u> • <u>General Development in the Countryside.</u> <p>Proposals for development in the wider countryside need to be carefully assessed against their impact on the character, role and function of the <u>least sustainable settlements</u> in rural Bassetlaw. Policy also needs to ensure opportunities are available to make the best use of rural buildings and provide for the sustainable expansion/establishment of rural businesses.'</p>	
152	5. Development Management Policies	DM1, title	Amend to read: Rural <u>Economic Development in the Countryside</u>	To provide clarity about the application of policy
153	5. Development Management Policies	DM1, introductory paragraph	Insert new paragraph: <u>While new economic development is usually most appropriately located in the District's larger settlements and rural service centres, there are instances where particular business needs, or the availability of suitable premises, provide opportunities for delivering employment in the countryside or smaller villages. This policy seeks to ensure that such opportunities are delivered appropriately.</u>	To provide clarity in relation to the background to policy DM1.
154	5. Development Management Policies	DM1 before 1 st paragraph,	Insert new sub heading: ' <u>A. General Principles</u> '	To provide clarity about the application of policy.
155	5. Development Management Policies	DM1 1 st paragraph	Amend to read: 'Proposals for <u>standalone</u> economic development schemes(e.g. tourist attractions; equine enterprises; rural business) in rural areas will be supported where they can demonstrate that...'	To provide clarity about the application of policy.
156	5. Development Management Policies	DM1 6 th bullet point; DM2 section A, last bullet point; DM3 Section C, last bullet point	Amend to read: 'they will not create <u>significant</u> , or exacerbate <u>existing</u> , environmental or highway safety problems'.	To provide clarity about the application of policy.
157	5. Development Management Policies	DM1 before 2 nd paragraph,	Insert new sub heading: ' <u>B. Farm Diversification</u> '	To provide clarity about the application of policy.
158	5. Development Management Policies	DM2, introductory paragraph	Insert new paragraph: <u>Buildings in the countryside are often suitable for re-use, providing opportunities to deliver important rural facilities or affordable housing (in line with the Government's 'Home on the Farm' initiative). This policy seeks to ensure that best use is made of potential conversion opportunities, aiming to ensure</u>	To provide clarity in relation to the background to policy DM2.

			<u>that consideration is given to delivering benefits to rural areas in advance of applications for market housing in these less sustainable locations.</u>	
	5. Development Management Policies	DM2, 1 st paragraph, 2nd sentence	Amend to read: Preference will always be given to conversion for economic development (<u>which will include consideration of live/work units</u>), community/service or affordable housing uses before proposals for conversion for market housing.	To provide clarity about the application of policy.
159	5. Development Management Policies	DM2, section A, before last bullet point in the list	Add additional criterion: <u>'the proposed use and number of units will be sustainable and appropriate in terms of location and accessibility.'</u>	To provide clarity in relation to the internal consistency of policies DM2 & DM3 in relation to the sustainability of development.
160	5. Development Management Policies	DM2 section B, 1 st paragraph	Amend to read: 'The conversion of non-domestic residential rural buildings for <u>solely</u> market housing (or for schemes where conversion for market housing is part of a wider development scheme that includes viable long-term, linked economic development uses) will be supported where an economic, community/service or affordable housing use of the building has been shown to be unviable. Applicants will be expected to demonstrate that all reasonable efforts have been made to sell and let the site or premises for an economic development, community/service or affordable housing use at a realistic price for a period of at least 12 months <u>or to provide evidence that demonstrates to the Council's satisfaction that conversion for such uses is unviable.'</u>	To provide clarity over definitions and the practical application of policy.
161	5. Development Management Policies	DM3, title	Amend to read: <u>General</u> Development in the Countryside	To provide clarity about the application of policy.
162	5. Development Management Policies	DM3, introductory paragraph	Insert new paragraph: <u>'In addition to support for appropriate rural economic development proposals, the Council is mindful of the need to ensure that applications for a range of other proposals in the countryside can be addressed. These tend to include proposals for recreational and tourism facilities (such as holiday accommodation and sport activities); replacement of buildings (where they cannot be converted); the use of agricultural land for equestrian activities; and re-use of brownfield sites in the countryside (of which there are a number in the District).'</u>	To provide clarity in relation to the background to policy DM3.
163	5. Development Management Policies	DM3, section A title	Amend title to read: 'Replacement of Rural Buildings'	To provide clarity about the application of policy.
164	5. Development	DM3, section A	Amend to read: 'Proposals for the replacement of rural buildings outside	To provide clarity about the

	Management Policies		<p>Development Boundaries will be supported where they can demonstrate that:</p> <ul style="list-style-type: none"> • it is unviable to use or convert the buildings for other uses (see Policy DM2); • the buildings to be replaced are of a permanent design and construction; • the replacement is located within the existing curtilage of the site <u>over the footprint of, or close to, the original building;</u> • the scale, design and form of the replacement is appropriate to its setting and location; • the proposed use and number of units will be sustainable and appropriate in terms of location and accessibility; • the proposed use will not have an adverse impact on the vitality or viability of local centres; rural service centres; and shops and services in surrounding villages; <u>and</u> • they will not create <u>significant</u>, or exacerbate <u>existing</u>, environmental or highway safety problems. 	application of policy.
165	5. Development Management Policies	DM3, section B	<p>Amend to read: 'Proposals for the re-use of previously developed land outside Development Boundaries will be supported, <u>other than where the site has naturally regenerated to the extent that it is of biodiversity value (see Policy DM9),</u> where they result in:</p> <ul style="list-style-type: none"> • the redevelopment of the site for the existing permitted use (other than where this is clearly no longer appropriate in the context of e.g. nearby residential amenity or wider sustainability issues); or • the redevelopment of the site for a use requiring a rural location; or • the redevelopment of the site for affordable housing or community services and facilities (where this is in line with the Spatial Strategy policies); or • the restoration or natural regeneration of the site either in line with the Council's Green Infrastructure aims or to become a functional part of the open countryside (e.g. sustainable wetlands); and • development that will not create <u>significant</u>, or exacerbate <u>existing</u>, environmental or highway safety problems. <p>Where the redevelopment of a site for the existing permitted use is clearly no longer appropriate, consideration will be given to other uses in line with the approach set out in the Spatial Strategy policies and where <u>explicit community/strong local</u> support is demonstrated.'</p>	To provide clarity and in internal consistency about the application of policy and what is expected of such proposals.
166	5. Development	DM5, Section A,	Amend to read: 'Proposals for new housing development (particularly on allocated	To provide clarity about the

	Management Policies	(using updated text from Change 40 (see Schedule of Proposed Minor Changes)).	<p>sites) will be expected to deliver, in discussion with the Council, a mix of house housing of a size, type and tenure <u>appropriate to the site and locality</u>. <u>Proposals will be informed by:</u></p> <ul style="list-style-type: none"> • the Strategic Housing Market Assessment; • the Sub-Regional Housing Strategy; • the Council's Housing Strategy; • the local demographic context and future trends; • local assessments of housing need and demand; • other research into household and dwelling size within Bassetlaw and the wider sub-region. <p><u>Consideration will also be given to local market factors.</u></p> <p>Proposals for new housing for the elderly, including supported and specialist accommodation, will be supported (and allocated in the Site Allocations DPD, as necessary) in suitable locations, in line with the role and size of the settlement, and the Council will support proposals for the delivery of houses meeting Lifetime Homes standards (or any replacement of them).'</p>	application of policy.
167	5. Development Management Policies	DM5, Insert new paragraph after paragraph 5.7.	Insert new paragraph: <u>'Given the varied character of the settlements and neighbourhoods across the District, and the need to ensure a sustainable pattern of development in accessible locations, the Council did not feel it was appropriate to set a single density target for the District. It has instead set out a policy that allows new development to respond to local character and circumstance.'</u>	To provide clarity about the background to the policy.
168	5. Development Management Policies	DM7, Section A	Amend footnote to read: 'As defined by national policy <u>(see Glossary)</u> '	To provide clarity about the current definition of economic development.
169	5. Development Management Policies	DM8, paragraph 5.16	Amend to read: 'Heritage assets embrace all manner of features within the historic environment including buildings; parks and gardens; standing, buried and submerged remains; areas, sites and landscapes, whether designated or not and whether or not capable of designation. The greater the significance, the greater the degree of protection in planning decisions. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. <u>While the District has no assets of designated international importance, particular consideration will be given to Creswell Crags (which straddles the boundary between Bassetlaw and Bolsover District), and its setting, if Inscribed as a World</u>	To clarify the context of the policy.

			<u>Heritage Site during the plan period.'</u>	
170	5. Development Management Policies	DM8, first paragraph	Insert new sentence after first sentence: <u>Support will also be given to proposals from the Welbeck Estate for the re-use of heritage assets, where these will result in the enhancement of the assets.</u>	To provide clarity about the application of policy. (N.B. this supersedes Change 45).
171	5. Development Management Policies	DM9, paragraph 5.18.	Amend final sentence to read: <u>'These networks and landscapes are recognised as some of the District's key assets, being integral to its strong appeal as a place to live and work, and the Council will take a strategic approach to enhancing Green Infrastructure driven by the vision set out in the Bassetlaw Green Infrastructure Study.'</u>	To provide clarity about the background to the policy.
172	5. Development Management Policies	DM9, after paragraph 5.18, insert new paragraphs (N.B. this change also supersedes Changes 46 and 48 (see Schedule of Proposed Minor Changes)).	<p>Insert: <u>'Green infrastructure networks comprise two components: nodes and corridors. Nodes are features (or in some cases clusters of features) of value that may be of recognised biodiversity importance (SSSIs, Local Wildlife Sites, Local Nature Reserves and Ancient Woodland), characteristic landscape features, public parks or often a combination of these and other uses. Corridors are the linkages that connect the nodes into coherent, landscape scale frameworks that deliver significantly greater value than the nodes in isolation. They are the means for wildlife to move between nodes, providing different habitat functions whilst also enabling people to move between population centres and nodes.</u></p> <p><u>The District also has a strong biodiversity interest, with 19 SSSIs covering 1,364 hectares, four Local Nature Reserves and approximately 300 Local Wildlife Sites. Watercourses and wetlands are significant parts of Bassetlaw's green infrastructure and a number of former mineral working sites, notably in the Idle Valley, have been flooded and incorporated within the mosaic of wetland habitats in Bassetlaw. These are now of significant biodiversity or geological interest.'</u></p>	To provide clarity about the background to the policy.
173	5. Development Management Policies	DM9, Section A, first paragraph	Insert footnote after 'Study' in Change 170 above: <u>'Please contact the Council for further information'.</u>	To provide clarity about further sources of information.
174	5. Development Management Policies	DM9, section B (using updated text from Changes 50 and 51 (see Schedule of Proposed Minor	<p>Amend to read: <u>'Development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance, including:</u></p> <ul style="list-style-type: none"> • Protected Trees and hedgerows subject to preservation orders; • Ancient woodlands; • Sites of Special Scientific Interest (SSSI); 	To provide further criteria for clarification.

		Changes)).	<ul style="list-style-type: none"> Regionally Important Geodiversity Sites; Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC)); Local and UK Biodiversity Action Plan Habitats (including Open Mosaic Habitats on Previously Developed Land); and Protected Species¹. 	
175	5. Development Management Policies	DM9, section B, new bullet point	Insert footnote after Species in Change 173 above to read: ' <u>As defined in Conservation of Habitats and Species Regulations (2010)</u> '.	To provide clarity of definition.
176	5. Development Management Policies	DM9, Section C	Insert footnote after first ' <u>Assessment</u> ': ' <u>Please contact the Council for further information</u> '.	To provide clarity about further sources of information.
177	5. Development Management Policies	DM10, paragraph 5.26	Amend to read: 'For new development, the Council's aspiration is to allow Building Regulations to deliver reductions in CO2 emissions, but to take a lead role in delivering the infrastructure required to support the move towards Zero Carbon, both prior to and beyond 2016. The findings of the Bassetlaw Renewable and Low Carbon Energy Study ⁽⁴¹⁾ support this aspiration, with an Energy Opportunities Diagram (42)(see Figure 5.3) identifying areas of resource potential for renewable and low carbon energy generation in the District. Although specific energy generation opportunities have been identified across Bassetlaw, any applications seeking to exploit these opportunities must also be assessed against other policies in this document.	To provide clarity following the removal of the Energy Opportunities Diagram (see Focused Changes schedule)
178	5. Development Management Policies	DM10, footnote 41	Amend to read: ' Bassetlaw Renewable and Low Carbon Energy Study (AECOM, February 2010) <u>Please contact the Council for further information.</u> '	To provide clarity about further sources of information.
179	5. Development Management Policies	DM10, footnote 42	Delete footnote 42: ' This diagram assumes a 'policy off' approach whereby energy opportunities are shown regardless of constraints such as those for the natural and historic environment. It is by no means an exhaustive picture of the renewable and low carbon energy opportunities that exist in Bassetlaw.	To provide clarity following the removal of the Energy Opportunities Diagram (see Focused Changes schedule) (N.B. this supersedes Change 54).
180	5. Development Management Policies	DM10, Section A, 1 st paragraph (using updated	Amend to read: 'The Council will be supportive of proposals that seek to utilise renewable and low carbon energy to minimise CO2 emissions. Such proposals will be expected to demonstrate regard to the Council's Energy Opportunities Diagram	To provide clarity about the application of policy following the removal of the Energy

		text from Change 55-57 (see Schedule of Proposed Minor Changes)).	<p>and Renewable and Low Carbon Energy Study (or subsequent replacement) when identifying options for achieving CO2 emission reductions. Proposals for renewable and low carbon energy infrastructure will also need to demonstrate that they:</p> <ul style="list-style-type: none"> • are compatible with policies to safeguard the built and natural environment, including heritage assets and their setting, <u>landscape character and features of recognised importance for biodiversity;</u> • will not lead to the loss of or damage to high-grade agricultural land (Grades 1 & 2); • are compatible with tourism and recreational facilities; • will not result in unacceptable impacts in terms of visual appearance; landscape character; noise; shadow-flicker; watercourse engineering and hydrological impacts; pollution; <u>or</u> traffic generation; or loss of features of recognised importance for biodiversity; • will not result in an unacceptable cumulative impact in relation to the factors above.' 	Opportunities Diagram. see Focused Changes schedule) ((N.B. this supersedes Change 55).
181	5. Development Management Policies	DM10, Section B, 1 st sentence.	Amend to read: 'Proposals for new development in District Heating Opportunity Areas (as identified on the Energy Opportunities Diagram) will, where the scale of the proposal permits, be expected to demonstrate consideration of District Heating as a means of achieving carbon compliance.'	To provide clarity about the application of policy following the removal of the Energy Opportunities Diagram (see Focused Changes schedule)
182	5. Development Management Policies	DM10, Section B, 1 st sentence.	Insert footnote after 'Areas' in first sentence (see Change 180 above): ' <u>Please contact the Council for further information</u> '.	To provide clarity about further sources of information.
183	5. Development Management Policies	DM11, paragraph 5.30	Amend to read: 'Our preferred approach is to continue to use Planning Obligations for the short term and to seek to develop a Levy over time while we progress the development of a Levy (expected to be in place by Autumn 2012). Once the CIL Charging Schedule is adopted by the Council, all new development covered by its criteria will be obligated to pay a charge (based on new floorspace), which will go towards the delivery of new physical, green and community infrastructure across the District. Some new development may also be liable to specific planning obligations, where necessary, particularly in relation to Affordable Housing provision. This policy will help to deliver Strategic Objectives SO1, SO2, SO3, SO4, SO5, SO6, SO8 and SO9.'	To provide clarity about the background to the policy and the Council's approach to CIL.
184	5. Development Management	DM11, introductory text,	Insert: <u>Further guidance will be set out in a Developer Contributions SPD and/or a CIL Charging Schedule.</u>	To provide clarity about the Council's approach to CIL.

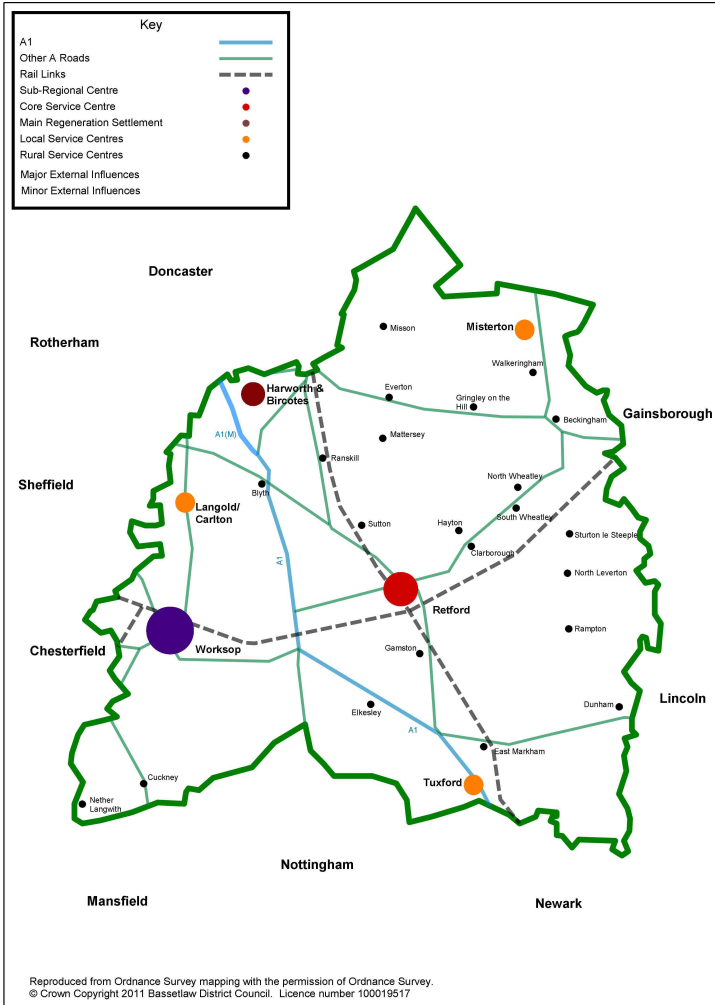
	Policies	new penultimate paragraph (using updated text from Change 60 (see Schedule of Proposed Minor Changes)).		(N.B. This supersedes Change 60 in the Council's Schedule of Proposed Minor Changes).
185	5. Development Management Policies	DM11, 2 nd bullet point	Amend to read: 'Alternative employment land (e.g. mitigation for granting permission for higher value uses <u>non-economic development uses</u> on protected employment sites, to aid in delivering alternative sites or premises nearby (should the development result in an employment land deficit against the targets identified in this DPD) or to assist with training and workforce development);'	To provide clarity about the application of policy.
186	5. Development Management Policies	DM11, paragraph after bullet points (using updated text from Change 63 (see Schedule of Proposed Minor Changes)).	Amend to read: ' <u>Where it is suggested that development proposals cannot meet their necessary Planning Obligations/CIL requirements due to</u> It is accepted that there may be times when issues of development viability may prevent proposals from meeting all of their necessary Planning Obligations. Where such a case is being made, applications will need to be accompanied by a detailed viability assessment <u>and/or follow the guidance set out in any Council Statement about CIL relief for exceptional circumstances which will be considered by an independent assessor, to be agreed with the applicant, at the applicant's expense. Where there is dispute between the Council and the applicant about the conclusions of the assessment it will be considered by an independent assessor, to be agreed with the applicant of the Council's choosing, at the applicant's reasonable expense.'</u>	To provide clarity about the application of policy. (N.B. this supersedes parts of Change 63).
187	5. Development Management Policies	DM12, insert two new paragraphs after 5.32.	Insert new paragraph: ' <u>The Council has, from its Strategic Flood Risk Assessment and work with Parish Councils, Internal Drainage Boards and the Environment Agency, identified a number of villages that suffer, or have suffered in the past, from problems in relation to surface water run-off. It has, therefore, taken steps to ensure that appropriate measures are put in place to mitigate the effects of any future development in these areas in relation to this issue.</u> <u>Attention has also been paid to the issue of culverted watercourses, as much of the flooding in the District in 2007, notably in Worksop and Retford, was caused by culverted watercourses backing up. Retford Beck's impact on east Retford, which</u>	To provide clarity about the background to the policy.

			suffers from a combination of foul water, surface water and river flooding, creates many interlinked problems for the town. The lower reaches of the Retford Beck are heavily culverted and are considerably under capacity to convey catchment flows, resulting in frequent flooding at culvert entrances.'	
188	5. Development Management Policies	DM13. Insert new paragraphs after 5.35 and re-number other paragraphs accordingly.	<p>Insert new paragraphs: <u>'The Nottinghamshire Local Transport Plan 2011-2026 (LTP) sets out some overarching goals for the County, to which this policy and others have responded, which are to:</u></p> <ul style="list-style-type: none"> • <u>provide a reliable, resilient transport system which supports a thriving economy and growth whilst encouraging sustainable and healthy travel;</u> • <u>improve access to key services, particularly enabling employment and training opportunities; and</u> • <u>minimise the impacts of transport on people's lives, maximise opportunities to improve the environment and help tackle carbon emissions.</u> <p><u>There are several general aspirations for Bassetlaw, ranging from improvements to public transport services and active travel facilities, to reducing CO2 emissions from private cars (high due to the A1) and improving maintenance of the large number of unclassified roads in the District. Specific ambitions include:</u></p> <ul style="list-style-type: none"> • <u>Worksop Priorsy pedestrian route improvements;</u> • <u>Worksop towpath improvements;</u> • <u>Worksop town centre Bridge Place (phase 1) improvements;</u> • <u>Worksop bus station (although no budget has yet been identified for this long-proposed project);</u> • <u>Tuxford signage improvements.</u> <p><u>The LTP is also seeking to safeguard land required for potential junction improvements to the A1 at Elkesley.'</u></p>	To provide clarity about the background to the policy.
189	6. Monitoring and Implementation	Introduction. Add new paragraph (6.3)	Add: <u>Progress in relation to these indicators, and others deemed to be relevant to the Council's spatial planning function, is presented annually in the Council's Annual Monitoring Report, which is available on the Council's website.</u>	To provide clarity about the sources of further information
190	Appendix 1	Glossary of Terms	Add: 'Community Energy Schemes – <u>Community-led energy schemes are non-commercial schemes driven by local communities, rather than local authorities or private developers, designed to provide renewable energy for community buildings or private dwellings. With large areas of rural Bassetlaw being off the gas grid there is a distinct likelihood that existing local communities may wish to explore</u>	To provide clarity of definition

			<u>opportunities for renewable heat and power generation.'</u>	
191	Appendix 1	Glossary of Terms	<p>Add: 'Economic Development – is, at the time of writing, defined within Planning Policy Statement 4: Planning for Sustainable Economic Growth, which states (paragraph 4) that:</p> <p><i>...economic development includes development within the B Use Classes, public and community uses and main town centre uses. The policies also apply to other development which achieves at least one of the following objectives:</i></p> <p style="text-align: center;"><i>1. provides employment opportunities</i> <i>2. generates wealth or</i> <i>3. produces or generates an economic output or product</i></p> <p><i>These policies do not apply to housing development.</i></p> <p>This definition may change as national guidance changes.'</p>	To provide clarity of definition
192	Appendix 1	Glossary of Terms	Add: ' Non-Residential Rural Buildings – are buildings in, or formerly in, agricultural, commercial or industrial use. In Bassetlaw, these are usually brick built barns and other outbuildings.'	To provide clarity of definition
193	Appendix 1	Glossary of Terms	Add: ' Sustainable 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.'	To provide clarity of definition
194	Appendix 2	Affordable housing viability study definition	Add: "...development thresholds and tenure splits, <u>taking into consideration variable land values across the District</u> ".	To provide clarity
195	Proposals Map	Introductory text, 8 th -10 th paragraph	<p>Delete the following paragraphs: How to Make a Representation</p> <p>If you are reading the Core Strategy and Development Management Policies DPD and this Proposals Map in hardcopy you can complete the response form enclosed (you may wish to make additional copies) or download one from our website at: www.bassetlaw.gov.uk and return it by post, email or in person (see below).</p> <ul style="list-style-type: none"> • Post: Planning Policy Team, Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Notts, S80 2AH • Email: future.plans@bassetlaw.gov.uk • In person: please hand in to the Council's offices in Retford or Worksop. 	To remove superfluous text that is unnecessary in the final document.

			<p>The deadline for responses is 5pm on 20 December 2010. Please be aware that representations received after this time will not have the right to be considered at examination and that representations cannot be treated as confidential and will be made available for public inspection (including your name and address).</p> <p>What will happen next?</p> <p>Following the six-week Publication period, the Core Strategy (and Proposals Map) will be formally submitted to the Secretary of State, ready for Examination in Public by an independent Planning Inspector. The Inspector will then test both the legal compliance and the soundness of the Core Strategy. Anyone who has made representations seeking a change to the Core Strategy will have a right to speak at the Examination and, at this Publication stage, we will be asking all respondents to inform us if they wish to do so. The Inspector, however, has the final say on which matters he/she will consider. Written representations carry equal weight and will also be considered by the Inspector.'</p>	
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AMENDED KEY DIAGRAM – SEE CHANGE 102 ABOVE



Produced by Bassetlaw District Council GIS Team