

Bassetlaw District Local Development Framework

PUBLICATION CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES

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BASSETLAW
DISTRICT COUNCIL
NORTH NOTTINGHAMSHIRE

November 2010

The Publication Core Strategy

The purpose of the Publication Core Strategy

This Publication draft is the final version of the Council's Core Strategy and Development Management Policies DPD, developed in accordance with relevant Government Guidance and following extensive public consultation. The Council believes the Core Strategy and Development Management Policies DPD to be Sound (see below) and it has been released in order to give all interested parties an opportunity to read and comment on it before it is formally submitted, for Examination in Public, to the Secretary of State.

How to respond to the Publication Core Strategy

Representations are welcome on this document and a response form is enclosed. This form is also available on the Planning Policy pages of the Council's website.

All representations, and a summary of them, will be considered alongside the Core Strategy and Development Management Policies DPD when it is submitted for Examination, rather than being used to make further changes to the document as it now stands. Consequently, comments should relate **only** to the requirements of legal compliance and/or the 'Tests of Soundness' set out in *Planning Policy Statement 12: Local Spatial Planning*. If you have any questions about how to respond, please contact us using the details below.

The legal requirements, in spite of the revocation of the Regional Spatial Strategy, are that the Core Strategy:

- Has been prepared in accordance with the Local Development Scheme (i.e. the Council's timetable) and in compliance with the Statement of Community Involvement and the Town and Country Planning (Local Development)(England) Regulations 2004 as amended;
- Has been subject to a sustainability appraisal;
- Has regard to national policy;
- Conforms generally to the Regional Spatial Strategy; and
- Has regard to any sustainable community strategy for its area.

The Tests of Soundness are that the Core Strategy should be:

- Justified - founded on a robust and credible evidence base and is the most appropriate strategy when considered against reasonable alternatives;
- Effective - deliverable, flexible and able to be monitored, and;
- Consistent with National Policy.

When making comments, you must be clear about which legal requirement or Test of Soundness you believe the Core Strategy has failed to address and about how your proposed change will ensure that this failure is overcome. Please remember to make clear which Policy or paragraph number you are commenting on and whether you are supporting or objecting. Please also refer to page numbers where appropriate.

How to submit your response to the Publication Core Strategy

We welcome input from everyone interested in Bassetlaw and in its future development. If you are reading this in hardcopy you can complete the response form enclosed with this document (you may wish to make additional copies) or download one from our website and return it by post, email or in person (see below). You can also visit our consultation portal and make your submission on-line once you have registered your details. Please go to: <http://consult.bassetlaw.gov.uk/portal> .

- 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.

The deadline for responses is 5pm on 20 December 2010. Representations received after this time will not have the right to be considered at examination. Please be aware that representations made about this document (including your name and address) cannot be treated as confidential and will be made available for public inspection.

What will happen next?

Following the six-week Publication period, the Core Strategy, along with the representations made on it, 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 at this stage 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.

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1 Introduction

What is the Local Development Framework?

- 1.1** The Local Development Framework (LDF) is the 'portfolio' of different planning documents (known as Development Plan Documents or DPDs) that the Council will prepare as a replacement for the Bassetlaw Local Plan. The individual documents that are likely to make up the LDF are explained in more detail in the Council's Local Development Scheme, which can be found on the Planning Policy pages of the Council's website.

What is the Core Strategy?

- 1.2** This Core Strategy is the key LDF document and provides the overarching framework for all other documents that may be produced. It sets out a vision for change in Bassetlaw to 2026, along with the place-specific policy approaches to be taken in order to achieve this vision. A small number of more detailed development management policies, on key issues that will need to be addressed when delivering new development, are also included. Finally, the document incorporates a Monitoring and Implementation scheme, to enable the Council to assess whether the policies are delivering the vision.
- 1.3** While the Core Strategy will run for a 15-year period, it is very likely that it will be revised and updated during this time to reflect changing need and circumstance. The Monitoring and Implementation scheme will be key to this.

How has the Core Strategy been developed?

- 1.4** A wide range of factors has informed the development of the Core Strategy and led to the decisions that have been taken about the most suitable policy approaches. These are as follows:
- **Public Consultation** - there were formal six-week consultation periods in September/October 2009 and May/June 2010, as well as numerous meetings and discussions with interested parties outside of these periods, allowing individuals and organisations to comment on initial and emerging proposals. Comments received have served to shape the Core Strategy.
 - **Evidence Base** - research has been undertaken into a variety of subject areas to help shape the policies in this Core Strategy, helping us to ensure that they are fit for purpose and are addressing real issues. A full list of our evidence base documents can be found at Appendix 2 and the documents themselves are available on the Planning Policy pages of the Council's website. Many of these studies are referenced in the Core Strategy policies and they will remain a key material consideration in assessing planning applications.
 - **Infrastructure Capacity Study (ICS)** - the purpose of the ICS is to identify the various forms of infrastructure that may be required to meet the level of growth anticipated in Bassetlaw over the Core Strategy period and to consider whether and how this can be delivered. This work has had considerable input from utilities and service providers and accompanies this Core Strategy as a key supporting document. It can be found on the Planning Policy pages of the Council's website. It will be developed further during the development of the Site Allocations DPD.

- Sustainability Appraisal (SA) - legislation requires that a Core Strategy is prepared with a view to contributing to the achievement of sustainable development. To this end, an SA, which incorporates the requirements of Strategic Environmental Assessment (SEA), has been carried out on this Core Strategy throughout its development, including the assessment of 'rejected' options. The SA is an integral part of the plan making process intended to test and improve the sustainability of the Core Strategy by considering the economic, social and environmental effects of its Vision, Objectives and Policies. The final SA can be found on the Planning Policy pages of the Council's website.
- Habitats Regulation Assessment (HRA) - HRA is required under the Habitats Directive (92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora. It assesses the potential effects of a plan on designated European Habitat Sites (Special Protection Areas and Special Areas of Conservation). A plan should only be approved after determining that it will not adversely affect the integrity of such sites. Our Appropriate Assessment Scoping Report assesses any likely effects of the Core Strategy policies on the integrity of any European sites. The HRA can be found on the Planning Policy pages of the Council's website.

What other documents have been taken into account?

- 1.5** As well as the wide evidence base that has served to inform the Core Strategy, account has also been taken of other key local strategies and national planning policy:

Bassetlaw Sustainable Community Strategy 2007-2020

- 1.6** The Government set up Local Strategic Partnerships to encourage key organisations within local authority areas to work together more closely. The Bassetlaw Local Strategic Partnership (BLSP), which is comprised of representatives from the private, public and voluntary/community sectors in Bassetlaw, meets regularly to look at the way services are provided in the District and how they can be improved. Planning Officers have worked closely with the Board and Executive of the BLSP, as well as with its sub-groups and the infrastructure providers represented on them, to ensure that the Core Strategy reflects the BLSP's aspirations.
- 1.7** In order to provide a long-term focus for its activities, the BLSP has produced the Bassetlaw Sustainable Community Strategy, which itself has the following aspirations:
- By 2020 Bassetlaw will have a national reputation as a place to live and work and as a tourist destination;
 - Our residents will have pride in the District and reach their full potential;
 - Educational attainment will exceed the national average;
 - Bassetlaw will have a clear identity with strong sub-regional links to South Yorkshire/North East Derbyshire/North Nottinghamshire;

- We will understand the needs of our communities, young and old, and shape services to meet these needs;
- The BLSP will have strong links with Nottinghamshire and will take a lead in the delivery of the Nottinghamshire Local Area Agreement (LAA) in Bassetlaw.

1.8 The Core Strategy and Development Management Policies document must reflect these aspirations through a shared vision, to ensure that the LDF contributes to the delivery of wider local priorities. A table showing how the proposed strategic objectives are linked with the Sustainable Community Strategy's ambitions is set out in Appendix 3. Information on Bassetlaw's Local Strategic Partnership can be found at:

- www.visionbassetlaw.net/index.html .

Nottinghamshire Sustainable Community Strategy 2010-2020

1.9 The Nottinghamshire Partnership is the Local Strategic Partnership for the whole of the County. It includes all the County's local authorities, and all the major organisations representing health, community safety, businesses and the voluntary sector. They have all been involved in agreeing its priorities for the future and are committed to working together to achieve them.

1.10 The Core Strategy and Development Management Policies document will need to ensure that it contributes to the delivery of this Strategy. A table showing how the proposed strategic objectives are linked with the Sustainable Community Strategy's ambitions is set out in Appendix 3. Information on the Nottinghamshire Partnership can be found at:

- www.nottinghamshirepartnership.org.uk/index/aboutus.htm .

National Planning Policy

1.11 While the Core Strategy and Development Management Policies document will set out a local vision for the area, and specific policies to achieve that vision, we must also ensure that the document conforms with national planning policy. National planning policy is set out in a number of Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) notes, which can be found via the website www.planningportal.gov.uk/. Key among these documents is *Planning Policy Statement 1: Delivering Sustainable Development*, which sets out the Government's objectives for the planning system and makes it clear that sustainable development is the core principle underpinning planning. In simple terms, this means ensuring that development meets the needs of the present without compromising the ability of future generations to meet their own needs.

How do I use the Core Strategy?

All Core Strategy and Development Management policies are interrelated and should not be read in isolation. In some instances there are explicit cross references to other directly related policies but, even where there are not, development proposals will be considered against **all** relevant policies within this document, together with other relevant evidence and guidance. Applicants will need to ensure, therefore, that they have addressed every policy that has a bearing on their proposal.

Anyone applying for planning permission for development in the District should begin by reading the place-specific policy (CS1-CS9) that covers the area in which the development is proposed. They should then read the Development Management policies (DM1-DM14) to ensure that all applicable issues have been addressed as part of the application. Reference may also be made to the Proposals Map (and relevant inset maps), which accompanies the Core Strategy. This is a separate document that maps out for the whole District, among other things, development boundaries, conservation area boundaries, retail boundaries and key environmental sites.

In some instances, use is made of technical terms and/or acronyms. Where these are not explained in the text, they should be explained in the Glossary in Appendix 1.

Please note that development proposals must also comply with any other LDF policy documents; relevant Supplementary Planning Documents; any relevant Council studies or strategies; Village Design Statements; and any relevant Conservation Area Appraisal or character appraisal approved or adopted by the Council.



2 Spatial Portrait: Bassetlaw Today

- 2.1** Bassetlaw is the northernmost District in Nottinghamshire, bordered by South Yorkshire, Derbyshire and Lincolnshire. It forms part of the Sheffield City Region, with clear synergies, particularly in the western side of the District, in terms of economic growth, skills, transport and housing provision between it and the Doncaster-Rotherham-Sheffield conurbations.
- 2.2** Bassetlaw itself is a District of contrasts. The expansive rural area of the District is characterised by a large number of villages and hamlets. While several of the larger villages have a reasonable range of services, including schools and health services, many have lost facilities over recent years and most rely on larger settlements, notably Retford (population c.21,500) and Gainsborough (in neighbouring West Lindsey), for major retail and other key services⁽¹⁾. Bus services connecting most villages to larger centres are regular and, relative to other rural areas, reasonably frequent⁽²⁾. With the exception of the four A roads radiating out from Retford, and the A631 crossing the north of the District, this area is served chiefly by a network of minor roads. The East Coast Mainline runs north-south through Retford, linking it with Edinburgh, York, Newark, Peterborough and London.
- 2.3** 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 has significant regeneration potential, with large areas of brownfield land. 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⁾.
- 2.4** At present, however, the Bassetlaw economy is still re-structuring. Its key characteristic is a high level of industrial (manufacturing) units, along with storage and distribution warehouses. There is a high level of commuting out of the District for higher wage jobs; evidence of a local economy that, while relatively buoyant in terms of its low unemployment levels, is still weighted towards employment opportunities at the lower end of the pay scale⁽⁴⁾. This situation is reflected by poor local skills levels, with 17% of the working population having no qualifications at all. Similarly, there is a low level of office space and growth in creative/innovative businesses⁽⁵⁾, although recent years have seen a slow, but increasing, level of interest in these areas⁽⁶⁾. Pressure for housing or mixed-use development on employment land is a further reflection of the changing nature of the District's economy, as many of the old manufacturing sites close down and struggle to find new occupiers for their out-of-date buildings.

1 Bassetlaw Services and Facilities Study (2009)

2 Bassetlaw Services and Facilities Study (2009) and Improved Transport Facilities (North East Bassetlaw Forum November 2007)

3 East Midlands Northern Sub-Region Employment Land Review (2008) and Housing and Economic Growth in the Sheffield City Region (2007)

4 Insight Preliminary Review of Bassetlaw (2008)

5 Insight Preliminary Review of Bassetlaw (2008)

6 Bassetlaw District Council Economic Development Team

- 2.5** 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 the District is a valuable asset (in terms of both landscape and biodiversity), with a reasonable network of footpaths, as well as recreational opportunities offered by the rivers, and the Chesterfield Canal, which cross the District. The District has a wide range of heritage assets, including over 1000 listed buildings, 29 Conservation Areas and four Registered Parks and Gardens⁽⁷⁾.
- 2.6** The District also supports 19 Sites of Special Scientific Interest, as well as a range of locally designated sites, that reflect its variety of rich habitat and geology. Even so, Nottinghamshire as a whole performs very poorly in terms of the amount of its land covered by statutory biological or geological designations⁽⁸⁾ and Bassetlaw has considerable opportunity to contribute to the improvement of this figure. In the west of the District are the remains of the northernmost reaches of Sherwood Forest, with important ancient woodland, wood pasture and heathland habitats still surviving. This area is also well known for the attraction of Clumber Park, which receives over a million visitors a year.
- 2.7** The quality of life available to most local residents is generally perceived as good, which means that houses in the District's rural areas can command high prices. Well over half of the District boasts above average prices for the area of £200,000 to £300,000⁽⁹⁾. Average house prices in the District's urban areas are, however, low in comparison with neighbouring areas⁽¹⁰⁾ and houses are regarded as being good value for money⁽¹¹⁾. Even so, the relatively low wage levels of many residents means that a lack of affordable housing provision remains a serious issue⁽¹²⁾.
- 2.8** Finally, Bassetlaw has not been immune to the apparent effects of climate change. June 2007 saw some of the worst flooding ever in the District, with large areas of Worksop, Retford and outlying settlements affected. Given the opportunities available in the District for a range of renewable and low carbon technologies⁽¹³⁾, Bassetlaw has an important role to play in addressing climate change and its effects.
- 2.9** It is evident then, that Bassetlaw has significant strengths, which can be built upon. It has proved to be a popular place to live, evidenced by its population growing well above the national and regional averages⁽¹⁴⁾ since 1999, although this growth is now expected to slow down (growing from approximately 112,000 at present to around 121,00 by 2026 and 125,000 by 2033⁽¹⁵⁾). Much of the District is relatively affluent, attractive in character and with good access to major urban areas. In particular, it has a number of advantages that can serve to drive growth, in appropriate locations, as follows:
- A good strategic location both in relation to the sub-region and more widely, in terms of accessibility (by both road and rail) and proximity of a large workforce;

7 The Nottinghamshire County Historic Environment Record (HER) provides information on many known types of heritage asset in Bassetlaw, including Parks and Gardens, Local Interest buildings and structures, areas of archaeological interest and monuments.

8 Nottinghamshire County Council

9 Strategic Co-ordination in the North Derbyshire and Bassetlaw Housing Market Area (2009)

10 Insight Preliminary Review of Bassetlaw (2008)

11 Quality of Place: The North's Residential Offer - Sheffield City Region Case Study (2006)

12 Strategic Housing Market Assessment (2007) and BDC Housing waiting list data

13 Bassetlaw Renewable and Low Carbon Energy Study (2010)

14 Mid-Year Population Estimates 2007 (ONS)

15 ONS 2008-based Sub-National Population Projections

- Decent land availability (both brownfield and greenfield) in locations attractive to the market;
- A strong network of green infrastructure and attractive countryside, as well as a good quality local built environment, which contributes to an excellent quality of life;
- Clear regeneration opportunities in the west of the District;
- A strong sense of community in local areas and support for improvements to rural housing and services;
- The relative affordability of much market housing;
- Opportunities for increased tourist activity, notably through promotion and use of the Chesterfield Canal.

2.10 There are also issues that serve to detract from the overall 'offer' in Bassetlaw, most notably:

- An employment offer in need of enhancement, with shortcomings, in some areas, in relation to skills and education;
- The need for an enhanced town centre offer, notably in Worksop;
- A limited range of housing in some settlements, most notably Harworth and Langold;
- A housing offer in need of greater social rented or intermediate housing provision;
- Rural areas that need support to encourage relevant local services and to maintain those that still exist.

2.11 The vision and objectives set out in the following section show how the Core Strategy aims to build on these advantages and address the issues of concern in order to deliver growth in a way that benefits existing, as well as new, communities.

3 Vision and Objectives for Bassetlaw

3.1 Vision for Bassetlaw

- 3.1** The vision for Bassetlaw must be set in the context of, and informed by, the specific aspirations of the Bassetlaw Sustainable Community Strategy. This Strategy's aspirations, relevant to the Core Strategy, are set out in the Introduction.
- 3.2** The vision set out below serves as the overall guide for, and driver of, future development proposals in Bassetlaw up to 2026.

A VISION FOR BASSETLAW

Over the next 15 years, 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. Through the provision of a wider range of jobs and services in its larger centres, the conservation and enhancement of its environmental and heritage assets, the continued regeneration of key opportunity sites and the delivery of necessary infrastructure, Bassetlaw will establish its reputation as an area that can offer a high quality of life for all of its residents, including a reduction in health inequalities across the District and the development of safer communities.

As the largest settlement in Bassetlaw, Worksop will build on its role as the District's principal urban centre. Its older employment sites will be regenerated, encouraging opportunities for indigenous growth, and new business locations will be established, taking advantage of the town's good connections to the strategic road network. High-quality housing developments, supported by an appropriate range of community facilities, will benefit from town centre retail and leisure investment. Opportunities will be taken to enhance the Chesterfield Canal 'corridor' and Bridge Street, through redevelopment of opportunity sites, and to enhance key assets including Worksop Priory and the Canch town park.

Retford will continue to provide an attractive range of homes and a good concentration of services and facilities, allowing it to maintain its role in supporting surrounding rural communities without compromising its market town character. Development in Retford will, therefore, protect the town's retail and service role, delivering growth of a scale that respects the town's heritage assets and, where appropriate, supporting the increased use of the Chesterfield Canal.

Harworth Bircotes, the District's third largest settlement, will grow further as a key focus for local employment, with the regeneration of the Harworth Colliery site resulting in a well-integrated development that contributes to a significantly improved range of housing in the town, along with an enhanced town centre. Further employment opportunities will be established around the town, taking advantage of the A1 corridor.

Beyond these three key settlements, opportunities will be taken to strengthen the service role of the larger villages across the District. Development opportunities in Carlton-in-Lindrick and Langold will see support for the regeneration of the former coal mining areas of western Bassetlaw. Growth in Tuxford will seek to realise its potential as a key local centre, building on its existing employment provision, excellent range of facilities and good access to larger towns nearby. Improvements to its village centre environment will increase its attractiveness

to local residents and those of surrounding villages, as a place for leisure and shopping. Misterton will maintain its role as the key rural community centre in eastern Bassetlaw, attracting and maintaining a range of services and facilities to support both its own residents and those of surrounding villages.

The character of Bassetlaw's many attractive villages and hamlets, as well as its pleasant and varied landscapes, will be conserved, with small-scale development aimed at supporting affordable housing and the enhancement or maintenance of local service provision. Support for rural businesses, and appropriate farm diversification schemes, will ensure that the economy of these rural areas continues to evolve.

Future development will deliver strong improvements in all aspects of design quality, as well as ensuring that opportunities are taken to regenerate the District's historic environment, particularly in the centre of Worksop, Retford and Tuxford. We will also ensure that opportunities for the greater use of renewable and low carbon energy sources, and the use of energy efficient building methods, are realised, along with opportunities for mitigating or adapting to climate change.

By 2026, Bassetlaw will have become an increasingly popular place in which to live and invest, with ongoing improvements to the quality of life for Bassetlaw's citizens and environment.

3.2 Strategic Objectives for Bassetlaw

- 3.3** It is important that this Core Strategy has a set of clearly defined objectives, set out below, against which progress in achieving the Vision can be assessed and which set the framework for the policies set out in the sections that follow.

Strategic Objectives for Bassetlaw's Core Strategy

SO1 To provide a range of high-quality market and affordable houses in Worksop, Retford, Harworth Bircotes, Carlton-in-Lindrick/Langold, Tuxford, Misterton and sustainable rural settlements (as identified in the Settlement Hierarchy) to meet the diverse needs of Bassetlaw's growing population.

SO2 To provide a range and choice of employment sites in Worksop, Retford, Harworth Bircotes (including the A1 corridor), Carlton-in-Lindrick/Langold and Tuxford.

SO3 To prioritise the community regeneration opportunities available in Harworth Bircotes, Misterton and Carlton-in-Lindrick/Langold by developing brownfield sites in these settlements in advance of greenfield allocations.

SO4 To enhance and protect the vitality and viability of the centres of Worksop, Retford, Harworth Bircotes and Tuxford, through environmental improvements and provision of increased town centre retail, employment and leisure development.

SO5 To ensure the continued viability of Bassetlaw's rural settlements through the protection, and enhancement in the levels, of local services and facilities and support for enterprises requiring a rural location.

SO6 To ensure that all new development addresses the 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.

SO7 To ensure that all new development enhances the attractiveness and local distinctiveness of the area and, where appropriate, achieves its full potential against national and local design standards.

SO8 To protect Bassetlaw's natural environment by maintaining, conserving and enhancing its characteristic landscapes, biodiversity, habitats and species and seeking quantitative and qualitative growth in the green infrastructure network across and beyond the District.

SO9 To protect and enhance Bassetlaw's heritage assets, identify those of local significance, advance characterisation and understanding of heritage asset significance, reduce the number of heritage assets at risk and ensure that development is managed in a way that sustains or enhances the significance of heritage assets and their setting.

4 Spatial Strategy

4.1 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 is positioned to take advantage of the obvious synergies with the wider City Region. Restraint is exercised on major development in the eastern 'half' of the District, while allowing for targeted development to sustain the rural communities. Consequently, these policies will deliver Strategic Objectives SO1 - SO9, seeking to ensure that:

- 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 centre;
- 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;
- Opportunities will be taken to strengthen the service role of larger villages 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.

4.2 The Key Diagram (Figure 4.1 below) illustrates this Spatial Strategy.

Key Diagram

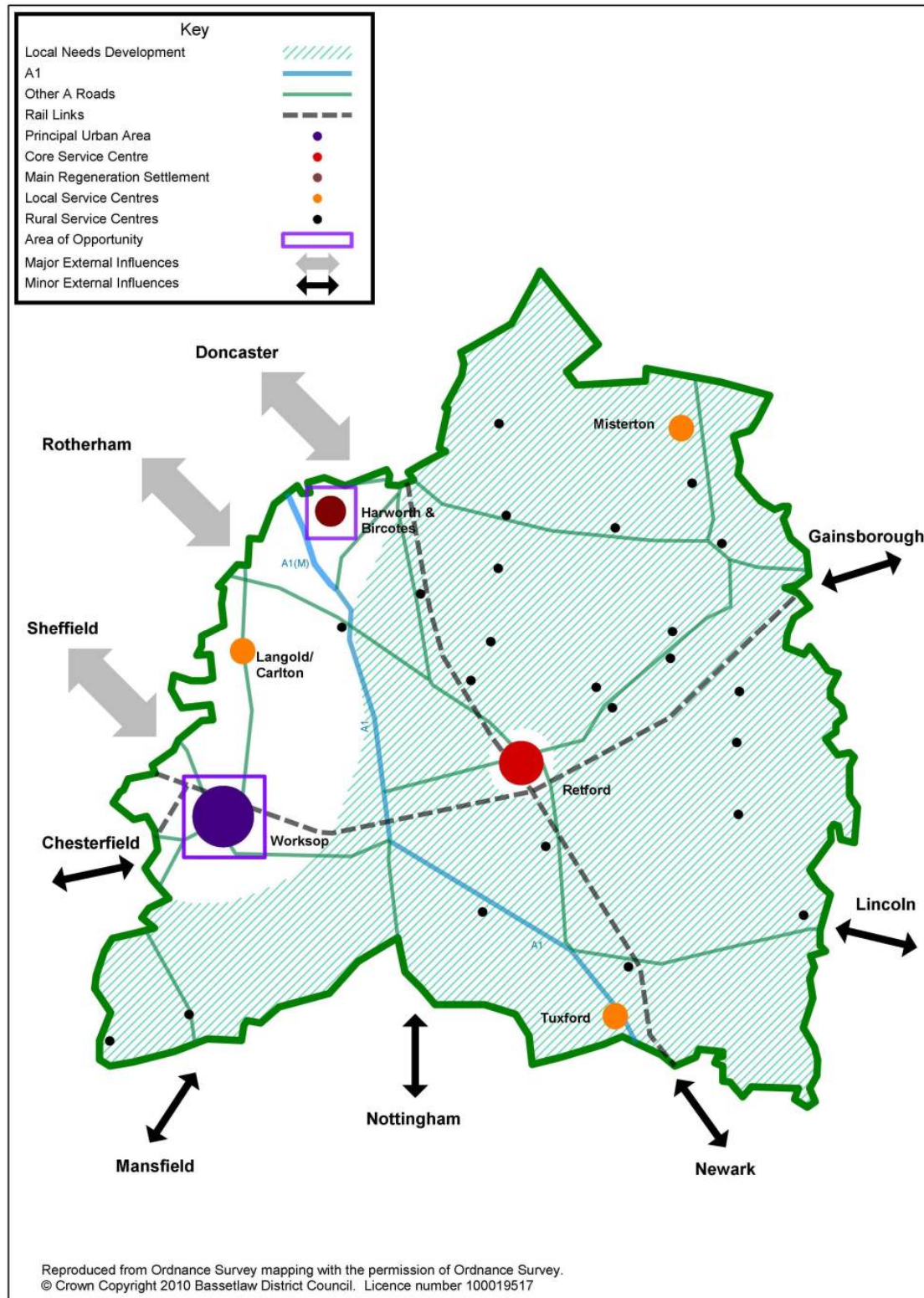


Figure 4.1

4.1 Policy CS1: Settlement Hierarchy

- 4.3** This settlement hierarchy defines the roles and functions of the settlements across Bassetlaw and sets the framework through which the distribution and scale of development in the District will be managed. The top five tiers of the hierarchy will be the focus for allocated development sites. The settlements in the All Other Settlements tier (for a full list, please refer to Appendix 4) will only see development that meets identified social, economic and environmental needs within these rural communities. Development within the open countryside (i.e. beyond settlement development boundaries) will be strictly controlled.
- 4.4** 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.

POLICY CS1: SETTLEMENT HIERARCHY

The distribution of new development in Bassetlaw, over the period covered by this Core Strategy, will be in accordance with the aims of the settlement hierarchy. It will contribute to the achievement of the visions for each place as set out in policies CS2 to CS9. Any new allocations required, in the event that development sites allocated in the Site Allocations DPD fail to progress as anticipated, will also be guided by the Settlement Hierarchy.

Settlement Classification	Settlement
PRINCIPAL URBAN AREA The primary town within Bassetlaw. The focus for major housing, employment and town centre retail growth (Policy CS2)	Worksop⁽¹⁶⁾
CORE SERVICE CENTRE The focus for levels of housing, employment and town centre development to maintain and enhance its wide service role and market town character (Policy CS3).	Retford
MAIN REGENERATION SETTLEMENT A regeneration opportunity town and a focus for development that will drive a step change in the nature of the settlement (Policy CS4).	Harworth Bircotes

Settlement Classification	Settlement	
LOCAL SERVICE CENTRES Settlements with smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth (Policies CS5; CS6; CS7).	Carlton in Lindrick/Langold Tuxford Misterton	
RURAL SERVICE CENTRES Rural settlements that offer a range of services and facilities, and the access to public transport, that makes them suitable locations for limited rural growth (Policy CS8).	Beckingham Blyth Clarborough/Hayton Cuckney Dunham East Markham Elkesley Everton Gamston Gringley-on-the-Hill	Lound Mattersey Misson Nether Langwith North Leverton Wheatley Rampton Ranskill Sturton-le-Steeple Sutton Walkeringham
ALL OTHER SETTLEMENTS Rural settlements that have limited or no services and facilities or access to public transport and which are unsuitable for growth (Policy CS9).	See Appendix 4 for further details	

4.2 Settlement Specific Policies

- 4.5** The settlement specific policies (CS2 - CS9) build upon the settlement hierarchy to provide the necessary detail to ensure the vision and objectives for each settlement or settlement tier can be achieved during the life of this plan. Each policy focuses on a number of key issues in order to deliver Spatial Objectives SO1 - SO9.

Housing

- 4.6** A housing growth target has been set for the District for the period 2010 to 2026. This target reflects that set out in the now revoked East Midlands Regional Spatial Strategy (RSS). The Council considers that the work undertaken to establish the RSS targets (based on an assessment of household projections and the consideration of population growth and migration factors), which was scrutinised at Examination in Public, remains a sound basis for decisions about local housing growth⁽¹⁷⁾.
- 4.7** Considering the different timeframe between the former RSS targets (set over the period 2006 to 2026) and the timeframe for this Core Strategy (2010 to 2026), an adjustment has been made to the total housing growth target to account for the amount of housing development that has already taken place, and the number of existing permissions, in the District. This leaves an overall housing target of 3629 for the period 2010 to 2026, which is summarised in the table below. This target will, clearly, change (even before this Core Strategy is adopted) as new permissions are granted and should, therefore, be treated as indicative.
- 4.8** 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 Strategic Housing Land Availability Assessment (SHLAA), ensuring that the target set for each settlement does not exceed the potential land available. The specific sites required to achieve this growth will be allocated through the subsequent Site Allocations Development Plan Document.

Settlement	Split of Housing Growth Target	Housing Growth Target 2010- 2026	Current permissions & allocations	Remaining Housing Growth Target
Worksop	32%	1804	375	1429
Retford	26%	1465	988	477
Harworth Bircotes	22%	1240	179	1061
Carlton-in-Lindrick & Langold	4%	225	300	0
Tuxford	4%	225	22	203
Misterton	2%	113	162	0
Rural Service Centres	10%	564	105	459
Total	100%	5636	2131	3629

17 See <http://www.emregionalstrategy.co.uk/RSS-Evidence>

- 4.9** Affordable housing remains an issue in Bassetlaw, although need and viability vary from settlement to settlement. Consequently, the Spatial Strategy sets out variable affordable housing targets across the District to reflect local research into the issue of viability (see Appendix 2). The trigger for seeking an affordable housing contribution is set at one dwelling, as the majority of applications in the District are for sites under 15 dwellings (the national indicative minimum trigger).

Employment

- 4.10** To support the economic growth of Bassetlaw, an employment land growth target has been set for the District. This has been derived from both sub-regional and local employment land studies (see Appendix 2) combined with updates in the monitoring of employment land growth completions and current growth commitments as of 2010. Growth has been directed to Worksop, Retford and Harworth as the most popular, and sustainable, locations both in terms of market interest and regeneration opportunities, although policy does allow for expansion in other areas. The targets set do not exceed the potential land available for employment uses in each settlement. The specific sites required to achieve these growth targets will be allocated through the subsequent Site Allocations Development Plan Document. The table below provides a summary of the employment growth distribution against the Settlement Hierarchy.

Settlement	Split of Employment Growth Target	Employment Growth Target (Ha) 2010-2026
Worksop	45%	44
Retford	20%	19
Harworth Bircotes	35%	34
Carlton-in-Lindrick & Langold	0%	0
Tuxford	0%	0
Misterton	0%	0
Rural Service Centres	0%	0
Total	100	97

Local Services

- 4.11** Protection of local services, especially where they help to support the role of a settlement within the settlement hierarchy, is an important aim of this Core Strategy and will help to ensure the vitality and continued viability of settlements across the District, helping to deliver Strategic Objectives SO4 and SO5. Allowing exception sites for local rural services (where local support is evident and where such a service would support the role of the settlement in question) will also help to achieve these objectives in smaller rural settlements, where there is limited space within Development Boundaries to accommodate such services.

Retail Centres and Regeneration Opportunities

4.12 Strengthening and growing key retail centres, in line with the recommendations of local studies (see Appendix 2), is a key priority and policy has been shaped accordingly. Similarly, where clear regeneration or environmental improvement opportunities currently exist within settlements, they have been identified explicitly.

4.3 Policy CS2: Worksop

- 4.13** Worksop is the principal town in Bassetlaw, with a population of c.41,000. It is the main retail and employment centre for the District and provides leisure and recreation facilities for the surrounding area, as well as secondary and further education opportunities. It has, in the past, been successful in attracting a variety of employers, including distribution centres for national chains and, most recently, a major new manufacturing facility. Worksop's location on the A57 provides it with excellent links to the strategic road network, while the town's train station also provides good rail links to Sheffield and Lincoln.
- 4.14** All of the above factors were taken into account when considering the future of Worksop. While the town has significantly higher levels of retail, leisure and employment opportunities on offer than any other centre in Bassetlaw, it does not compete in economic and retail terms with other towns in the sub-region and central Nottinghamshire. There remains a need to support its continuing social and economic recovery, while providing for housing growth that is of sufficient scale to accommodate the population needed to attract new businesses, services and facilities into the town.

POLICY CS2: WORKSOP

Development in Worksop will be expected to contribute to the town's role as the District's Principal Urban Area, making both qualitative and quantitative improvements to the housing, employment, retail and leisure offer, as well as enhancing the built and natural environment and protecting and enhancing the town centre as a retail and leisure destination.

Mixed-use canalside and riverside development sites will facilitate a strategy of urban intensification and will regenerate these key features of the town, enhancing their setting, increasing their use (as leisure opportunities and pedestrian routes) and improving linkages with the existing built environment.

Development at the southern end of Bridge Street and around the market place will serve to complement the retail offer of the Priory Shopping Centre and 're-balance' the town centre. Such development will contribute to the further enhancement of the town's historic core.

New development will be of a high quality of design, making strong connections with the existing town and surrounding communities, as well as providing the facilities necessary to support a new community (including open space and play facilities, community facilities, local retail facilities and transport improvements).

A. Housing

At least 32% of the District's housing requirement will be delivered at Worksop through existing permissions and allocations in the Site Allocations DPD. This will include sustainable urban extensions.

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 of affordable housing elsewhere within Worksop. The Council's preference will be for two and three bedroom Social Rented units.

Development proposals for allocated housing sites will be accompanied by a detailed assessment of overall viability, which will be considered by an independent assessor of the Council's choosing (at the applicant's expense) to establish whether a higher percentage of affordable housing provision can be delivered.

Further guidance will be found in the Council's Supplementary Planning Document on Affordable Housing.

See also Policy DM5.

B. Economic Development

At least 45% of the District's employment land needs will be delivered at Worksop through existing permissions and allocations in the Site Allocations DPD.

See also Policy DM7.

C. Worksop Town Centre and Regeneration Opportunities

For Retail Hierarchy purposes, Worksop is classed as a Large Town Centre. Support will be given to town centre developments that enhance Worksop's vitality and viability and reinforce its role as the District's principle urban area. These will include:

- mixed-use re-development along the River Ryton and Chesterfield Canal Corridor that respects and enhances their setting and historic assets;
- residential or office development above ground floor retail or leisure facilities;
- the upgrading of the Canch public park (including flood alleviation measures);
- works to enhance Worksop Priory and its wider environs;
- development that will increase the attraction of Bridge Street and the market place as a retail and leisure destination, while serving to enhance the historic environment, including the public realm and heritage assets;
- ongoing support for the continued development of new educational and research facilities at North Nottinghamshire College.

The development of new retail 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. Development opportunity sites outside of the Town Centre boundary will be allocated through the Site Allocations DPD.

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.

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.

Town Centre Impact Assessments will be required for proposals for edge-of-centre and out-of-centre retail development that meet or exceed the following thresholds (sq m):

Convenience	Non-Bulky Comparison	Bulky Comparison⁽¹⁸⁾
929	460	929

D. Local Centres

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

Impact Assessments will be required for proposals for edge-of-centre and out-of-centre retail development that meet or exceed the following thresholds (sq m):

	Convenience	Non-Bulky Comparison	Bulky comparison⁽¹⁹⁾
Small Local Centre	100	100	100
Large Local Centre	400	100	100

Development proposals submitted under this policy must also comply with the Development Management policies in this DPD; other LDF policy; relevant Supplementary Planning Documents; any relevant Council studies or strategies; and any relevant Conservation Area Appraisal or character appraisal approved or adopted by the Council.

¹⁸ As defined in PPS4 Practice Guide (6.31)

¹⁹ As defined in PPS4 Practice Guide (6.31)

4.4 Policy CS3: Retford

4.15 Retford is the second largest town in Bassetlaw, with a population of c.22,000, providing a range of services, including secondary education and hospital provision, to settlements in the east of Bassetlaw. Retford has retained much of its character as a historic market town, with its centre based around the market square and the attractive shopping areas extending from it. King's Park is a much used and valued public open space, which also contributes to the town's character. Retford has, however, seen significant levels of residential growth in recent years and many residents feel this is beginning to erode its attraction. Its population growth has, however, been combined with the loss of employment land, which has meant that local job opportunities are limited. Future growth in Retford, therefore, needs to be focused on stabilising its role as a Core Service Centre.

POLICY CS3: RETFORD

Development in Retford will be of a scale necessary to sustain the town's role as a Core Service Centre, focusing on the maintenance of an appropriate range of services, facilities and retail provision, while increasing local employment opportunities. Particular regard will be given to the protection and enhancement of Retford's character and natural environment. New development will complement the built form of Retford's historic neighbourhoods and town centre and take full account of the range of sensitive environmental sites that surround the town.

New development will be of a high quality of design, making strong connections with the existing town and surrounding communities, as well as providing the facilities necessary to support a new community including open space and play facilities, community facilities, local retail facilities and transport improvements.

A. Housing

At least 26% of the District's housing requirement will be delivered at Retford through existing permissions and allocations in the Site Allocations DPD, through sustainable urban extensions as necessary.

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 25% for Retford. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery of affordable housing elsewhere within Retford. The Council's preference will be for two and three bedroom Social Rented units.

Development proposals for allocated housing sites will be accompanied by a detailed assessment of overall viability, which will be considered by an independent assessor of the Council's choosing (at the applicant's expense) to establish whether a higher percentage of affordable housing provision can be delivered.

Further guidance will be found in the Council's Supplementary Planning Document on Affordable Housing.

See also Policy DM5.

B. Economic Development

At least 20% of the District's employment land needs will be delivered at Retford through existing permissions and allocations in the Site Allocations DPD.

See also Policy DM7.

C. Retford Town Centre and Regeneration Opportunities

For Retail Hierarchy purposes, Retford is classed as a Town Centre. Support will be given to town centre developments that enhance Retford's vitality and viability in its role as a core service centre and attraction as a visitor destination in its own right. These will include:

- public realm improvements to the Market Square and Market Place;
- a marina on the Chesterfield Canal (with appropriate ancillary facilities, as necessary)
- flood alleviation measures, notably in relation to Retford Beck

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. Development opportunity sites outside of the Town Centre boundary will be allocated through the Site Allocations DPD.

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.

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.

Town Centre Impact Assessments will be required for proposals for edge-of-centre and out-of-centre retail development that meet or exceed the following thresholds (sq m):

Convenience	Non-Bulky Comparison	Bulky comparison ⁽²⁰⁾
750	400	929

D. Local Centres

Welbeck Road is classed as a small local centre. Proposals within this 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.

Impact Assessments will be required for proposals for edge-of-centre and out-of-centre retail development that meet or exceed the following thresholds (sq m):

Convenience	Non-Bulky Comparison	Bulky comparison ⁽²¹⁾
100	100	100

Development proposals submitted under this policy must also comply with the Development Management policies in this DPD; other LDF policy; relevant Supplementary Planning Documents; any relevant Council studies or strategies; and any relevant Conservation Area Appraisal or character appraisal approved or adopted by the Council.

21 As defined in PPS4 Practice Guide (6.31)

4.5 Policy CS4: Harworth Bircotes

- 4.16** Harworth Bircotes is the District's third largest settlement, with a population of c.8,000. It has a significant number of services and facilities including a supermarket, secondary school, leisure centre and health centre. Harworth Bircotes developed, in large part, to serve Harworth Colliery. Following the mothballing of the Colliery in 2006, Harworth Bircotes has been 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. The town has, therefore, significant potential for housing and employment growth, with ready access to the strategic road network (notably the A1) and potential synergies, both in terms of labour supply and economic activity, with the Doncaster-Rotherham-Sheffield conurbation and the developing RHADS airport.
- 4.17** Taking the above into consideration, as well as the strong local support for improvements to the area, it is clear that Harworth Bircotes is well positioned to deliver significant growth, with the aim of making a step change to the settlement's housing and employment offer.

POLICY CS4: HARWORTH BIRCOTES

New development will contribute to a step change in Harworth Bircotes. It will deliver a greater range of local employment opportunities, with facilities that can attract inward investment and allow smaller businesses to grow. It will significantly improve the range and quality of housing available in order to ensure a more mixed community. It will contribute to the achievement of a popular and busy town centre, providing a range of shops, services and facilities in a welcoming and accessible environment to people of all ages, incomes and interests. It will ensure that the strong green character of the settlement is used to reinforce routes to different neighbourhoods and the settlement's heart. New development will be of a high quality of design, making strong connections with the existing town and surrounding communities (and, as appropriate, employment land to the south), as well as providing the facilities necessary to support a new community including open space and play facilities, community facilities, local retail facilities and transport improvements.

A. Housing

At least 22% of the District's housing requirement will be delivered at Harworth through existing permissions and allocations in the Site Allocations DPD, through sustainable urban extensions as necessary. 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.

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 Harworth Bircotes. This will be either through on-site provision (where appropriate) or through a financial contribution to the delivery or improvement of affordable housing in Harworth. The Council's preference will be for two and three bedroom Social Rented units.

Development proposals for allocated housing sites will be accompanied by a detailed assessment of overall viability, which will be considered by an independent assessor of the Council's choosing (at the applicant's expense) to establish whether a higher percentage of affordable housing provision can be delivered.

Further guidance will be found in the Council's Supplementary Planning Document on Affordable Housing.

See also Policy DM5.

B. Economic Development

At least 35% of the District's employment land needs will be delivered at Harworth Bircotes through existing permissions and allocations in the Site Allocations DPD.

See also Policy DM7.

C. Harworth Bircotes Local Centre

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. Development opportunity sites will be allocated through the Site Allocations DPD.

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.

Impact Assessments will be required for proposals for edge-of-centre and out-of-centre retail development that meet or exceed the following thresholds (sq m):

Convenience	Non-Bulky Comparison	Bulky comparison ⁽²²⁾
400	100	100

D. Regeneration Opportunities

Support will be given to regeneration opportunities to include:

- Appropriate re-development of the Harworth Colliery site that serves to increase the range and quality of housing in the town;
- Improvements to the retail offer and public realm in the town centre;

- Improvements to, and redevelopment of, the town's educational and leisure centre facilities;
- Improvements to the town's existing green spaces and sports pitches.

Development proposals submitted under this policy must also comply with the Development Management policies in this DPD; other LDF policy; relevant Supplementary Planning Documents; Village Design Statement; and any relevant Council studies or strategies.

4.6 Policy CS5: Carlton-in-Lindrick and Langold

- 4.18** Carlton-in-Lindrick and Langold are functionally linked settlements within the former mining area north of Worksop, with populations of c.6000 and c.2500 respectively. Separated by the site of the former Firbeck Colliery and by Langold Country Park, between them they have a good range of services, facilities and employment opportunities, as well as significant amounts of brownfield land for regeneration.

POLICY CS5: CARLTON-IN-LINDRICK AND LANGOLD

Development in Carlton-in-Lindrick and Langold will prioritise the re-development of brownfield sites, delivering improvements to the mix and tenure of housing; the nature and amount of employment space; and the range of sports facilities, as well as contributing to enhancements to Langold Country Park.

New development will be of a high quality of design, making strong connections with the existing settlement and surrounding communities, as well as providing the facilities necessary to support a new community including open space and play facilities (for the Firbeck Colliery site this will be focused on Langold Country Park), community facilities and transport improvements.

A. Housing

Up to 4% of the District's housing requirement will be met at Carlton-in-Lindrick and Langold ⁽²³⁾. 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.

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. 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 support for the proposals. The Council's preference will be for two and three bedroom Social Rented units.

Development proposals for allocated housing sites will be accompanied by a detailed assessment of overall viability, which will be considered by an independent assessor of the Council's choosing (at the applicant's expense) to establish whether a higher percentage of affordable housing provision can be delivered.

Further guidance will be found in the Council's Supplementary Planning Document on Affordable Housing.

See also Policy DM5.

23 At present, this will be delivered through existing planning permissions

B. Economic Development

Developments which deliver employment opportunities in Carlton-in-Lindrick and Langold, including 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.

See also Policy DM7.

C. Carlton-in-Lindrick and Langold Local Centres

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. Development opportunity sites will be allocated through the Site Allocations DPD.

Proposals within these Centres (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 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.

Impact Assessments will be required for proposals for edge-of-centre and out-of-centre retail development that meet or exceed the following thresholds (sq m):

	Convenience	Non-Bulky Comparison	Bulky comparison ⁽²⁴⁾
Carlton	100	100	100
Langold	400	100	100

D. Community Infrastructure

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 support for the proposal.

E. Regeneration Opportunities

Support will be given to regeneration opportunities to include:

- the redevelopment of the former Firbeck Colliery site and other brownfield sites that serve to significantly increase the range and quality of housing in these settlements;

- improvements to increase the attraction of Langold Country Park both for local residents and as a visitor and tourist draw in its own right.

Development proposals submitted under this policy must also comply with the Development Management policies in this DPD; other LDF policy; relevant Supplementary Planning Documents; any relevant Council studies or strategies; and any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council.

4.7 Policy CS6: Tuxford

- 4.19** Tuxford is a small, former market town, with a population of c.2,500. It provides a range of services and facilities for the rural communities in the southeast of Bassetlaw, including a doctors' surgery and secondary school. It also supports two well-established industrial estates, providing job opportunities outside the larger towns of Worksop, Retford, Harworth and Newark. Tuxford has a small town centre, which is in need of investment.
- 4.20** Tuxford is well placed, and has the right mix of services, facilities and employment provision, to expand its role as a key Local Service Centre and become a sustainable town providing local employment opportunities and services and facilities to a wider rural area.

POLICY CS6: TUXFORD

Development in Tuxford will strengthen the settlement's role as a Local Service Centre for the rural communities of southeast Bassetlaw. Particular attention will be paid to proposals that enhance the employment, leisure and retail offer in the village centre, bring empty buildings in the centre back into use and improve the centre's public realm, while respecting and enhancing its historic assets.

New development will be of a high quality of design, making strong connections with the existing settlement and surrounding communities, as well as providing the facilities necessary to support a new community including open space and play facilities, community facilities and transport improvements.

A. Housing

Up to 4% of the District's housing requirement will be delivered at Tuxford through existing permissions and allocations in the Site Allocations DPD, through sustainable extensions to the settlement as necessary.

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 improvement of affordable housing elsewhere within Tuxford or in nearby 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 support for the proposals. The Council's preference will be for two and three bedroom Social Rented units.

Development proposals for allocated housing sites will be accompanied by a detailed assessment of overall viability, which will be considered by an independent assessor of the Council's choosing (at the applicant's expense) to establish whether a higher percentage of affordable housing provision can be delivered.

Further guidance will be found in the Council's Supplementary Planning Document on Affordable Housing.

See also Policy DM5.

B. Economic Development

Developments which deliver employment opportunities in Tuxford, including 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.

See also Policy DM7.

C. Tuxford Local Centre

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. Development opportunity sites will be allocated through the Site Allocations DPD.

Proposals within the Centree (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 Centree, 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.

Impact Assessments will be required for proposals for edge-of-centre and out-of-centre retail development that meet or exceed the following thresholds (sq m):

Convenience	Non-Bulky Comparison	Bulky comparison ⁽²⁵⁾
100	100	100

D. Community Infrastructure

Where no available sites exist within the village, 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 support for the proposal.

E. Regeneration Opportunities

Support will be given to targeted initiatives to improve the condition of Tuxford's Conservation Area, whether through works to the public realm or to individual buildings.

25 As defined in PPS4 Practice Guide (6.31)

Development proposals submitted under this policy must also comply with the Development Management policies in this DPD; other LDF policy; relevant Supplementary Planning Documents; any relevant Council studies or strategies; and any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council.

4.8 Policy CS7: Misterton

- 4.21** Misterton is the largest village in northeast Bassetlaw with a population of c.2,000. It provides access to local services and facilities, such as a doctors' surgery, pharmacy, post office and convenience store, for the surrounding rural communities.
- 4.22** Unlike the other Local Service Centres in the District, Misterton has seen significant residential growth over past years and will see more over the next five years as existing planning permissions⁽²⁶⁾ are built out. While this has helped to maintain Misterton's role as a Local Service Centre, there is a strongly held local view that the village has seen enough growth. Consequently, the focus for Misterton is on maintaining its established role, with any additional housing making positive improvements, in terms of provision of community facilities, to the settlement's specific needs.

POLICY CS7: MISTERTON

Development in Misterton will be limited to that which will support its role as a Local Service Centre for the rural communities of northeast Bassetlaw. Any new development will be expected to deliver community benefits or to provide enhancements to existing facilities.

New development will be of a high quality of design, making strong connections with the existing settlement and surrounding communities, as well as providing the facilities necessary to support a new community including open space and play facilities, community facilities and transport improvements.

A. Housing

Up to 2% of the District's housing requirement will be met in Misterton⁽²⁷⁾. 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.

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 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 support is demonstrated. The Council's preference will be for two and three bedroom Social Rented units.

Development proposals for allocated housing sites will be accompanied by a detailed assessment of overall viability, which will be considered by an independent assessor of the Council's choosing (at the applicant's expense) to establish whether a higher percentage of affordable housing provision can be delivered.

²⁶ See Table 4.1 of this document.

²⁷ At present, this will be delivered through existing planning permissions

Further guidance will be found in the Council's Supplementary Planning Document on Affordable Housing.

See also Policy DM5.

B. Economic Development

Developments which deliver employment opportunities in Misterton, of a scale and type appropriate to the settlement and surrounding land uses, in line with other planning policy will be supported.

See also Policy DM7.

C. Misterton Local Centre

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. Development opportunity sites will be allocated through the Site Allocations DPD.

Proposals within the Centre (other than at second floor level) that will lead to the loss of a shop, facility 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 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.

Impact Assessments will be required for proposals for edge-of-centre and out-of-centre retail development that meet or exceed the following thresholds (sq m):

Convenience	Non-Bulky Comparison	Bulky comparison⁽²⁸⁾
100	100	100

D. Community Infrastructure

Where no available sites exist within the Development Boundary, proposals for standalone Community Services and Facilities will be supported on sites outside of, but adjoining, the Development Boundary where need and long-term viability is proven to the Council's satisfaction and where there is strong local support for the proposal.

E. Regeneration Opportunities

Support will be given to initiatives to improve the village centre, including enhancements to community facilities and regeneration of derelict buildings.

Development proposals submitted under this policy must also comply with the Development Management policies in this DPD; other LDF policy; relevant Supplementary Planning Documents; any relevant Council studies or strategies; and any relevant Village Design Statement, Conservation Area Appraisal or character appraisals approved or adopted by the District Council.

4.9 Policy CS8: Rural Service Centres

4.23 The settlements designated as Bassetlaw's Rural Service Centres are spread throughout the District. Although they do not meet all of the day-to-day needs of their communities, they provide a level of service provision above that of other rural settlements. This service provision may include access to, for example, a doctors' surgery, a local shop or a primary school. Allowing for some development in these centres, in line with residents' views on scale and location, will help to sustain local communities.

POLICY CS8: RURAL SERVICE CENTRES

Any future development within a Rural Service Centre will be of a scale appropriate to the current size and role of that settlement and limited to that which will sustain local employment, community services and facilities. The following settlements are classed as Rural Service Centres:

Beckingham	Everton	North Leverton
Blyth	Gamston	North and South Wheatley
Clarborough and Hayton	Gringley-on-the-Hill	Rampton
Cuckney	Lound	Ranskill
Dunham	Mattersey	Sturton-le-Steeple
East Markham	Misson	Sutton Cum Lound
Elkesley	Nether Langwith	Walkeringham

A. Housing

Up to 10% of the District's housing requirement will be delivered in the Rural Service Centres through existing permissions and allocations in the Site Allocations DPD.

All housing development resulting in a net gain of one or more units will be required to contribute towards the achievement of affordable housing targets as set out in the table below.

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 the rural areas of Bassetlaw.

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 support is demonstrated. The Council's preference will be for two and three bedroom Social Rented units.

Affordable Housing Target	35%	25%	15%
Settlement	Beckingham Dunham East Markham Everton Gringley-on-the-Hill Mattersey Misson Walkeringham	Blyth Clarborough and Hayton Elkesley Gamston Lound North Leverton North and South Wheatley Ranskill Rampton Sturton le Steeple Sutton Cum Lound	Cuckney Nether Langwith

Further guidance will be found in the Council's Supplementary Planning Document on Affordable Housing.

See also Policy DM5.

B. Economic Development

Proposals that deliver rural employment opportunities, of a scale and type appropriate to the settlement and surrounding land uses, will be supported.

See also Policy DM7.

C. Community Infrastructure

Applications 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 village.

Where no available sites exist within Development Boundaries, proposals for standalone community services and facilities will be supported on sites outside of, but adjoining, these Boundaries where need and long-term viability is proven to the Council's satisfaction and where there is strong local support for the proposal.

Development that will result in the loss of sites or premises currently, or previously, used for services and facilities will not be supported unless:

- alternative provision, with clear local support, of equivalent or better quality will be provided and made available prior to commencement of redevelopment; or
- it is evident that there is no reasonable prospect of the service or facility being retained or resurrected; and
- it is evident that the service or facility is no longer viable; and
- there is little evidence of local use of that service or facility.

Applicants will be expected to demonstrate to the Council's satisfaction that all reasonable efforts have been made to sell and let the site or premises for its existing use or another service/facility use at a realistic price for a period of at least 12 months.

Development proposals submitted under this policy must also comply with the Development Management policies in this DPD; other LDF policy; relevant Supplementary Planning Documents; any relevant Council studies or strategies; and any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council.

4.10 Policy CS9: All Other Settlements

4.24 Those settlements not specifically identified in the preceding policies are considered to have limited or no service/facility provision and are reliant upon other settlements for such needs. It is not felt to be appropriate to encourage more housing in these areas (other than conversions or replacement dwellings) as this is likely to increase the need for residents to travel to access even basic services. Conversely, it is important to allow for community infrastructure that will meet local needs in order to enhance the quality of life for existing residents.

POLICY CS9: ALL OTHER SETTLEMENTS

This policy applies to all settlements not mentioned in policies CS1 - CS7. A list of these settlements is provided in Appendix 4.

A. Housing

Proposals for the development of housing within these settlements, other than for conversions or replacement dwellings in line with Policies DM2 and DM3, will not be supported.

B. Economic Development

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, will be supported.

See also Policy DM7.

C. Community Infrastructure

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 and where there is strong local support.

Proposals that will result in the loss of sites or premises currently, or previously, used for services and facilities will not be supported unless:

- alternative provision, with local support, of equivalent or better quality will be provided and made available prior to commencement of redevelopment; or
- it is evident that there is no reasonable prospect of the service or facility being retained or resurrected; and
- it is evident that the service or facility is no longer viable; and
- there is little evidence of local use of that service or facility.

Applicants will be expected to demonstrate to the Council's satisfaction that all reasonable efforts have been made to sell and let the site or premises for its existing or another community use/service at a realistic price for a period of at least 12 months.

Development proposals submitted under this policy must also comply with the Development Management policies in this DPD; other LDF policy; relevant Supplementary Planning Documents; any relevant Council studies or strategies; and any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council.

5 Development Management Policies

- 5.1** The Spatial Strategy policies in the preceding section of this document set out the framework for distributing development between specific settlements. This section addresses a range of subject areas that will be relevant across the whole District, identifying specific local concerns where relevant (e.g. Drainage), and sets out policies that will be used to assess applications that come forward over the Core Strategy period.

5.1 Development in Rural Areas

5.2 Although Bassetlaw has a number of large settlements, it is primarily a rural District. Proposals for development in the wider countryside need to be carefully assessed against their impact on the character, role and function of settlements 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. The following policies address the three main rural development issues.

5.3 These policies will help to achieve Strategic Objectives SO1, SO5, SO7, SO8 and SO9.

5.1.1 Policy DM1: Rural Economic Development

POLICY DM1: RURAL ECONOMIC DEVELOPMENT

Proposals for economic development (e.g. tourist attractions; equine enterprises; rural business) in rural areas will be supported where they can demonstrate that:

- any necessary built facilities will be provided by the re-use of existing buildings or, where the re-use of existing buildings is not feasible, new buildings are located and designed to minimise their impact upon the character and appearance of the countryside;
- the development requires the specific location proposed and there are no other suitable locations closer to settlements or using brownfield land;
- they are viable as a long-term business;
- the scale, design and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses;
- where the proposal includes a retail use, it is demonstrated that this will not have an adverse impact on the vitality or viability of local centres; rural service centres; and shops and services in surrounding villages;
- they will not create or exacerbate environmental or highway safety problems.

Proposals to diversify the range of activities operating on a farm will be supported where it can be demonstrated that they meet the above criteria and that the diversification proposal is required to support the continued viability of the existing farming enterprise.

5.1.2 Policy DM2: Conversion of Rural Buildings

POLICY DM2: CONVERSION OF RURAL BUILDINGS

Consideration should always be given to the conversion of existing buildings before seeking to replace them with new units. Preference will always be given to conversion for economic development, community/service or affordable housing uses before proposals for conversion for market housing.

A. General Principles

Proposals for the conversion of rural buildings will need to demonstrate, as a minimum, that:

- the building is capable of conversion without significant extension, rebuilding or external alteration;
- the proposal makes a positive contribution to the street scene and its wider landscape setting, and respects any of the building's historic value, through:
 - Retention of historic or positive architectural features and use of appropriate design and detailing of new elements that do not compromise the external (often non-domestic) character of the building;
 - Use of materials appropriate to the building and its location;
 - Positive landscaping approaches, retaining original walls and hedgerows, which do not undermine the rural character of the surrounding area with the introduction of inappropriate boundary treatments or external clutter;
- they will not create or exacerbate environmental or highway safety problems.

B. Conversion for Market Housing

The conversion of non-domestic rural buildings for 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.

The conversion of modern, purpose-built agricultural or industrial buildings, regardless of their location, for residential purposes will not be supported.

5.1.3 Policy DM3: Development in the Countryside

POLICY DM3: DEVELOPMENT IN THE COUNTRYSIDE

Development in the countryside (defined as the area outside Development Boundaries), other than where it meets the exceptions criteria in the Spatial Strategy policies, Policy DM1 or the sections set out below, will not be supported.

A. Replacement of Rural Buildings

Proposals for the replacement of rural buildings outside Development Boundaries will be supported where they can demonstrate that:

- 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;
- 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;
- they will not create or exacerbate environmental or highway safety problems.

B. Re-use of Previously Developed Land in Rural Areas

Proposals for the re-use of previously developed land outside Development Boundaries will be supported where they result in:

- 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 or exacerbate environmental or highway safety problems.

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 strong local support is demonstrated.

C. Agricultural/Forestry Buildings and Domestic Equine Facilities

Proposals for new agricultural/forestry buildings and domestic equine facilities will be supported where they can demonstrate that:

- the buildings or structures are necessary for agricultural, forestry or domestic equine purposes in the specific location proposed and other more suitable sites are unavailable;
- the scale, design, and form of the proposal, in terms of both buildings and operation, will be appropriate for its location and setting and be compatible with surrounding land uses;
- they will not create or exacerbate environmental or highway safety problems.

5.2 Policy DM4: Design & Character

- 5.4** “Good design is indivisible from good planning” (Planning Policy Statement 1: Delivering Sustainable Development). Design is more than just the way a building looks. It is about how the development of places, spaces and the buildings in and around them affect the people who use them and how they integrate with their surroundings.
- 5.5** The Commission for Architecture and the Built Environment’s (CABE) 2007 report *Housing audit: assessing the design quality of new housing in the East Midlands, West Midlands and the South West* highlighted the East Midlands as the most disappointing region for new housing design. All of the assessed developments in Bassetlaw were scored as ‘Poor’. CABE now recommends the use of the *Building for Life* standard by all developers and local authorities.
- 5.6** The Core Strategy Vision set the aim of achieving improvements in all aspects of design quality for new development in Bassetlaw. Strategic Objectives SO7, SO8 and SO9 all have distinct goals that can only be achieved through good design. The following approach reflects the desire for a flexible policy that will take account of site specifics and local circumstance, while at the same time supporting the use of *Building for Life* and a setting clear design criteria applicable at different scales.

POLICY DM4: DESIGN AND CHARACTER

A. Major Development Principles

All major development proposals, notably for sites allocated through the Site Allocations DPD, will need to demonstrate that they:

- make clear functional and physical links with the existing settlement and surrounding area and have not been designed as ‘standalone’ additions. Where physical links cannot be made (e.g. for reasons of third party land ownership) provision must be made such that they can be provided in future should the opportunity arise;
- complement and enhance the character of the built, historic and natural environment;
- are of a scale appropriate to the existing settlement and surrounding area;
- provide a qualitative improvement to the existing range of houses, services, facilities, open space and economic development opportunities.

Where neighbouring or functionally linked sites will come forward together within the timeframe of this DPD, the Council will expect applicants to work together with the Council to ensure any proposals are, or can be, properly integrated and will provide complementary development.

Proposals for major⁽²⁹⁾ residential or mixed-use development will be expected to demonstrate that they score well (allowing for site constraints where applicable) against the design principles established in the *Building for Life* guidance and any subsequent or complementary best practice guidance on design and placemaking by the Commission for Architecture and the Built Environment (CABE) or comparable organisation.

B. General Design Principles

Individual development proposals, including single buildings, changes of use or extensions to existing buildings, will only be accepted where they are of a high-quality design that addresses the relevant areas below:

Local character and distinctiveness

New development, particularly backland and infill development, should respect its wider surroundings, in relation to historic development patterns or building/plot sizes and forms; density; and landscape character.

Architectural quality

New development should respect its context, without resorting to pastiche architecture, in terms of density, height, scale, mass, materials and detailing. Extensions will be expected to be subservient to the original structure in relation to height, scale and mass. Developments in prominent positions at 'gateways' to settlements or town centres will be of particularly high-quality design that will serve to reinforce a positive perception about the quality of place.

Public realm

New development should support stimulating and safe streets and public spaces, with active frontages at ground level to public spaces; have appropriate landscaping and boundary treatments (retaining historic walls and hedgerows); integrate crime prevention measures where this will not compromise the other principles of good design; and provide useable and functional open space.

Accessibility

New development should ensure that all people, including those with disabilities, can easily and comfortably move through and into it; prioritise safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces; establish both visual and functional relationships between the different parts of a development and between the development and its wider setting.

Amenity

New development should ensure that it does not have a detrimental effect on the residential amenity of nearby residents; provides a decent standard of private amenity space; allows adequate space for waste and recycling storage and collection; and is not to the detriment of highway safety.

29 As defined by national guidance. See Town and Country Planning (General Development Procedure) Order 1995 and subsequent updates.

Carbon reduction

New development will need to demonstrate that careful consideration has been given to minimising CO2 emissions and measures that will allow all new buildings in Bassetlaw to adapt to climate change. Such measures include, but are not limited to: use of suitable construction materials; site layout and building orientation that makes best use of passive heating and cooling, natural light and natural ventilation; minimising water consumption and maximising water recycling; achieving the highest feasible level of energy efficiency; and maximising opportunities to integrate renewable and low carbon energy infrastructure.

Account will also be taken of any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council and Bassetlaw's Landscape Character Assessment. Where there is obvious tension between the requirements listed above, due to the sensitivity of the location of certain sites, the Council will work with applicants and local residents to achieve a balanced solution. Some factors are likely to outweigh others in reaching a decision in such cases.

Further detail will be set out in the Council's Supplementary Planning Document on Design.

5.3 Policy DM5: Housing Mix & Density

- 5.7** In order to ensure that the District can, as far as possible, sustain a mixed community of different households (such as families with children, single person households and older people) a variety of housing, in terms of tenure, price and type, is required. At present, studies (see Appendix 2) show that Bassetlaw's housing stock and household type are in balance. In other words, in broad terms, the types of houses in the District are of sufficient variety (in terms of size and type) that they match the needs of residents (adaptability and affordability issues notwithstanding). This does, however, vary between settlements and new development will need to ensure that it contributes to a more balanced range of housing in some areas.
- 5.8** Policy DM5 sets out a flexible policy approach that will take account of site specifics and local circumstance, while at the same time supporting specialist housing provision. It delivers Strategic Objectives SO1, SO4 and SO7.

POLICY DM5: HOUSING MIX AND DENSITY

A. Housing Mix

Proposals for new housing development (particularly on allocated sites) will be expected to deliver, in discussion with the Council, a mix of house size, type and tenure informed by:

- 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.

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.

B. Housing Density

Development proposals will be expected to deliver housing at densities that reflect the specific characteristics of the site and its surrounding area (in terms of both built form and landscape). Consequently:

Higher densities will be expected or required where:

- there will be good future accessibility between the site and local facilities by walking, cycling and/or public transport; or
- the site is well-served by public transport; or
- the local character is of a high density (e.g. in town centres; some village centres; historic farm complexes); or
- the need for an appropriate local housing mix requires higher density provision.

Lower densities may be supported or required where:

- site constraints prevent higher density development; or
- there will be limited future accessibility between the site and local facilities by walking, cycling and/or public transport; or
- there is limited public transport access; or
- local character will be compromised by higher density development (e.g. in low density suburban areas and more open villages); or
- the need for an appropriate local housing mix requires lower density provision.

In considering appropriate densities, account will also be taken of the Bassetlaw Landscape Character Assessment and any relevant Village Design Statement, Conservation Area Appraisal or character appraisal approved or adopted by the District Council.

Please refer also to the Council's Supplementary Planning Document on Design.

5.4 Policy DM6: Gypsies, Travellers & Travelling Show People

5.9 The accommodation needs of Gypsies, Travellers and Travelling Showpeople should be considered alongside the housing needs of the whole community and, as such, policies must be developed to ensure that suitable sites are available to them in the District in order to meet any identified need for pitches. A 'pitch' is generally regarded as an area of a Gypsy/Traveller site where a single household lives in their caravans or trailers with other related amenities. Thus, a pitch may contain more than one caravan. Transit pitches are for those who are stopping for a short period of time in a given location. While the needs of Travelling Showpeople are similar to those of Gypsies and Travellers, their sites may also need space to accommodate and work on machinery. The Council's Gypsy and Traveller Accommodation Needs Assessment (see Appendix 2) demonstrated a minimum need for 43 pitches (some permanent, some transit), on top of the c.80 that already exist in the District, between now and 2026. Five have been delivered to date.

5.10 This policy will deliver Strategic Objective SO1, seeking to focus new sites close to settlements with a range of services and facilities, while making provision for enhancements to existing sites where they are appropriately located.

POLICY DM6: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

A. General Criteria

Land to accommodate the District's residual pitch requirement will be allocated in accordance with the aims of policy CS1, and with the criteria set out in this policy, in the Site Allocations DPD. Applications for new sites will be supported in accordance with the aims of policy CS1 (namely to focus new development in sustainable locations) and with the criteria set out in this policy.

Proposals will need to demonstrate that:

- the intended occupants meet the definition of gypsies and travellers⁽³⁰⁾ or the description of travelling showpeople⁽³¹⁾ ;
- the site has easy and convenient access to nearby services and facilities;
- the scale and design of the site is appropriate to its surrounding location and makes efficient use of land;
- there is adequate space for parking, turning, servicing and waste collection/recycling on site;
- appropriate landscaping and boundary treatments will be provided to give privacy and to enhance the local environment;
- there is safe vehicular access to the public highway;

30 As defined in Circular 01/06 or any replacement

31 As defined in Circular 04/07 or any replacement

- the site will be properly serviced by utilities such as water and sewerage;
- the site is not located in an area at high risk of flooding and is not significantly contaminated.

B. Rural Exceptions

Notwithstanding Section C below, where no alternative sites are available within Development Boundaries, proposals for residential sites, of a scale appropriate to the size and role of the settlement, will be supported outside of, but adjoining, these Boundaries where need can be demonstrated through evidence that the site's future occupants:

- are current residents within the settlement; or
- have an existing family within the settlement; or
- have an established, long-term employment connection with the settlement.

C. Further Considerations

Proposals for sites for travelling showpeople will also need to demonstrate:

- that they are in areas where ancillary yards for business would be acceptable;
- that 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.

Consideration will also be given to:

- the preference of many gypsies, travellers and travelling showpeople for a site to have a degree of limited separation from the settled community;
- locating transit sites where there is ready access to the strategic and trunk roads through the District.

Support will be given to the improvement and expansion of existing permitted gypsy, traveller and travelling show people sites, such as Daneshill Lakes, provided that the above criteria can be met.

5.5 Policy DM7: Securing Economic Development

- 5.11** A significant amount of new employment land will need to be allocated across Bassetlaw over the Core Strategy period to ensure that the District is able to provide sufficient opportunities for business growth and to provide a range of jobs for local residents. The amount of new allocations will grow, leading to increased greenfield land loss, if existing employment sites are redeveloped for other uses.
- 5.12** The Council accepts that not all of the existing employment land in the District is suitable for new employment uses, perhaps due to the costs involved in redevelopment or because of a site's location. As such, it will be important to have mechanisms in place to ensure that key sites remain in employment uses, while less desirable sites are considered for redevelopment.
- 5.13** While taking an approach that protects all employment sites as a matter of principle, this policy sets out the criteria by which protected employment sites may be considered for redevelopment for non-employment creating uses. It takes account of locational and viability issues, which are regarded as being the key issues that can affect the attractiveness of an employment site to the market.
- 5.14** This policy will deliver Strategic Objectives SO2, SO4 and SO5.

POLICY DM7: SECURING ECONOMIC DEVELOPMENT

A. Future Development Proposals

Particular support will be given to economic development ⁽³²⁾ proposals that are able to:

- harness the educational and research potential of North Nottinghamshire College; and/or
- guarantee employment programmes for local residents that provide opportunities for training and development and will contribute to raised workforce skills levels within the District; and/or
- deliver, or contribute to, opportunities for the growth of indigenous businesses; and/or
- bring significant, good quality inward investment opportunities to the District.

New employment allocations will be expected to deliver, or provide opportunities for the development of, starter units and grow on space for small and medium-sized enterprises.

32 as defined by national policy

B. Existing Sites

All allocated and existing, or vacant former, employment sites will be protected for economic development purposes. Notwithstanding the bullet points below, proposals for change of use will usually be expected to be for mixed-use development, ensuring the minimum amount of non-economic development uses is proposed to support and deliver the redevelopment of the site for economic development purposes.

Proposals for the redevelopment of protected sites for any other use will only be supported, in line with the Spatial Strategy policies, where:

- the Council's most up-to-date employment land assessment(s) recommends their release for another purpose; or
- it can be demonstrated to the Council's satisfaction that a site is no longer capable of accommodating economic development uses (e.g. due to its location or for reasons of development viability); or
- it can be demonstrated to the Council's satisfaction that redevelopment would offer significant benefits to the local area; or
- the site has been allocated for redevelopment for mixed or non-economic development uses through the Site Allocations DPD.

Proposals for change of use based on claims of development viability will need to be accompanied by:

- evidence that all reasonable efforts have been made to sell and let the site or premises for economic development purposes at a realistic price for a period of at least 12 months; and
- a detailed viability assessment, which will be considered by an independent assessor of the Council's choosing, at the applicant's expense.

If the site is outside a Development Boundary, please see also Policy DM3.

5.6 Policy DM8: The Historic Environment

5.15 The historic environment is an asset of enormous cultural, social, economic and environmental value. It contributes significantly to our quality of life and to the quality of our places. Bassetlaw has a distinctive historic environment and a wealth of heritage assets that should be protected or enhanced. Planning plays a crucial role in conserving the historic environment through the application of legislation, policy and guidance.

5.16 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.

5.17 This policy delivers Strategic Objective SO9.

POLICY DM8: THE HISTORIC ENVIRONMENT

Support will be given to development proposals or regeneration schemes (particularly in central Worksop, Retford and Tuxford) that protect and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Such proposals must recognise the significance of heritage assets as a central part of the development. They will be expected to be in line with characterisation studies, village appraisals, conservation area appraisals (notably the site specific development briefs that may be found within them), archaeological reports and other relevant studies.

A. Definition of Heritage Assets

Designated heritage assets in Bassetlaw include:

- Listed Buildings (including attached and curtilage structures);⁽³³⁾
- Conservation Areas;
- Scheduled Monuments;
- Registered Parks and Gardens.

Non- Designated assets in Bassetlaw include:

- Buildings of Local Interest;⁽³⁴⁾
- Areas of archaeological interest;

33 Any object or structure fixed to the principal listed building or any object or structure within its curtilage that has formed part of the land since before 1 July 1948 is also protected.

34 As identified in the Nottinghamshire Historic Environment Record or by the District Council using the guidance publication *Non-Designated Heritage Assets: Criteria*.

- Unregistered Parks and Gardens;⁽³⁵⁾
- Buildings, monuments, places, areas or landscapes positively identified as having significance in terms of the historic environment.

B. Development Affecting Heritage Assets

There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.

Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.

The setting of an asset is an important aspect of its special architectural or historic interest and proposals that fail to preserve or enhance the setting of a heritage asset will not be supported. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset. Development proposals within the setting of heritage assets will be expected to consider:

- Scale;
- Design;
- Materials;
- Siting;
- Views away from and towards the heritage asset.

C. Change of Use Affecting Heritage Assets

The change of use of heritage assets, including Listed Buildings and buildings in Conservation Areas, will only be permitted where the proposed use is considered to be the optimum viable use that is compatible with the fabric, interior and setting of the building⁽³⁶⁾. Evidence supporting this will be submitted with proposals⁽³⁷⁾. New uses that adversely affect the fabric, character, appearance or setting of such buildings will not be permitted.

D. Shopfronts

Proposals for replacement shopfronts or alterations to shopfronts affecting heritage assets will be expected to ensure that traditional shopfronts are retained wherever possible irrespective of the use of the property. New shopfronts will be expected to utilise traditional materials such as timber and be designed to respect the special interest of the building and its setting⁽³⁸⁾.

35 As identified in the Nottinghamshire Historic Environment Record.

36 N.B. The most viable use that is compatible with the fabric and setting of the building may not always be the most profitable.

37 Requirements to be detailed in forthcoming SPD.

38 Requirements to be detailed in forthcoming SPD.

5.7 Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities

- 5.18** Bassetlaw benefits from an extensive strategic green infrastructure network (see Figure 5.1)⁽³⁹⁾ and a variety of landscape character areas with different requirements (see Figure 5.2) for their ongoing protection and enhancement. 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.
- 5.19** It will be important to ensure that the level of new development across the District does not undermine these strengths and, instead, contributes to improvements to the connectivity of the overall green infrastructure network and addresses deficiencies where they exist. Similarly, new development will need to integrate with the character of the surrounding area and take full account of landscape character at all stages in the planning and delivery process, recognising opportunities for habitat creation.
- 5.20** The current Bassetlaw Open Space and Play Pitch Assessments identify 481 sites that fall within the typologies of open space as listed in national policy⁽⁴⁰⁾. These sites include: sports pitches; children's play areas; parks and gardens; natural and semi-natural green space; green corridors; amenity greenspace; allotments; cemeteries and church yards.
- 5.21** The Council is committed to upgrading existing open spaces and ensuring that new open spaces are of a high quality.
- 5.22** This policy delivers Strategic Objectives SO4, SO5, SO6, SO7 and SO8.

39 Green infrastructure includes features of recognised biodiversity importance (SSSIs, SINCs, LNRs and Ancient Woodland); local parks; playing fields and sports pitches; cemeteries; school grounds; allotments; historic parks and gardens; woodland; watercourses and their floodplains; hedgerows; and grassland.

40 PPG17: Planning for Open Space, Sport and Recreation

POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES

A. Green Infrastructure

Development proposals will be expected to support the Council's strategic approach to the delivery, protection and enhancement of multi-functional Green Infrastructure, to be achieved through the establishment of a network of green corridors and assets (please refer to the Council's Green Infrastructure work for a full list of Green Corridors and Nodes within, and running beyond, the District) at local, sub-regional and regional levels. Particular support will be given to proposals that will further the development of:

- The Idle Valley Project;
- The Trent Vale Partnership;
- Sherwood Forest Regional Park.

Development proposals (particularly for allocated sites) will be expected to demonstrate, in line with the Council's Green Infrastructure work, that:

- they protect and enhance green infrastructure assets affected by the development and take opportunities to improve linkages between green corridors;
- where they overlap with or will affect existing green infrastructure nodes or corridors, such assets are protected and enhanced to improve public access and use;
- where opportunities exist, development proposals provide improvements to the green infrastructure network that benefit biodiversity through the incorporation of retained habitats and by the creation of new areas of habitat;
- they provide robust delivery mechanisms for, and means of ensuring the long-term management of, green infrastructure.

Development that will result in the loss of existing green infrastructure may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost. Where new development may have an adverse impact on green infrastructure, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures (e.g. off-site or through financial contributions for improvements elsewhere) is considered.

B. Biodiversity and Geodiversity

Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of features of recognised importance, including:

- Trees and hedgerows subject to preservation orders;
- Ancient woodlands;

- Sites of Special Scientific Interest (SSSI);
- Regionally Important Geodiversity Sites;
- Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC)); and
- Local and UK Biodiversity Action Plan Habitats.

Development that will result in the loss of such features may be supported where replacement provision is made that is considered to be of equal or greater value than that which will be lost and which is likely to result in a net gain in biodiversity. Where new development may have an adverse impact on such features, alternative scheme designs that minimise impact must be presented to the Council for consideration before the use of mitigation measures is considered. Where sufficient mitigation measures cannot be delivered, compensation measures must be provided as a last resort.

C. Landscape Character

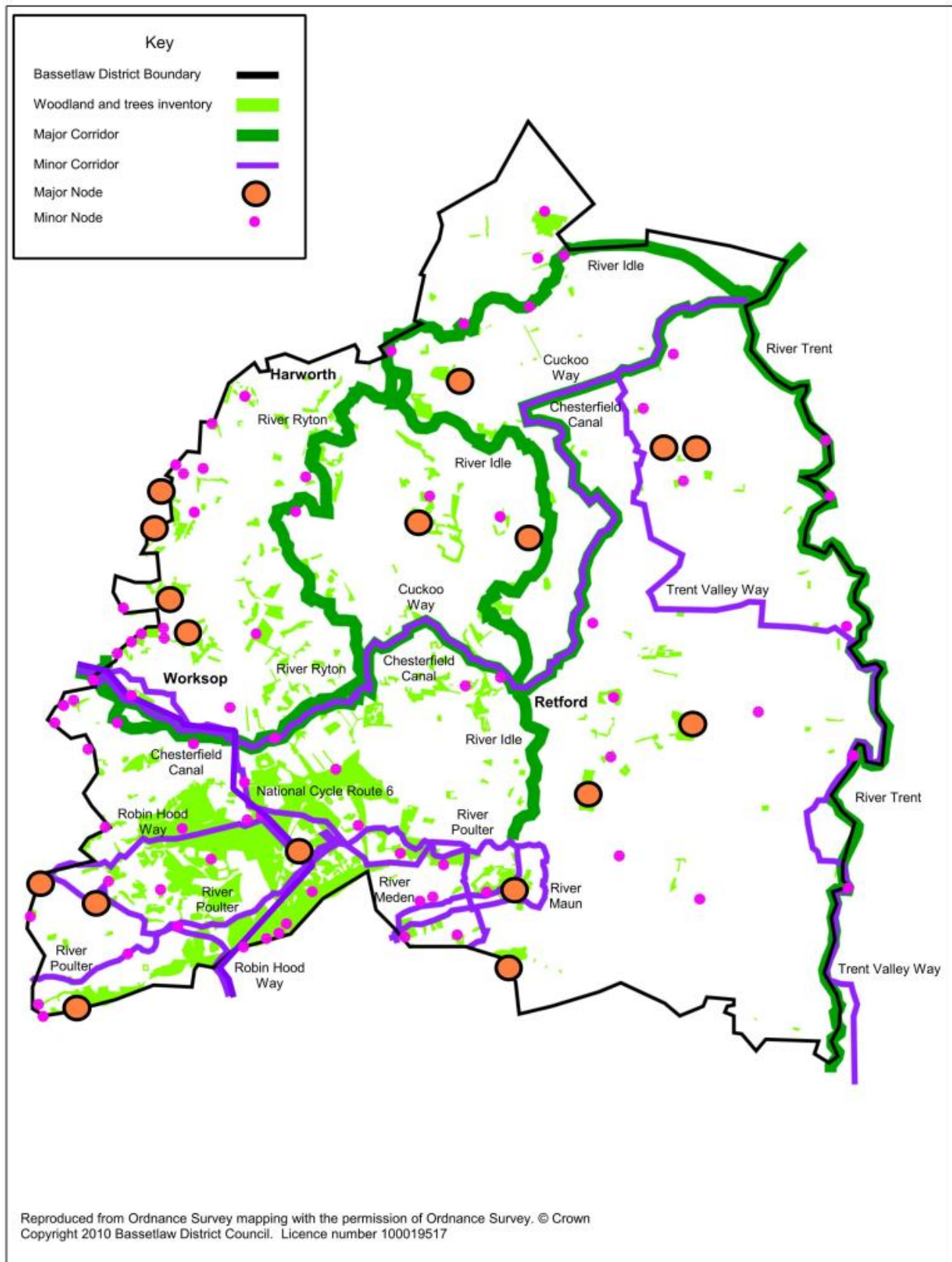
New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character area in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.

D. Open Space and Sports Facilities

Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of protected open spaces and sports facilities (please see Proposals Map) identified in the Council's Open Space and Sports Facilities studies. Exceptions may be made if the open spaces or facilities are identified as surplus to demand in a given location and that alternative provision, or a contribution towards new or improved facilities elsewhere, would be preferable. Alternative scheme designs that minimise impact should be considered before the use of mitigation (on-site, off-site or through contributions as appropriate).

New development proposals (particularly for allocated sites) will be expected to provide functional on-site open space and/or sports facilities (which will become protected for the purposes of this policy), as well as contributions for on-going maintenance, to meet any deficiencies in local provision (when assessed against locally defined standards as set out in the Council's Open Space and Sports Facilities studies) that will be caused by the development or to provide contributions towards new or improved facilities elsewhere locally.

Bassetlaw Green Infrastructure Network



Produced by Bassetlaw District Council GIS Team

Figure 5.1

Landscape Character Policy Zones

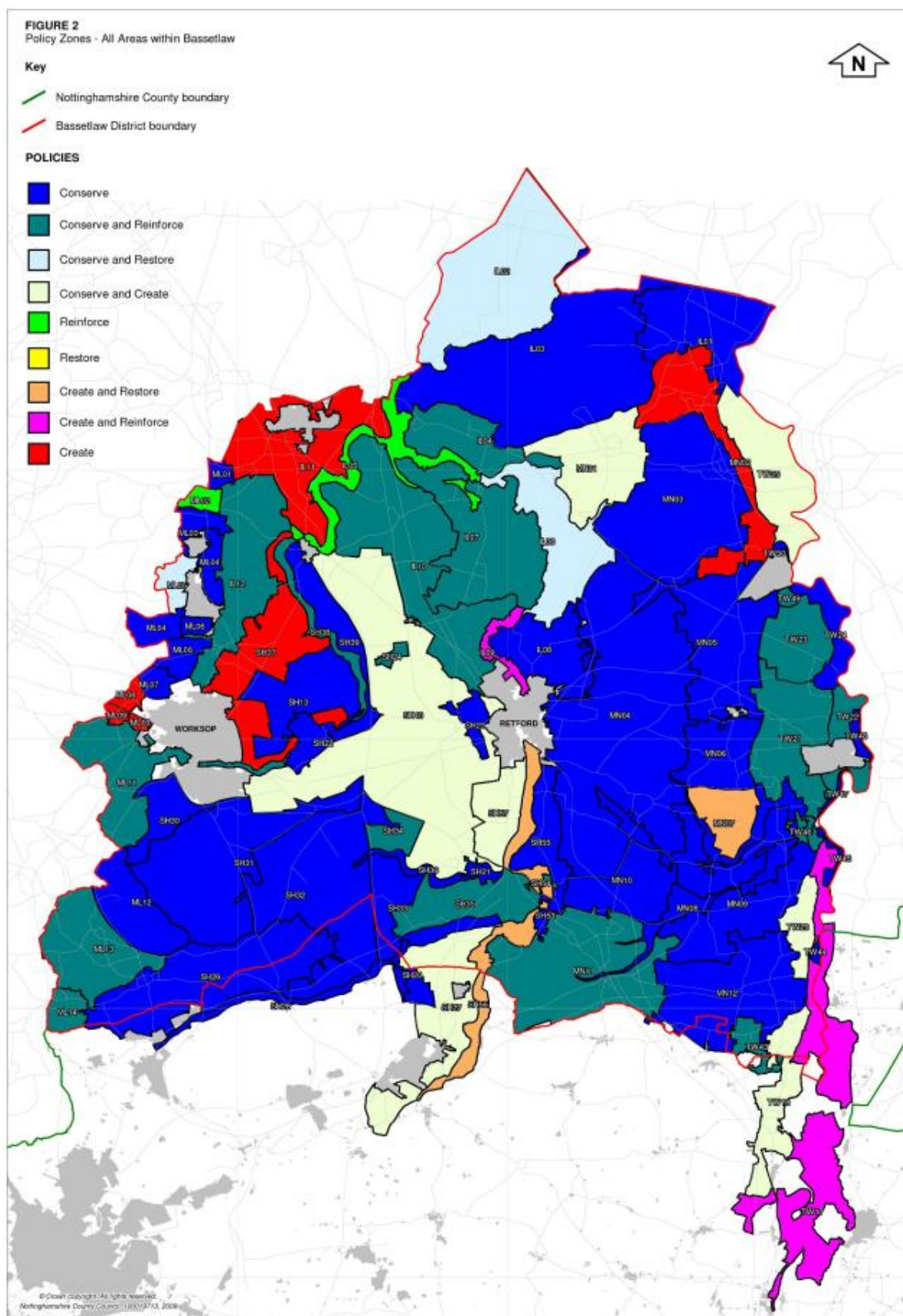


Figure 5.2

5.8 Policy DM10: Renewable & Low Carbon Energy

- 5.23** International, European and national policy commit the UK to reducing its impact on climate change and increasing the supply of energy from renewable and low carbon sources. Planning is seen as having a significant role to play in delivering on these aspirations, by understanding the local feasibility and potential for renewable and low-carbon technologies, identifying suitable areas for renewable and low-carbon energy sources, supporting infrastructure delivery and setting standards for new development.
- 5.24** National planning guidance states that the Council as a whole has a broader role to lead and facilitate action across the District in promoting energy efficiency in the existing building stock and enforcing the incremental tightening of provisions of the Building Regulations. Local policy relating to new development needs, therefore, to be set in the context of amendments to Part L of the Building Regulations, which will introduce a zero carbon requirement for new homes and schools in 2016 and other types of non-residential building in 2018.
- 5.25** Bassetlaw District Council has signed the Nottingham Declaration which commits the local authority to reducing emissions from its own operations, adapting to the impacts of climate change and encouraging all sectors of the local community to take similar action. A1 Housing Ltd, who manage the Council's social rented housing, have shown their commitment to the CO2 reduction agenda by implementing a number of renewable energy installations on their properties.
- 5.26** 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 potential for renewable and low carbon energy generation in the District. 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. 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.

POLICY DM10: RENEWABLE AND LOW CARBON ENERGY

A. Carbon Reduction

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 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 need to demonstrate that they:

41 Bassetlaw Renewable and Low Carbon Energy Study (AECOM, February 2010)

42 The Energy Opportunities Diagram is indicative and is not to scale. It should not be used to pinpoint specific properties or areas of land nor is it designed as a guide for allocating commercial scale energy schemes.

- are compatible with policies to safeguard the built and natural environment, including heritage assets and their setting;
- will not lead to the loss of or damage to high-grade agricultural land;
- 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; 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.

Large-scale renewable and low carbon energy proposals must provide full details of arrangements for decommissioning and reinstatement of the site if/when it ceases to operate.

B. District Heating and Co-location

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. District Heating opportunities include those supplied by heat from waste management sites, power stations, coalmine methane facilities or new standalone infrastructure. Applicants will be expected to engage with the Council at pre-application stage to assess the feasibility of achieving this objective.

Where District Heating Networks are established, all subsequent new development close enough to connect to such a network will be expected to do so where there are no barriers to this connection.

Proposals for heat producing development will be expected to demonstrate consideration of the feasibility of utilising its waste heat for heat consuming development. Support will be given to proposals that will ensure the co-location of compatible heat producing and heat consuming development.

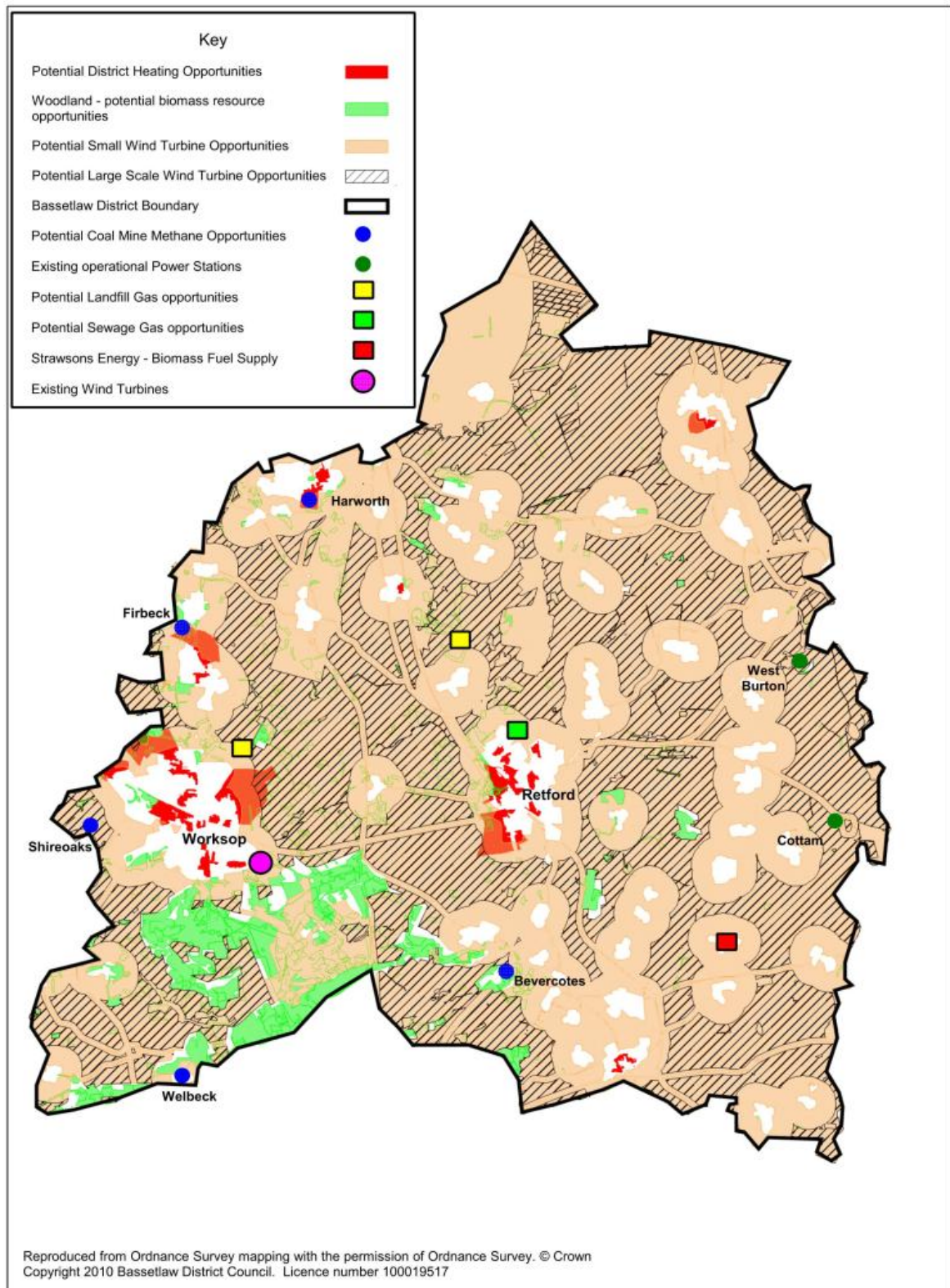
C. Site Allocations

Allocations made in the Site Allocations DPD will be expected to deliver specific low-carbon and renewable energy infrastructure in line with assessments of feasibility and overall viability.

D. Community Energy Schemes

Support will be given to community led energy schemes in line with the Council's Renewable and Low Carbon Energy Study (or subsequent replacement), on exception sites if necessary, where strong local support is demonstrated.

Energy Opportunities Diagram



Produced by Bassetlaw District Council GIS Team

Figure 5.3

5.9 Policy DM11: Developer Contributions & Infrastructure Provision

- 5.27** Planning obligations are legal agreements offered by developers or negotiated between local planning authorities and developers, or persons with an interest in a piece of land, in the context of planning applications. They are usually designed to ensure that any possible adverse impact of development on local services (e.g. schools or doctors' surgeries), facilities (e.g. play areas), infrastructure (e.g. roads) and the wider environment (e.g. habitat loss) is suitably mitigated.
- 5.28** Statute advises that Councils may seek contributions towards infrastructure and community facilities on the back of new development, but that these must be:
- necessary to make the proposed development acceptable in planning terms;
 - directly related to the proposed development; and
 - fairly and reasonably related in scale and kind to the development.
- 5.29** Regulations allowing Council's to develop a Community Infrastructure Levy (CIL) have also been passed by Parliament. The CIL is a charge that local authorities in England and Wales can levy on most types of new development in their area. CIL charges will be based on simple formulae that relate the size of the charge to the size and type of the development paying it. The proceeds of the levy will be spent on infrastructure across the entire District, not to mitigate the effects of a particular development, to support the growth of the area.
- 5.30** Our preferred approach is to continue to use Planning Obligations for the short term and to seek to develop a Levy over time. This policy will help to deliver Strategic Objectives SO1, SO2, SO3, SO4, SO5, SO6, SO8 and SO9.

POLICY DM11: DEVELOPER CONTRIBUTIONS & INFRASTRUCTURE PROVISION

All applications will be expected to demonstrate that the necessary infrastructure (social, physical and green) will be in place in advance of, or can be provided in tandem with, new development and, where appropriate, that arrangements are in place for its subsequent maintenance.

To ensure that the decision making process is as swift as possible, applicants are strongly advised to engage with the Council, infrastructure providers and statutory bodies in pre-application discussions to ensure that there is complete clarity over assessments of infrastructure deliverability in advance of applications being submitted.

Arrangements for the provision or improvement of infrastructure will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission.

Obligations may include, but not be limited to:

- Affordable housing (either on site or as a commuted sum);

- Alternative employment land (e.g. mitigation for granting permission for higher value uses 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);
- Healthcare (e.g. additional GP places; new facilities);
- Education (e.g. additional school places; new facilities);
- Green infrastructure:
 - Open Space (e.g. Play Areas; Sports Fields / Youth and Adult Areas; amenity open space);
 - Natural Heritage (e.g. mitigation measures; habitat restoration; habitat protection; habitat creation; landscaping; site management; or site interpretation);
- Transport (e.g. improved bus services and facilities; extension and improvement of the cycle network and pedestrian facilities; park and ride; traffic management; highway capacity improvements; or pedestrian schemes);
- Cultural heritage and facilities (e.g. mitigation measures; landscaping; restoration and enhancement of specific historic assets; site management or interpretation; recording, analysing, archiving and reporting on archaeological structures or remains; waterways enhancement (notably the Chesterfield Canal); library provision);
- Flood mitigation measures (e.g. flood warning measures; re-opening of culverts);
- Public realm (e.g. improvements to town centre environments; public art);
- Renewable and Low Carbon Energy (e.g. delivery of community scale energy generation projects).

It is accepted that there may be times when 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, which will be considered by an independent assessor of the Council's choosing, at the applicant's expense.

As and when feasible, the Council may proceed to develop a tariff based approach to infrastructure provision or a Community Infrastructure Levy as appropriate.

Further detail will be set out in a Developer Contributions SPD and/or a CIL Charging Schedule (which will be subject to independent examination) or Tariff.

5.10 Policy DM12: Flood Risk, Sewerage & Drainage

5.31 Bassetlaw has a number of rivers running through it, is a low lying part of the country and has recognised surface water drainage issues in some areas. 2007 saw some of the worst flooding in recent years, as rivers burst their banks and flooded 273 properties. It is clear, therefore, that, especially with the effects of climate change and the increase in housing numbers (resulting in greater surface water run off), measures need to be put in place to ensure that new development is located in areas at the least risk of flooding. Similarly, it will be important to ensure that existing drainage and sewerage issues are not exacerbated by new development pressures.

5.32 Our approach reflects national policy and advice that seeks to direct new development away from areas at risk of flooding. Given the availability of land across the District in Flood Zone 1 (the area of lowest risk), we do not believe it necessary to consider development proposals (other than those directly suited to areas that may flood) in higher risk areas. We have sought to reflect the support for Sustainable Drainage Systems (SuDS) and the strong local support for ensuring that development in certain areas is restricted to that which will not exacerbate land drainage problems.

5.33 This policy delivers Strategic Objectives SO6 and SO8.

POLICY DM12: FLOOD RISK, SEWERAGE AND DRAINAGE

A. Flood Risk

Proposals for the development of new units in Flood Zones 2, 3a and 3b that are not defined by national planning guidance⁽⁴³⁾ as being suitable for these zones will not be supported while development sites remain available in sequentially superior locations across the District. Reference should be made to the Council's Strategic Flood Risk Assessment when making assessments about likely suitability. Site specific Flood Risk Assessments will be required for all developments in flood risk areas, even where flood defences exist, as defined on the Proposals Map.

Where suitable redevelopment opportunities arise, the Council will require, in liaison with the Environment Agency, the opening up of culverts, notably in Worksop and Retford, in order to reduce the blocking of flood flow routes. Particular support will be given to the Flood Alleviation Scheme for Retford Beck.

B. Sewerage and Drainage

All applications for new development (other than minor extensions) in:

- Beckingham
- Clarborough and Hayton
- East Drayton
- East Markham

- Harworth Bircotes
- North Leverton
- North Wheatley
- Misterton
- South Wheatley
- Sturton-le-Steeple
- Welham
- Walkeringham

will be required to contain a Surface Water Drainage Assessment, to be produced in discussion with the District Council. This Assessment must show to the Council's satisfaction that the proposed development will not exacerbate existing land drainage and sewerage problems in these areas.

All new development will be required to incorporate Sustainable Drainage Systems (SuDS) and provide details of adoption, ongoing maintenance and management. Proposals will be required to provide reasoned justification for not using SuDS techniques, where ground conditions and other key factors show them to be technically feasible.

Preference will be given to systems that contribute to the conservation and enhancement of biodiversity and green infrastructure in the District.

5.11 Policy DM13: Sustainable Transport

- 5.34** Given the rural nature of much of Bassetlaw, it is likely that the private car will continue to be the dominant form of transportation in the District. It is, nonetheless, important to ensure that opportunities are taken to reduce dependency on the private car and direct new developments towards locations with good accessibility by other means.
- 5.35** Where new development requires parking provision, parking standards are aimed at ensuring developers are aware of the required parking levels associated with various forms of development and promote good design and the efficient use of land. New developments have often regarded parking as an after thought. This has caused significant problems with access, design, appearance and the viability of entire developments, as well as issues with on-street parking and local congestion.
- 5.36** This policy will deliver Strategic Objective SO6.

POLICY DM13: SUSTAINABLE TRANSPORT

A. General Principles

Development proposals will be expected to:

- Minimise the need to travel by private car;
- Provide linkages to, or develop new, footways, cycle paths and bridleways giving access to, key local facilities (especially town centres).

Optimisation of the highway network and highway capacity improvements should only be considered once the above criteria have been addressed.

Development proposals will be accompanied by a Transport Statement or Assessment, as appropriate, in line with the trigger points contained within *Guidance on Transport Assessment* (DfT 2007) or subsequent Highways guidance.

B. Nottinghamshire Local Transport Plan

Development proposals will be required to be consistent with, and contribute to the implementation of, the Nottinghamshire Local Transport Plan. Proposals will not be supported where they will prevent the implementation of schemes identified in the Nottinghamshire Local Transport Plan. Reference should be made to this Plan when considering new proposals.

C. Parking Standards

Residential development proposals will be expected to demonstrate accordance with local parking standards through the provision of the necessary levels of cycle, motorcycle and car parking facilities.

Non-residential parking should be provided in line with the *6Cs Highway Design Guide* adopted by Nottinghamshire County Council on 1 April 2009.

A reduction in parking provision will be considered where it is demonstrated that this will not impact adversely on the surrounding area (notably in relation to an increase in on-street parking) and is in the interest of sustainable development, especially in terms of encouraging the use of walking, cycling and/or public transport.

Further information on parking standards will be provided in a Supplementary Planning Document.

5.12 Policy DM14: Ground Conditions & Land Stability

5.37 Bassetlaw has a number of former mining areas, many of which contain regeneration sites. These sites are likely to have contamination and unstable ground. It is imperative that these issues are addressed by any development proposals.

5.38 This policy will deliver objectives SO1, SO2 and SO3.

POLICY DM14: GROUND CONDITIONS AND LAND STABILITY

New development proposals in former coal mining areas in the west of the District will be expected to demonstrate that full consideration has been given to ground conditions (e.g. through liaison with The Coal Authority or other sources of up-to-date mining information). Particular regard must be given to proposals in and around:

- Shireoaks
- Manton (Worksop)
- Elkesley
- Harworth
- Bevercotes
- Carlton-in-Lindrick
- Langold
- Clumber Park

Where necessary, it must be demonstrated that appropriate mitigation measures, as well as site layout and design, have taken account of any land stability issues.

6 Monitoring & Implementation

- 6.1** Monitoring and review are key components of the planning system, used to ensure that policies are delivering the anticipated results. Monitoring may, where necessary, trigger the need to review and revise policies to adapt to changing national, regional or local circumstances.
- 6.2** Table 6.1 below sets out the indicators that will be used to monitor the effectiveness of the policies in this document, along with the mechanisms to facilitate delivery and the lead agencies involved. This is not an exhaustive list, but gives an indication of how the Council expects to implement the Core Strategy and Development Management Policies DPD.

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
CORE STRATEGY POLICIES						
Policies CS1-CS9	Links to Spatial Objectives SO1 - SO9	Housing				
		Total net housing completions:	352 dwellings per annum	To concentrate development within sustainable settlements across Bassetlaw	Core Strategy DPD	Bassetlaw District Council
		Core Output Indicator H1			Site Allocations DPD	Developers
		Housing completions per settlement	Sufficient housing to meet the requirements of individual settlements	To support the regeneration within settlements in western Bassetlaw	Area Action Plans	Landowners
		Core Output Indicator H2(a)		To provide an appropriate amount of affordable housing across Bassetlaw	Supplementary Planning Documents	Registered Providers
		Total Affordable Housing completions	15-35% as specified in each policy	To limit major development in less sustainable areas of Bassetlaw	Development Management Process	
		Core Output Indicator H5				
		Total Affordable Housing Completions Per Settlement	Sufficient affordable housing provided to meet the requirements of individual settlements			
		Core Output Indicator H5				

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
		Number of houses built outside Development Boundaries: Local Output Indicator LH6	Minimise development contrary to the exceptions specified in Core Strategy Policies			
Economic Development						
		Total land developed for Economic purposes: Core Output Indicator BD1	97 Ha of economic development land provided to meet local requirements	To provide easy access to jobs To maximise the potential of the area for economic development To support business growth in Bassetlaw	Core Strategy DPD Site Allocations DPD Area Action Plans Supplementary Planning Documents Development Management Process	Bassetlaw District Council Private Sector Investment Large Employers Local Businesses Developers Landowners
		Land developed for employment/economic purposes per settlement Core Output Indicator BD1 and Local Output Indicator LBD3	Sufficient economic development land provided to meet the requirements of individual settlements			
		Town Centre				

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
		Total new convenience goods floorspace and location: Core Output Indicator BD1	Sufficient retail floorspace provided to meet local requirements	To encourage an improved variety and quality of retail provision in key town centres	Core Strategy DPD Site Allocations DPD	Bassetlaw District Council Nottinghamshire County Council
		Total new comparison goods floorspace and location: Core Output Indicator BD4	Sufficient retail floorspace provided to meet local requirements	To support a healthy and successful town centre provision To enhance town centre environments and perceptions of them	Area Action Plans Supplementary Planning Documents Development Management Process	Private Sector Investment Developers Local Businesses
		Number of new non-retail uses along primary shopping frontages: Core output Indicator BD4	Protect the vitality and viability of key retail centres			
		Number of vacant retail units: Core Output Indicator BD4	At or below the national average			

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
		Retail Developments outside centre: Core Output Indicator BD4	Out of centre developments minimised to protect vitality and viability of town centres			
		Community Infrastructure				
		Total new service and facilities: Local output Indicator LBD2	Sufficient services and facilities provided to meet overall need	To encourage and support a broad range of local services and facilities across Bassetlaw To minimise the need to travel and to support the needs of the local communities of Bassetlaw	Core Strategy DPD Site Allocations DPD Conservation Area Appraisals and Management Plans Development Management Process Local/Community Group initiatives	Bassetlaw District Council Nottinghamshire County Council Private Sector investment Parish Councils Local Businesses Developers Landowners
		Total new services and facilities by location: Local Output Indicator LBD2	Sufficient services and facilities to meet local need			
		DEVELOPMENT MANAGEMENT POLICIES				

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
DM1-DM3: Conservation of Rural Buildings	Links to Spatial Objectives SO5, SO7, SO8	Number of conversions with necessary justification as a percentage of total	Suitable re-use of redundant buildings in rural areas	To provide a sustainable use for otherwise redundant rural buildings in Bassetlaw	Core Strategy DPD Site Allocations DPD Conservation Area Appraisals and Management Plans Development Management Process Local/Community Group initiatives	Bassetlaw District Council Private Sector investment Parish Councils Local Businesses Developers Landowners
		Core Output Indicator H3 and Local Output Indicator LI1	Suitable re-use of redundant buildings in rural areas	To provide a sustainable use for otherwise redundant rural buildings in Bassetlaw	Core Strategy DPD Site Allocations DPD Conservation Area Appraisals and Management Plans Development Management Process Local/Community Group initiatives	Bassetlaw District Council Private Sector investment Parish Councils Local Businesses Developers Landowners

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
DM4: Design and Character	Links to Spatial Objectives SO7, SO8, SO9	Number of major housing developments achieving their potential against national and local design standards	100%	<p>To increase the quality of design of new development</p> <p>To enhance the character of local areas and contribute to a sense of place</p>	<p>Core Strategy DPD</p> <p>Site Allocations DPD</p> <p>Supplementary Planning Document</p> <p>Conservation Area Appraisals and Management Plans</p> <p>Development Management Process</p> <p>Local/Community Group initiatives</p>	<p>Bassetlaw District Council</p> <p>Developers</p> <p>Landowners</p>
DM5: Housing Mix & Density	Links to Spatial Objectives SO1, SO4	<p>Type and tenure and mix of new housing developments</p> <p>Monitored through Contextual Indicators</p>	<p>New housing developments address local needs and respects local character</p>	<p>To deliver an appropriate mix of housing types and tenures across Bassetlaw in response to local circumstance</p> <p>To achieve quality design that respects local character areas</p>	<p>Core Strategy DPD</p> <p>Site Allocations DPD</p> <p>Conservation Area Appraisals and Management Plans</p> <p>Development Management Process</p>	<p>Bassetlaw District Council</p> <p>Nottinghamshire County Council</p> <p>Parish Councils</p> <p>Developers</p> <p>Landowners</p> <p>Registered providers</p>

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
					Local/Community Group initiatives	
DM6: Gypsies, Travellers and Travelling Showpeople	Links to Spatial Objectives SO1	Number of permanent pitches for gypsies and travellers: Core Output Indicator H4	An additional 20 permanent pitches delivered by 2026	To meet the specific needs of the gypsy and travelling community in Bassetlaw through provision of sites in sustainable locations close to local services, facilities and employment opportunities	Core Strategy DPD Site Allocations DPD Private and Public Investment Investment Development Management Process	Bassetlaw District Council Nottinghamshire County Council Parish Councils Landowners Registered Providers
		Number of transit pitches for gypsies and travellers: Core Output Indicator H4	An additional 18 transit pitches delivered by 2026	To provide additional transit pitches in sustainable locations close to main 'through routes' in the District		Gypsy & Traveller Community Gypsy & Traveller Liaison Officers

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
DM7: Securing Economic Development	Links to Spatial Objectives SO2, SO4	Amount of allocated, existing or vacant employment land lost to non-economic uses (Ha) Local Output Indicator LBD1	Sufficient economic development land retained to meet the overall requirement for the plan period	To prioritise economic development on existing, quality employment land To regenerate poor quality sites for new uses that contribute to achievement of the Council's vision	Core Strategy DPD Site Allocations DPD Private and Public Investment Development Management Process	Bassetlaw District Council Developers Landowners
DM8: The Historic Environment	Links to Spatial Objectives SO9	Number of designated and non designated heritage assets at risk Local Output Indicator LE 1 Number of conservation areas and appraisals Local Output Indicator LE2	An-up-to-date register maintained and the number of heritage assets at risk reduced All 29 Conservation Area Appraisals completed	To protect and enhance the historic environment and maximise its potential in regenerating key areas of the District	Core Strategy DPD Site Allocations DPD Conservation Area Appraisals and Management Plans Private and Public Investment Development Management Process	English Heritage Heritage Lottery Fund Bassetlaw District Council Nottinghamshire County Council Retford Civic Society Parish Councils Developers Landowners

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
DM9: Green Infrastructure; Biodiversity; Landscape; Open Space and Sports Facilities	Links to Spatial Objectives SO4, SO5, SO8	Total gains in identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities; Local Output Indicator LE5	Green Infrastructure, Biodiversity sites, open spaces and sports facilities increased or improved	To protect and enhance green infrastructure, biodiversity and open space across Bassetlaw To encourage development to make a positive contribution to the green infrastructure development network	Core Strategy DPD Site Allocations DPD Supplementary Planning Documents Local Biodiversity Action plan Local and sub-regional Green Infrastructure Strategies Development Management Process	Bassetlaw District Council Nottinghamshire County Council Natural England Nottinghamshire Wildlife Trust Developers Landowners
		Total losses of identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities Local Output Indicator LE5	To minimise the loss of green infrastructure, biodiversity sites, open spaces and sports facilities across the District	To protect and enhance green infrastructure, biodiversity and open space across Bassetlaw	Core Strategy DPD Site Allocations DPD Supplementary Planning Documents Local Biodiversity Action plan	Bassetlaw District Council Nottinghamshire County Council Natural England Nottinghamshire Wildlife Trust Developers

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
DM10: Renewable Energy and Low Carbon Energy	Links to Spatial Objectives SO6	Amount of Renewable energy capacity installed within the District by type (MW): Core Output Indicator E3	Amount of renewable energy capacity is increased	To support the development of appropriate renewable energy schemes in Bassetlaw To support national climate change and low carbon economy objectives	Local and sub-regional Green Infrastructure Strategies Development Management Process Core Strategy DPD Site Allocations DPD Supplementary Planning Documents Private and Public Sector Investment Building Regulations Development Management Process	Landowners Bassetlaw District Council Developers Landowners

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
DM11: Developer Contributions and Infrastructure Provision	Links to Spatial Objectives SO1, SO2, SO3, SO4	Contributions secured through section 106 agreements (or through Community Infrastructure Levy): Core Output Indicator LH3	Developer Contributions achieved in accordance with local needs	To ensure that new development delivers the infrastructure required, and/or mitigates any adverse impacts, to make it agreeable in planning terms	Core Strategy DPD Site Allocations DPD Supplementary Planning Documents Development Management Process	Bassetlaw District Council Nottinghamshire County Council Parish Councils Developers Landowners Utilities Providers Blue Light Services
DM12: Flood Risk, Sewerage and Drainage	Links to Spatial Objectives SO6, SO8	Percentage of applications granted in Flood Zones against Environment Agency advice: Core Output Indicator E1	0%	To ensure new development is steered away from Flood Zones 2,3a and 3b	Core Strategy DPD Site Allocations DPD Supplementary Planning Documents Strategic Flood Risk Assessments Site Specific Flood Risk Assessments	Bassetlaw District Council Environment Agency Developers Landowners

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
					Development Management Process	
		Percentage of developments in identified locations with a Surface Water Drainage Assessment Local Output Indicator W1	100%	To ensure that new developments in areas of known drainage problems are supported by a Surface Water Drainage Assessment	Core Strategy DPD Site Allocations DPD Development Management Process	Bassetlaw District Council Environment Agency Internal Drainage Boards Developers Landowners
DM13: Sustainable Transport	Links to Spatial Objectives S01, S05, S06	Indicators to be developed through the Local Transport Plan	New development located in areas that minimise the need to travel to access key services	To minimise the need to travel To reduce problems of on-street parking To facilitate delivery of the Local Transport Plan To encourage transport choice and non-car modes of transport	Core Strategy DPD Site Allocations DPD Local Transport Plan Travel Plans Transport Assessments Private and Public sector Investment	Bassetlaw District Council Nottinghamshire County Council Transport Operators Highways Agency Developers

Policy	Linked Spatial Objectives	Monitoring Indicators	Purpose/Target	Outcomes	Bodies Responsible For Monitoring	Lead Agencies
					Development Management Process	
DM14: Ground Conditions and Land Stability	Links to Spatial Objectives SO2,SO3	Percentage of applications granted against Coal Authority advice Local Output Indicator LG1	0%	To ensure that new development is located away from areas that are affected by significant land instability and contamination	Core Strategy DPD Site Allocations DPD Development Management Process	Bassetlaw District Council Nottinghamshire County Council The Coal Authority Developers Landowners

Policy Monitoring Framework

Appendix 1: Glossary of Terms

Affordable Housing – Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It does not include low cost market housing.

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.

Annual Monitoring Report – Annual report on the progress of preparing the Local Development Framework and the extent to which policies are being achieved.

Biodiversity – the whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Brownfield Land – (or previously developed land), is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), including the curtilage of the developed land and any associated fixed surface infrastructure. It excludes garden land.

Building for Life – a framework developed by CABI, which is used to measure the design quality of new housing developments. The assessment involves a series of 20 questions, which are used to evaluate the quality of new housing developments.

Community Infrastructure Levy (CIL) – is a flexible, new local levy which local authorities in England and Wales can choose to apply to most new developments in their area in order to secure funding for vital local and sub-regional infrastructure. It is aimed at providing top-up funding for the infrastructure necessary to unlock housing and economic growth, be that roads, public transport, schools, health facilities, flood defences or sports facilities.

Community Services or Facilities - are regarded as convenience facilities (e.g. convenience goods shop or Post Office); education facilities (e.g. a school); health facilities (e.g. a doctor's or dentist's); community facilities (e.g. a village hall or play area); public transport facilities (e.g. a bus service). Please refer to the Council's Services and Facilities Study for more detail.

Conservation Area - a designated heritage asset. areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Conservation Area Appraisal - an assessment of the special architectural and historic character of a Conservation Area.

Development Boundaries – are lines that are drawn around settlements to identify the extent of the built up area, beyond which it is no desirable to expand.

Development Plan Documents (DPD) – have development plan status and are subject to independent examination in the form of a hearing before a planning Inspector. The Inspector's report and recommendations will be binding on the Council.

Green Infrastructure (GI) – a strategic network of multi-functional green space, both rural and urban, which supports natural and ecological processes and is integral to the health and quality of life in sustainable communities.

Greenfield land – is land that has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Heritage Asset - A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment, and include designated heritage assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Conservation Areas) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (e.g. local listings).

Historic Environment - All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

Historic Environment Record - a resource that contains information on the historic environment within a defined geographic area.

Landscape Character Assessment (LCA) – explains the difference between landscapes based on sense of place, local distinctiveness, characteristic wildlife and natural features. The assessment is useful for understanding, planning and managing landscape change.

Lifetime Homes Standards – relates to the interior and exterior features of the home, which must be addressed to ensure a house can be adapted to meet the changing needs of individuals during their life. There are 16 Design Criteria which dwellings must incorporate to achieve the Lifetime Homes standard.

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

Local Area Agreement (LAA) - Local Area Agreement is a three-year, countrywide agreement that sets out the priorities for the local area and how these might be addressed with reference to both national and local priorities.

Local Development Framework (LDF) – The Local Development Framework replaces the previous Local Plan with a ‘portfolio’ of Local Development Plan Documents; these documents include the Statement of Community Involvement, the Local Development Scheme and the Development Plan Documents. The Core Strategy will provide the overarching framework for all other documents to be produced as part of the Local Development Framework.

Local Development Scheme (LDS) – The Local Development Scheme provides information on the documents that make up the Local Development Framework and explains their purposes. It also sets out the timetable for the publication and monitoring of the different parts of the Local Development Framework and supporting documents.

Local Interest Buildings - buildings and structures identified as having a degree of significance in terms of historic, architectural, archaeological or artistic interest. Like all heritage assets, local listings are valued components of the historic environment.

Local Nature Reserves (LNRs) – 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 (Sites of Importance for Nature Conservation (SINCs)) - 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.

Planning Policy Statements (PPS) – are prepared by the Government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

Primary frontages - The most important shopping frontages of the town centre. Most have a high proportion of shops.

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

Renewable and Low Carbon Energy – are those that can help reduce emissions (compared to conventional use of fossil fuels). Renewable and low-carbon energy supplies include, but not exclusively, biomass and energy crops; Combined Heat and Power; heat pumps, such as ground-source and air-source heat pumps; energy-from-waste including from solid recovered fuel; hydro; solar thermal and photovoltaic generation; and wind generation.

Section 106 Agreement – is set out in the Town and Country Planning Act 1990 and is a legally binding agreement between a Local Planning Authority and a Landowner with regards to the granting of planning permission. Section 106 agreements are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Secondary frontages - Important shopping frontages in the town centre, generally with a greater diversity of ancillary retail uses than the primary frontages.

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.

Services and Facilities – may include convenience store/shop, doctor's surgery, village hall, primary school, public transport, public house, post office, pharmacy, dentist, secondary school and library.

Setting (of a heritage asset) - is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve.

Settlement Hierarchy – is the division of settlements into a hierarchy in terms of their role and function within the District.

Significance of a Heritage Asset - The value of a heritage asset to this and future generations because of its archaeological, architectural, artistic or historic interest.

Sites of Special Scientific Interest (SSSIs) – 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.

Supplementary Planning Documents (SPD) – may cover a range of issues, thematic or site specific, and provide further detail on policies and proposals in a 'parent' DPD. They are not subject to independent examination.

Sustainable Development – 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.

Village Design Statement (VDS) – is a clear statement of the character and physical qualities of a village or town from the community's point of view and helps to influence the decisions on design and development.

Appendix 2: Summary of Background Studies

All of these studies or reports are available through the Planning Policy pages of the Council's website and will be updated on a rolling basis. There is limited hardcopy availability from the Planning Policy team (and a charge may be made for hardcopies to cover the costs of printing).

Affordable Housing Viability Study

The Affordable Housing Viability Study examines the potential impact on development viability of planning-led affordable housing targets, development thresholds and tenure splits.

Conservation Area Appraisals (and designation statements)

These are assessments of the special architectural and historic character of a Conservation Area. The Council has adopted appraisals for Gateford (Worksop) and Retford South. Work is in progress on several others and 'designation statements' have been produced for the most recently designated Conservation Areas.

Employment Land Capacity Study

The East Midlands Northern Sub-Region Employment Land Review (see below) does not offer specific advice on where employment growth can and should be accommodated; from which sectors the demand for this growth may come; and what intervention, if any, is required to ensure that the market delivers appropriate sites. This study, therefore, assesses potential new employment locations across the District and addresses a range of considerations in relation to overall employment land supply.

East Midlands Northern Sub-Region Employment Land Review

This Review provides an analysis of employment land demand and supply in the Northern Sub-Region of the East Midlands (which includes Bassetlaw) and examines the opportunities and trends for future employment growth across the Sub-Region.

Environmental Sites Assessment

As a rural District, the natural environment is one of Bassetlaw's most important assets. The Environmental Sites Assessment details sites that are of recognised national or local significance for nature conservation, including:

- Sites of Special Scientific Interest (SSSIs);
- Ancient Woodland;
- Sites of Importance for Nature Conservation (SINCs);
- Local Nature Reserves (LNRs);
- Scheduled Ancient Monuments;
- Registered Parks and Gardens.

While the study considers the constraints posed by individual sites on the fringes of the larger settlements in Bassetlaw, it also identifies a District-wide network of sites sensitive to development, indicating areas of strategic constraint. Mapping these sites shows where there are concentrations of environmental and cultural assets, where wildlife and habitat linkages occur and, therefore, where development should be avoided.

Future Development Scoping Study for Harworth/Bircotes

This study looks at the potential of Harworth/Bircotes as a growth area. It:

- Assesses the demand for, and feasibility of achieving, growth (housing and employment) in and around Harworth;
- Explores how any growth can be best delivered and phased;
- Examines potential regeneration opportunities, with particular regard to community infrastructure, within Harworth;
- Explores how potentially disparate development proposals can be integrated to maximise the potential benefits for the existing settlement and community; and;
- Identifies potential infrastructure weaknesses.

This is in the light of growing interest in and around the settlement from developers, the potential reopening of the colliery and perceived benefits to be derived from any future growth of Robin Hood Airport (Doncaster/Sheffield).

Green Infrastructure Study

This study provides a long-term vision for green infrastructure within Bassetlaw to ensure that new development is fully integrated with and informed by its green infrastructure and to ensure that no net loss of green infrastructure value or provision occurs. It also addresses the improvement of green infrastructure within the rural areas of the district and the maintenance and improvement of connectivity between the District's urban and rural areas.

Gypsy and Traveller Accommodation Needs Assessment

The assessment of Gypsy and Traveller accommodation needs, when carrying out a periodical review of housing needs under section 8 of the Housing Act 1985, is a statutory requirement under section 225 of the Housing Act 2004. Local authorities may also be required, under section 87 of the Local Government Act 2003 (as amended), to produce a strategy that addresses the need identified, including that of Gypsies and Travellers.

This study was designed to assess the amount and quality of accommodation provision for Gypsies and Travellers in the District, estimate the extent of housing need and also make recommendations for extending assistance.

Historic Environment Record

The Nottinghamshire Historic Environment Record is a computerised record that contains information on sites and finds of archaeological interest across the County as well as hardcopy data on historic buildings (listed and unlisted) within Nottinghamshire.

Infrastructure Capacity Study

This study identifies if and where there are deficits in infrastructure provision within Bassetlaw and sets out what additional infrastructure is needed to support new levels of growth, when it will be delivered and how.

Landscape Character Assessment

This is a tool that is used to help us to understand, and articulate, the character of the landscape. It helps us to identify the features that give a locality its 'sense of place'. Its role is to ensure that future change does not undermine the characteristics or features of value within a landscape. *Planning Policy Statement 7: Sustainable Development in Rural Areas*, requires such an assessment if an LDF is to have local landscape policies.

Local Centres Survey

This Survey helps to define a network and hierarchy of retail centres across the District and advises LPAs on floorspace thresholds for the scale of edge-of-centre and out-of-centre development that should be subject to an impact assessment under PPS4.

Open Space, Play Pitch and Built Sports Facilities Assessments

Planning Policy Guidance note 17: Planning for Open Space, Sport and Recreation (PPG17) includes a requirement for local planning authorities to undertake assessments of the existing and future needs of their administrative area for open space, sports and recreational facilities. PPG17 expects local authorities to use the information gained from the audits and assessments to set locally derived standards for the provision of open space, sports and recreational facilities in their area. These standards will then form the basis for policies in the Local Development Framework, with the aim of redressing quantitative and qualitative deficiencies through the planning process.

Renewable and Low Carbon Energy Study

This study informs the Local Development Framework by making recommendations for planning policy to reduce the impact of development in Bassetlaw on climate change. It also considers other mechanisms which the Council can use to promote energy efficiency and a decentralised renewable and low carbon energy supply in the District.

Retail Study

This study determines the health (vitality and viability) of the main centres of Worksop and Retford and establishes the need for new comparison and convenience goods shopping floorspace in these centres, and the wider District, in the period to 2021. Recommendations are also made for the two main town centres regarding suitable boundaries for shopping frontages, the extent of the Primary Shopping Areas (PSA) and the limits of the wider town centre boundaries in order to direct retail development and to prioritise the most appropriate frontages for retail and leisure use.

Services and Facilities Study

The aim of this study is to identify the range of services and facilities provided in settlements in Bassetlaw. It will help to establish their relative sustainability, in terms of services and facilities provision, for potential future housing development.

Strategic Flood Risk Assessment (SFRA)

An SFRA is a requirement of *Planning Policy Statement 25: Development and Flood Risk*. It is used to refine information on areas that may flood, taking into account all sources of flooding (e.g. pluvial and fluvial) and the impacts of climate change.

Strategic Housing Land Availability Assessment (SHLAA)

The SHLAA is a requirement of *Planning Policy Statement 3: Housing* used to assess the availability of land for housing over a fifteen year period. It does not allocate any land for housing nor does it provide any commitment to the potential granting of planning permission on the sites that it assesses.

Strategic Housing Market Assessment (SHMA)

For planning purposes, the East Midlands is divided into 11 Housing Market Areas (HMAs). The HMAs consist of groups of local authority areas and reflect how particular housing markets and local economies operate. Some HMAs cross administrative county boundaries, such as the Northern HMA, of which Bassetlaw is a part, which includes Districts in both Nottinghamshire and Derbyshire.

The SHMA is a requirement of *Planning Policy Statement 3: Housing* designed to facilitate a good understanding of how housing markets operate. It promotes an approach to assessing housing need and demand, which can inform the development of housing policies.

Transport Assessment

This is a strategic study intended to identify the cumulative transport implications of proposed residential and employment growth within the District in order to advise strategic transport infrastructure requirements. It considers all modes of transport and has examined the transport implications of future growth at an assessment year of 2026.

Water Cycle Study

The Environment Agency requires a water cycle study when there is likely to be a 5% increase in new development during the time horizon of the Core Strategy, as in Bassetlaw. The study examines existing water infrastructure (the processes and systems that collect, store, or transport water in the environment) and assesses where and when additional resources may be needed. It also helps to ensure that new development makes best use of environmental capacity, adapts to environmental constraints and makes best use of environmental opportunities.

Appendix 3: Links with the Sustainable Community Strategies

The table below shows how the objectives of the Core Strategy help address the priorities of both the Bassetlaw and Nottinghamshire Sustainable Community Strategies. The Local Development Framework supports the Bassetlaw and Nottinghamshire Local Strategic Partnerships in the delivery of their priorities and will ensure close monitoring of local activity to achieve improvements in quality of life for residents.

Core Strategy Objectives	Links to Bassetlaw Sustainable Community Strategy priorities	Links to Nottinghamshire Sustainable Community Strategy priorities
SO1; SO2; SO3; SO4; SO5; SO9	Enterprising Communities Learning Communities	A more prosperous Nottinghamshire
SO1; SO2; SO3; SO4; SO5; SO6; SO8	Sustainable Communities Transport & Accessibility	A greener Nottinghamshire
SO1; SO5; SO8	Healthier Communities	Health and well-being for all
SO2; SO3; SO5; SO9	Stronger Communities	Making Nottinghamshire's communities stronger
SO3; SO7; SO9	Safer Communities	A safer Nottinghamshire
ALL	Every Child Matters	A place where Nottinghamshire's children achieve their full potential

Appendix 4: List of All Other Settlements

The table below provides a list of 'All Other Settlements', as referenced in Policies CS1 and CS9.

Askham	Haughton	Scofton
Babworth	Headon	Scrooby
Barnby Moor	High Marnham	Serlby
Bevercotes	Hodsock	Skegby
Bilby	Holbeck	Sibthorpe
Blyth North	Holbeck Woodhouse	South Leverton
Bole	Laneham	Stokeham
Bothamsall	Littleborough	Styrrup
Carburton	Little Gringley	Tiln
Church Laneham	Little Morton	Torworth
Clayworth	Low Marnham	Treswell
Cottam	Mattersey Thorpe	Upton
Coates	Milton	Upper Morton
Darlton	Morton	Wallingwells
Darfolds	Nether Headon	Welbeck
Drakeholes	Newington	Welham
Dunham North	Normanton-on-Trent	West Burton
Eaton	Norton	West Drayton
East Drayton	Nornay	West Markham
Fenton	Oldcotes	West Stockwith
Fledborough	Osberton	Wigthorpe
Gringley Carr	Ragnall	Whimpton Moor
Grove	Ranby	Wiseton
Harwell	Rockley	Woodbeck
Hardwick	Saundby	Woodcoates
	Scaftworth	