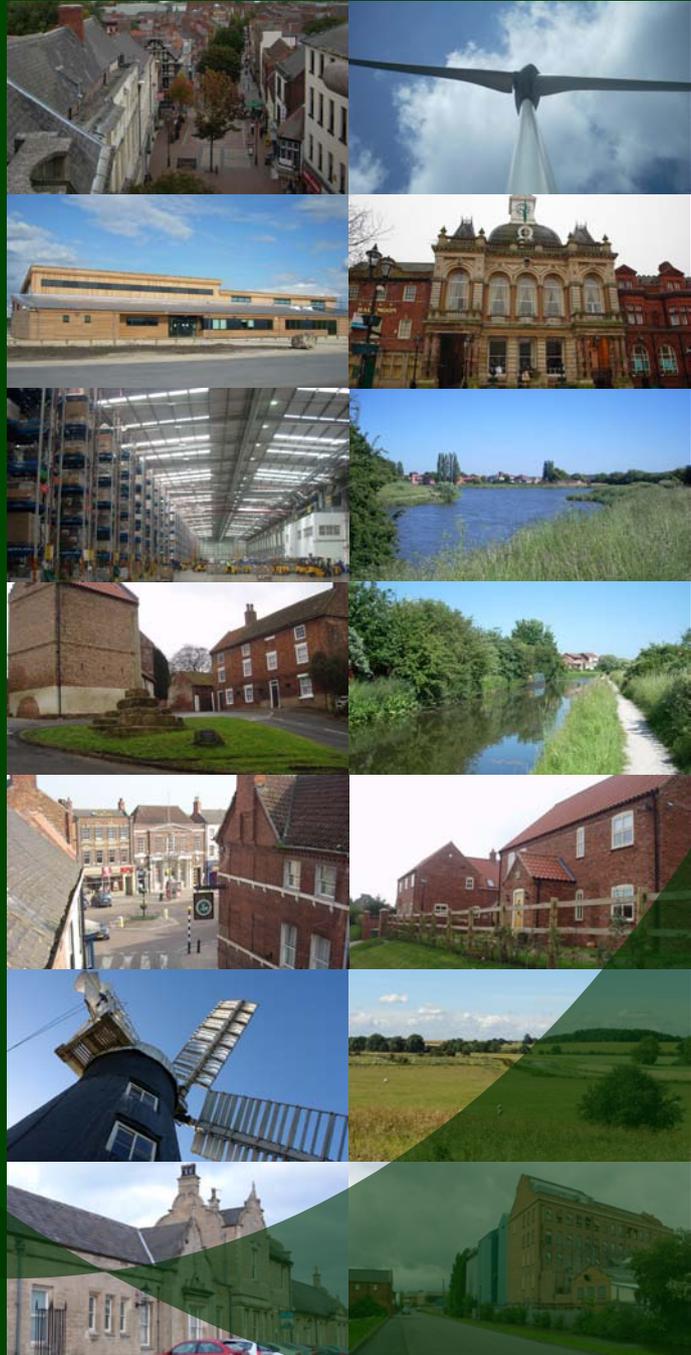


# Bassetlaw District Local Development Framework

PREFERRED  
OPTIONS  
CORE STRATEGY  
AND DEVELOPMENT  
MANAGEMENT  
POLICIES



PREFERRED OPTIONS CORE STRATEGY  
AND DEVELOPMENT MANAGEMENT POLICIES



**BASSETLAW**  
DISTRICT COUNCIL  
NORTH NOTTINGHAMSHIRE

May 2010



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# 1 How to use this Document

## What does this document do?

- 1.1** This Preferred Options document forms the second formal consultation stage in the development of the Core Strategy, which itself will form part of the Local Development Framework for Bassetlaw. An explanation of what these terms mean is set out in **Section 2** below.
- 1.2** In short, however, this document builds on the first round (or Issues & Options) consultation that took place in September/October 2009 (a full report of the consultation is available on the Planning Policy pages of the Council's website ([www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk))). It summarises the views that were given on a range of issues and sets out what we believe to be the best possible planning options available to tackle them. The document sets out:
- A brief assessment of where the District is now and the issues facing it in the years ahead;
  - Our vision for change over the next fifteen years;
  - Policies in relation to each of the settlements that it is suggested should receive allocated development sites;
  - Policies that will affect the whole District (e.g. Design; Flood Risk; Heritage).
- 1.3** Each policy section has a brief introduction (although more detail on each subject may be found in the Issues & Options document); a brief summary of the initial consultation responses; and a summary of the findings of this document's accompanying Sustainability Appraisal.
- 1.4** In some instances, reference use is made of technical terms and/or acronyms. Where these are not explained in the text itself they are explained in the glossary in Appendix 1. Similarly, reference is made in places to technical studies or supporting evidence that has been produced by, or for, the Council to inform its work. Appendix 2 gives a summary of most of these studies, but should you wish for more detail on them, please contact the Planning Policy team. All are available on the Planning Policy Pages of the Council's website.

## How can I respond to the proposals?

- 1.5** It is important to read the whole document, as a number of policies will be interdependent and will have a combined effect upon any future development proposals. When making comments, you should be clear about how what you are proposing will make the document better and whether any alternative suggestions that you may be proposing would meet the Spatial Vision and Strategic Objectives set out in the document. 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.
- 1.6** We want the further refinement of our proposals to be shaped by input and evidence from everyone interested in Bassetlaw and in its future development. There are, therefore, multiple ways to respond to this document:

- If you are reading this in hardcopy you can complete the response form attached to 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 visit our on-line consultation portal at <http://consult.bassetlaw.gov.uk/portal> and make your submission on-line once you have registered your details.

**1.7** If you have any queries or would like to return the completed forms, these are the methods in which to do so:

**Post:** Planning Policy Team, Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Notts, S80 2AH

**Telephone:** 01909 535150

**Email:** [future.plans@bassetlaw.gov.uk](mailto:future.plans@bassetlaw.gov.uk)

**In person:** please hand in to the Council's offices in Retford or Worksop.

**1.8** The deadline for responses is 5pm on 18 June 2010. **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.**

**1.9** We will also be very happy to come and meet with individuals or groups to discuss issues raised in the document and any wider concerns or interests that you may have.

### What will happen next?

**1.10** The formal timetable for the development of this and other planning documents is in our Local Development Scheme, which is on our website at:

[www.bassetlaw.gov.uk/services/environment\\_and\\_planning/planning/planning\\_policy/](http://www.bassetlaw.gov.uk/services/environment_and_planning/planning/planning_policy/)

**1.11** Clearly, given the uncertainties around numbers of consultation responses that will need to be processed, and length of public examination, these timescales can only be approximate.

**1.12** However, following this consultation we will pull together, into a single document, all representations submitted and make them available to the public. We will use what you tell us, together with the results of any new research, to produce a Pre-Submission document. This will be what the Council believes to be a 'sound' or final version of the Core Strategy, which we must consult on for six weeks. Major changes to the Pre-Submission version will only be made in exceptional circumstances and, should this be the case, will be consulted on again.

**1.13** Following the six-week Pre-Submission consultation, the Core Strategy will be formally submitted to the Secretary of State, ready for examination in public by an independent Planning Inspector. He/she will then test both the legal compliance and the soundness of the Core Strategy. Anyone who has made representations on the Core Strategy will have a right to speak at the Examination and, at the Pre-Submission 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.

## 2 Local Development Framework

### Why are we producing a Local Development Framework?

**2.1** The Planning and Compulsory Purchase Act 2004, together with subsequent related regulations and Government guidance, introduced a new planning system. This made the following principal changes to development planning as it affects the District:

- The statutory development plan for the district now includes the East Midlands Regional Plan (hereafter referred to as the Regional Spatial Strategy<sup>(1)</sup>), which was approved in March 2009. The Nottinghamshire and Nottingham Joint Structure Plan is now obsolete (although the Nottinghamshire Minerals and Waste Plan remains a part of the statutory development plan);
- Bassetlaw’s current Local Plan must be replaced by new style Local Development Documents that will be incorporated within the Local Development Framework.

### What is the Local Development Framework?

**2.2** The Local Development Framework is the composite name for the ‘portfolio’ of different planning documents (known as Development Plan Documents or DPDs) that the Council will need to prepare in order to have a robust statutory development plan in place. The individual documents that will make up this development plan are explained in more detail below. **Figure 2.1** demonstrates the inter-relationships between them.



Figure 2.1 Local Development Framework structure

1 Please visit [www.gos.gov.uk/goem/planning/regional-planning/](http://www.gos.gov.uk/goem/planning/regional-planning/) for further details

### **What is the Core Strategy & Development Management Policies DPD?**

- 2.3** The Core Strategy will provide the overarching framework for all other documents to be produced as part of the Local Development Framework. It will be a District-wide document that will set out a vision for change in Bassetlaw to 2026, along with the strategic policy approaches to be taken in order to achieve this vision. It may also identify strategic development locations for housing and employment (with smaller sites being identified, as necessary, in the Site Allocations document – see below). The strategic policies will be underpinned by a small number of more detailed development management policies, designed to provide greater detail, and facilitate implementation of initiatives, in relation to specific policy areas.
- 2.4** The Core Strategy must conform to national planning guidance and with the East Midlands Regional Spatial Strategy.

### **What is the Site Allocations DPD?**

- 2.5** This will be a District-wide document that will identify sites to be allocated for housing and employment development. The development of these sites will be governed by policies set out in the Core Strategy.
- 2.6** It will also set out the sites within Bassetlaw to be developed for Gypsies and Travellers, in order to meet the need identified by the Council's Gypsy and Traveller Accommodation Needs Assessment (2005) (a need now reflected in the East Midlands Regional Spatial Strategy). The allocation of such sites is a requirement of national planning guidance. Policies explaining how sites will be identified (should sufficient sites not have come forward by this time), and how any applications for sites will be addressed, will be set out in the Core Strategy.
- 2.7** The Site Allocations document must conform to the Core Strategy DPD.

### **What is the Harworth Area Action Plan?**

- 2.8** Harworth falls within an area identified in the East Midlands Regional Spatial Strategy as a regeneration area. There is already much interest, from a range of stakeholders, in harnessing the future potential of the area. Consequently, there is the possibility of significant change in and around the town in the years to come and this Area Action Plan, building on broad approaches for Harworth specified in the Core Strategy, will set out the means for directing and implementing this change.
- 2.9** The Harworth Area Action Plan must conform to the Core Strategy DPD.

### **What is the Worksop Area Action Plan?**

- 2.10** This document will focus solely on Worksop, which has been identified in the East Midlands Regional Spatial Strategy as a key sub-regional centre and regeneration area. Significant change is expected in the town in the years to come and this Area Action Plan, building on the broad ambitions for Worksop specified in the Core Strategy, will set out the means for directing and implementing this change.
- 2.11** The Worksop Area Action Plan must conform to the Core Strategy DPD.

## 3 Wider Policy Background

### Bassetlaw Sustainable Community Strategy 2007-2020

- 3.1** 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.
- 3.2** 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) (see below) in Bassetlaw.
- 3.3** 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.
- 3.4** Information on Bassetlaw's Local Strategic Partnership can be found at:

<http://www.visionbassetlaw.net/index.html>

### Nottinghamshire Sustainable Community Strategy 2010-2020

- 3.5** 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.
- 3.6** 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.

**3.7** Information on the Nottinghamshire Partnership can be found at:

<http://www.nottinghamshirepartnership.org.uk/index/aboutus.htm>

## National and Regional Planning Policy

**3.8** 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 to national and regional planning policy.

**3.9** National planning policy is set out in a number of Planning Policy Statements and Planning Policy Guidance notes, which can be found through the website [www.planningportal.gov.uk/](http://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.

**3.10** We must also take the East Midlands Regional Spatial Strategy (RSS) into account. This was formally approved by the Secretary of State on 12 March 2009 and sets out a vision for a region with '*a high quality of life and strong healthy sustainable communities*', which will be achieved through:

- A vibrant and competitive economy;
- Cohesive and diverse communities;
- A rich, diverse and attractive natural and built environment; and
- Sustainable patterns of development that makes efficient use of land.

**3.11** The RSS seeks to realise the following vision for the Northern Sub-Area, in which Bassetlaw is located: *The Northern Sub-Area will be an area containing vibrant towns and smaller centres which are easily accessible from major transport routes, which is rich in carefully protected natural and cultural assets and supporting a viable population and employment base within sustainable communities.*

**3.12** The RSS provides a broad development strategy for the region, within which local authorities' own plans must be prepared. More detailed reference to specific RSS policies, and national Planning Policy Statements (PPS), will be made in relation to the issues that we have identified throughout the body of this document.

**3.13** Information on the Regional Spatial Strategy may be found at:

<http://www.gos.gov.uk/goem/planning/regional-planning/>

## Sustainability Appraisal and Habitats Regulation Assessment

**3.14** Legislation requires that the Core Strategy is prepared with a view to contributing to the achievement of sustainable development. A Sustainability Appraisal (SA) is being carried out alongside the Core Strategy as it develops. It is an integral part of the plan making process, which is intended to test and improve the sustainability of the Core Strategy. The first stage was a Sustainability Appraisal Scoping Report, which was published alongside the Core Strategy Issues & Options document. A full Sustainability Appraisal has now been published alongside this Preferred Options document, which contains the sustainability

objectives for the District, and which appraises not only the Council's 'Preferred Option', but also the 'rejected' options. The Sustainability Appraisal may be found on the Planning Policy pages of the Council's website and is also available for comment.

**3.15** A Habitats Regulation Assessment is an assessment, required under law, of the potential effects of a plan on European Sites (Special Protection Areas and Special Areas of Conservation). A plan should only be approved after determining that it will not adversely effect the integrity of such sites. It will, therefore, be necessary to carry out an Appropriate Assessment Scoping Report on the Core Strategy. This will ensure that the Core Strategy does not have a negative impact on the integrity of any European sites. Where it is deemed likely that the plan will have a negative impact on the integrity of a site, appropriate mitigation measures will need to be suggested within the document or the document will have to be altered to ensure no adverse effect is had.

## 4 Bassetlaw Today

- 4.1** 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 in terms of economic growth, skills, transport and housing provision between it and the Doncaster-Rotherham-Sheffield conurbations.
- 4.2** 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 21,500) and Gainsborough (in neighbouring West Lindsey), for major retail and other key services<sup>(2)</sup>. Bus services connecting most villages to larger centres are regular and, relative to other rural areas, reasonably frequent<sup>(3)</sup>. 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.
- 4.3** The western edge of Bassetlaw is dominated by the town of Worksop (population 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<sup>(4)</sup>.
- 4.4** 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 out commuting 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<sup>(5)</sup>. 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<sup>(6)</sup>, although recent years have seen a slow, but increasing, level of interest in these areas<sup>(7)</sup>. 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.

2 Bassetlaw Services and Facilities Study (2009)

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

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

5 Insight Preliminary Review of Bassetlaw (2008)

6 Insight Preliminary Review of Bassetlaw (2008)

7 Bassetlaw District Council Economic Development Team

- 4.5** Bassetlaw has a fine natural and historic built 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 also has over 1000 listed buildings, 20 Conservation Areas and four Registered Parks and Gardens<sup>(8)</sup>.
- 4.6** 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<sup>(9)</sup> 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.
- 4.7** 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<sup>(10)</sup>. Average house prices in the District's urban areas are, however, low in comparison with neighbouring areas<sup>(11)</sup> and houses are regarded as being good value for money<sup>(12)</sup>. Even so, the relatively low wage levels of many residents means that a lack of affordable housing provision remains a serious issue<sup>(13)</sup>.
- 4.8** 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<sup>(14)</sup>, Bassetlaw has an important role to play in addressing climate change and its effects.
- 4.9** It is evident then, that Bassetlaw has significant strengths, which can be built upon. It is a popular place to live, evidenced by its population growing well above the national and regional averages<sup>(15)</sup> since 1999 (and which is expected to grow from approximately 112,000<sup>(16)</sup> at present to around 134,000 by 2030<sup>(17)</sup>) and 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;
  - Decent land availability (both brownfield and greenfield) in locations attractive to the market;

8 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.

9 Nottinghamshire County Council

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

11 Insight Preliminary Review of Bassetlaw (2008)

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

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

14 Bassetlaw Renewable and Low Carbon Energy Study (2010)

15 Mid-Year Population Estimates 2007 (ONS)

16 Office for National Statistics (ONS) (2007)

17 ONS 2006-based Sub-National Population Projections [http://www.statistics.gov.uk/downloads/theme\\_population/SNPP-2006/Table3.xls](http://www.statistics.gov.uk/downloads/theme_population/SNPP-2006/Table3.xls)

- 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.

**4.10** 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.

**4.11** 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.

## 5 Vision for Bassetlaw

**5.1** The vision for Bassetlaw must be set in the context of, and informed by, both the Regional Spatial Strategy's (RSS) aims for the Northern Sub-Region, in which Bassetlaw sits, and the specific aspirations of the Bassetlaw Sustainable Community Strategy.

**5.2** The RSS vision for the Northern Sub-Region is that by 2026 it:

*will be an area containing vibrant towns and smaller centres, which are easily accessible from major transport routes, which is rich in carefully protected natural and cultural assets and supporting a viable population and employment base within sustainable communities.*

**5.3** The Bassetlaw Sustainable Community Strategy's aspirations, relevant to the Core Strategy, are that 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.

### What we asked you

**5.4** We did not set out a draft vision for Bassetlaw. Instead, we sought views on the strengths and weaknesses that residents and stakeholders believed existed within Bassetlaw, which could be used to develop an agreed vision.

### What you told us

**5.5** The comments received identified the opportunities and issues that we have set out in the Spatial Portrait at Section 4 above. Drawing on all of this information, we have produced the Vision set out below, which we believe reflects the comments received, the aspirations of the Regional Spatial Strategy and the Sustainable Community Strategy, and those of other plans and programmes relevant to the area.

### THE PREFERRED OPTION - A VISION FOR BASSETLAW

Over the next 15 years, Bassetlaw will progress through a period of economic transition, successfully positioning 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 grow into its role as a sub-regional centre. Its older employment sites will be regenerated and new business locations established along the town's main approach roads. 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' through the town, to redevelop opportunity sites along Bridge Street 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 cultural and historic 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 have been 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 most rural settlements untouched by all but minor development in support of affordable housing or 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 and will 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 in the historic environment.

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.

## 6 Strategic Objectives for Bassetlaw

**6.1** It is important that this Core Strategy has a set of clearly defined objectives, against which progress in achieving the Vision can be assessed. As with the Vision, these objectives must link with the Regional Spatial Strategy's (RSS) objectives for the Northern Sub-Region, in which Bassetlaw sits. The Sub Regional Strategy objectives are:

- To significantly strengthen the Sub-Regional Centres of Mansfield-Ashfield, Chesterfield, Newark and Worksop by providing for new development in and around their urban areas;
- To provide jobs and services in and around other settlements that are accessible to a wider area or service particular concentrations of need and to support regeneration of settlements, through development, within a clear framework of need;
- To improve the social infrastructure of the sub-area;
- To promote environmental enhancement as a fundamental part of the regeneration of the sub-area;
- To protect and enhance the natural and cultural assets of the sub-area;
- To establish a sustainable relationship with the Nottingham-Derby and Sheffield-Doncaster-Rotherham areas, in particular to manage the pressures for development unrelated to the sub-area's needs.

### What we asked you

**6.2** We did not present draft objectives in the Issues & Options paper. Instead, we sought views on what these objectives might be.

### What you told us

**6.3** The comments received identified the following possibilities:

- Address coal mining legacy/regeneration opportunities;
- Use the RSS Sub-Regional objectives (see above for these objectives);
- Protection/enhancement of rural services and rural employment opportunities;
- Improve design standards;
- Regenerate the employment base;
- Enhance green infrastructure;
- Improve the range and quality of housing;
- Increase use of renewable energy.

**6.4** Drawing on the all of the above, we have produced the objectives set out below, which we believe reflect the comments received and the objectives of the Regional Spatial Strategy, and those of other plans and programmes relevant to the area.

### The Preferred Option - 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 and Carlton-in-Lindrick/Langold by developing brownfield sites in these settlements in advance of greenfield development sites in Tuxford, Misterton and rural locations.

**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 responds to the effects of climate change by reducing or mitigating flood risk; realising opportunities to utilise low and zero carbon energy sources and/or infrastructure; 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 the Building for Life 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 conserve and enhance Bassetlaw's heritage assets, increase the quality and number of designated heritage assets, reduce the number of heritage assets at risk and advance characterisation and understanding of heritage asset significance.

## **Sustainability appraisal**

- 6.5** The Strategic Objectives have been developed in line with Sustainability Appraisal Objectives and the feedback received on the Issues and Options consultation. As such, the appraisal process indicated a high level of compatibility with the Core Strategy Objectives, making a positive contribution to the progression of the Sustainability Appraisal Objectives and aiding effective delivery of the Vision.
- 6.6** As a whole, the Strategic Objectives encompass all the key elements of sustainability and although there are some conflicts and uncertainties arising, the DPD objectives largely balance out the impacts and facilitate appropriate mitigation measures.

## 7 Development Strategy

### SETTLEMENT SPECIFIC POLICIES: THE SPATIAL STRATEGY

**7.1** This section sets out the approach that we have taken to locating new development and our expectations about the nature and scale of that development in relation to specific settlements. It also identifies those places where development will be restricted.

#### What we asked you

**7.2** The Core Strategy Issues & Options consultation presented three Spatial Strategy options for determining which settlements should see growth. These three options, on which we asked for comments, were:

- Option 1: A Strategy based on a Settlement Hierarchy;
- Option 2: A Strategy concentrating development in Worksop and Retford;
- Option 3: A Strategy focusing development in the former coal mining areas of Bassetlaw.

#### What you told us

**7.3** Of the formal respondents to the Issues & Options paper, 58% supported Option 1. They felt that this approach would help to achieve a more sustainable development pattern across Bassetlaw and ensure a more even distribution of new development at key centres across the District. 37% of all respondents supported Option 3, which reflected support for growth in Harworth, Carlton-in-Lindrick and Langold. Option 2 was chosen by only 5% of respondents.

**7.4** The following suggestions and observations were also made:

- That elements of both Option 1 and Option 3 (with particular local support for regeneration in Harworth) should be brought together to provide the best possible spread of development for the District and ensure regeneration opportunities are taken.
- That the A1 corridor should be highlighted for employment development opportunities.
- That Worksop, as the principle settlement in Bassetlaw, should be the key focus for new development and elevated above other centres in the settlement hierarchy.
- That Retford is severely constrained in terms of its scope to accommodate future housing and employment growth due to issues of landscape sensitivity, flood risk and infrastructure capacity. Nonetheless, others felt that it should have a higher standing than Harworth in the settlement hierarchy, for housing development, in line with the Regional Spatial Strategy.
- That both Tuxford and Misterton are not comparable with the other settlements with which they are grouped in Option 1.

- That Tuxford should have a greater role, as it does provide essential services and acts as a major service centre to many surrounding smaller villages. A similar view was expressed about Misterton, although the Parish Council, reflective of local opinion, remains strongly against significant growth in the immediate future.
- That both Shireoaks and Rhodesia should be considered separately from Worksop within the proposed hierarchy, even though the Regional Spatial Strategy groups them together.
- That the 'other villages' tier should be removed from the hierarchy in Option 1 since, in development opportunities/constraints terms, there is little difference between how these settlements and the open countryside are treated.
- That infill development in villages should not just be restricted to Rural Service Centres, as there is the potential for some infilling within smaller villages to meet local housing needs.

**7.5** Having taken the comments from the Issues & Options consultation into account, it was clear that a revised Spatial Strategy, drawing upon elements of all of those proposed initially, should be developed. This is set out below and, we believe, reflects the consultation feedback, respects the strategic framework set out by the Regional Spatial Strategy and will serve to ensure that urban growth, regeneration opportunities and rural communities all receive support.

**7.6** There were also a range of other issues upon which we consulted that have now been brought together under each place specific policy. These were as follows:

### **Affordable Housing**

**7.7** This was one of the main issues raised throughout the consultation process, mainly due to the fact that many feel that rural locations within the District have become unaffordable. There was a general agreement that there should be variable targets for specific areas of the District and not a set target as stated within the current Local Plan, although there was no clear steer about what these should be or what the 'trigger' for on-site affordable housing should be. A number of people also suggested that affordable housing should be located within rural areas as well as the major settlements. This approach could be tackled using local needs assessments. It was also suggested that any split between socially rented and intermediate housing should be addressed on a site-by-site basis. It was also suggested that the split of affordable housing could correlate with the settlement hierarchy, identifying a higher level of provision for the larger settlements and a lower contribution for rural areas.

**7.8** Our approach reflects the consultation responses, which generally supported a more refined set of targets across the District. We have also proposed to set the trigger at one dwelling, as over the last three years, 96% of applications were for less than 15 dwellings, which means that the District has been losing out on significant sums that could deliver affordable housing.

## Local Services

- 7.9** There was strong support for a policy to protect local services, where a service is a reason for a settlement having a particular role, particularly from local residents and Parish Councils. There was less support for exception sites for local services, other than where clear local support had been achieved.
- 7.10** Our approach reflects the consultation responses, although we feel that there is a strong case for 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.

## Retail Provision

- 7.11** There was a consensus that there should be changes to the town centre boundaries within both Retford and Worksop, but that there should not be a set figure for the amount of new retail floorspace in these towns. Within Worksop it was suggested that the Chesterfield Canal plays a significant part of the town centre that could be improved to lift the local environment and encourage walking and cycling, and there was support for improvements to the Canch and Priory. Both towns need major improvements to the existing public realm, which would encourage more people into the town centres.
- 7.12** There was a clear agreement that there should be a policy to control shop front design (see Policy DM8). Restrictions on concentrations of certain types of retail use in certain areas was supported, particularly takeaways in town centres, although there were no suggestions as to how this should be taken forward. There was support for formally designating retail areas in some smaller settlements and developing policy to direct new retail development in these settlements to these areas.
- 7.13** Our approach reflects the consultation responses, linking ongoing retail need to an approved Council survey, rather than going for explicit figures in the Core Strategy. We have also sought to set out policies that will support improvements to the town centre, without being overly restrictive.

## The Preferred Option: A Spatial Strategy based on a Settlement Hierarchy

- 7.14** Our preferred approach to a Spatial Strategy (set out in policies CS1 to CS8) is still based on a settlement hierarchy, which has been revised to take account of the comments above (although we still believe that Shireoaks and Rhodesia should be regarded as a functional, albeit locally distinct, part of Worksop). It addresses the importance of delivering sufficient new growth in larger settlements (in line with RSS housing targets and the recommendations of our Employment Land Capacity Study); takes account of regeneration opportunities in the west of the District; takes account of the needs of rural communities; and accords fully with the aims of the Regional Plan's Northern Sub-Regional Strategy.
- 7.15** The top three tiers of the hierarchy would be the focus for allocated development sites (through the Site Allocations DPD), while development within the Rural Service Centres would be for appropriate infill and backland developments and developments that would meet identified rural social, economic and environmental needs. Development in All Other Settlements (for a full list, please refer to Appendix 4) would be that which meets identified social, economic and environmental needs within these rural communities. Development within the open countryside (beyond the development boundaries or built form of smaller settlements) would be strictly controlled.

**7.16** Until the adoption of the Site Allocations DPD, development in the settlements identified in the hierarchy would be restricted to the area inside defined Development Boundaries, as shown in Appendix 1, unless specific exception opportunities are identified in line with other policies in this Core Strategy. Settlements not listed in the hierarchy, will have no development boundary and will not receive any market housing.

Settlement Classification	Settlement	
<p><b>SUB-REGIONAL CENTRE</b></p> <p>The primary town within Bassetlaw. The focus for major housing, employment and town centre retail growth (Policy CS1)</p>	<p><b>Worksop</b></p>	
<p><b>CORE SERVICE CENTRE</b></p> <p>The second key town within Bassetlaw. The focus for levels of housing, employment and town centre development to maintain and enhance its service role and market town character (Policy CS2).</p>	<p><b>Retford</b></p>	
<p><b>MAIN REGENERATION SETTLEMENT</b></p> <p>A regeneration opportunity town (Policy CS3).</p>	<p><b>Harworth Bircotes</b></p>	
<p><b>LOCAL SERVICE CENTRES</b></p> <p>Settlements with smaller regeneration opportunities and the services, facilities and development opportunities available to support moderate levels of growth (Policies CS4; CS5; CS6).</p>	<p><b>Carlton-in-Lindrick</b></p>	<p><b>Tuxford</b></p>
	<p><b>Misterton</b></p>	
<p><b>RURAL SERVICE CENTRES</b></p> <p>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 CS7).</p>	<p><b>Beckingham</b></p> <p><b>Blyth</b></p> <p><b>Clarborough/Hayton</b></p> <p><b>Cuckney</b></p> <p><b>Dunham</b></p> <p><b>East Markham</b></p> <p><b>Elkesley</b></p> <p><b>Everton</b></p> <p><b>Gamston</b></p> <p><b>Gringley-on-the-Hill</b></p>	<p><b>Lound</b></p> <p><b>Mattersey</b></p> <p><b>Misson</b></p> <p><b>Nether Langwith</b></p> <p><b>North Leverton</b></p> <p><b>North/South Wheatley</b></p> <p><b>Rampton</b></p> <p><b>Ranskill</b></p> <p><b>Sturton-le-Steeple</b></p> <p><b>Sutton</b></p> <p><b>Walkeringham</b></p>
<p><b>ALL OTHER SETTLEMENTS</b></p> <p>Rural settlements that have limited or no services and facilities or access to public transport and which are unsuitable for growth (Policy CS8).</p>	<p>Any settlements within Bassetlaw not listed above are considered to be <b>small villages</b> or <b>hamlets</b> forming part of the countryside</p>	

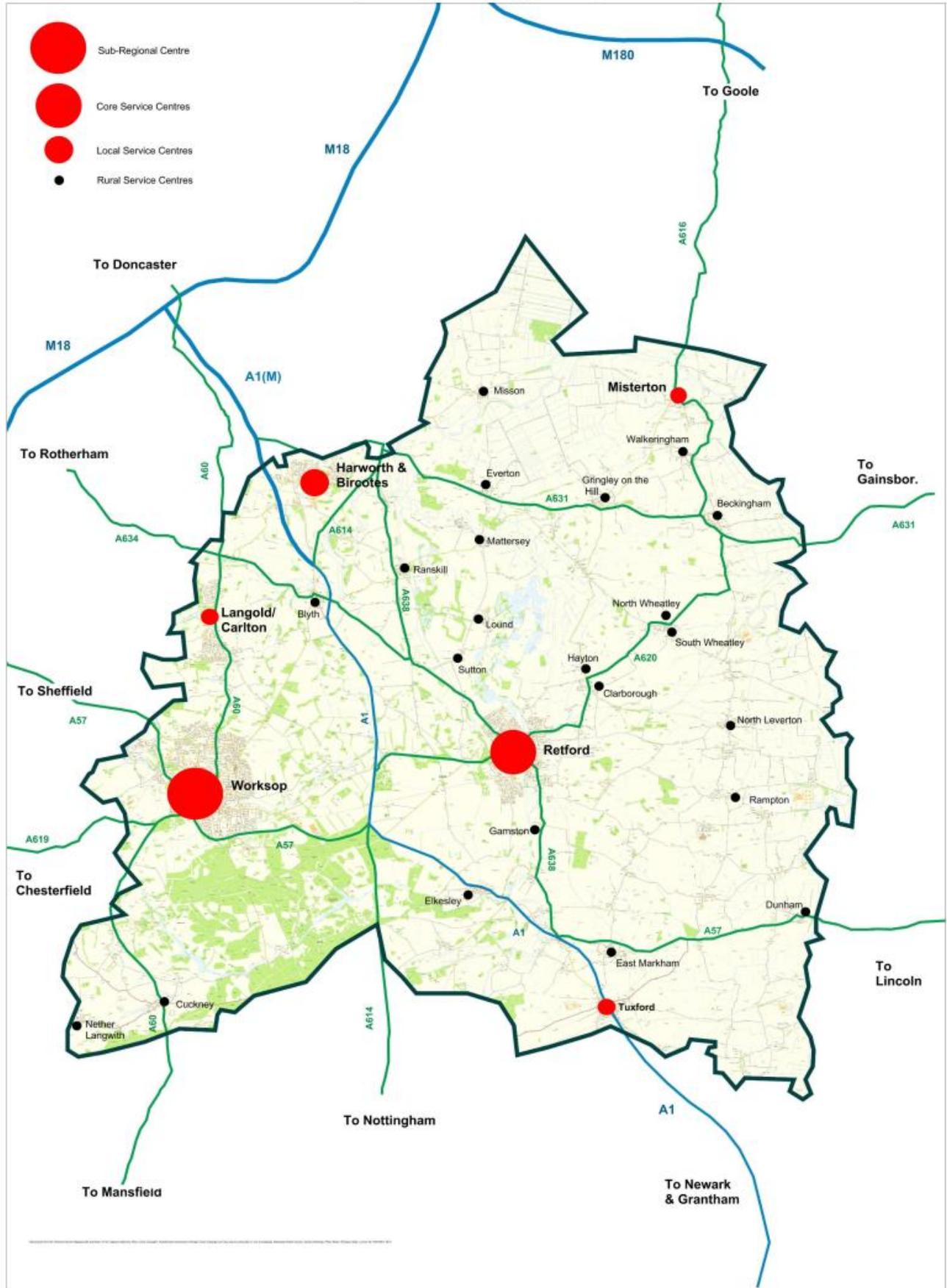
**Table 7.1 Settlement Hierarchy**

- 7.17** The housing and employment growth figures have been revised to better reflect the preferred Spatial Strategy. These revised figures direct growth towards the higher tier settlements and take account the findings of the Strategic Housing Land Availability Study (SHLAA) and the Employment Land Capacity Study (ELCS), ensuring that the targets set for each settlement do not exceed the potential land availability. This does not assume, however, that all land identified within the SHLAA or ELCS will be suitable for development or will be allocated. The specific sites required to achieve these growth targets will be allocated through the subsequent Site Allocations Development Plan Document (DPD).
- 7.18** Consideration has also been given to the impact of these growth targets on the District's infrastructure (e.g. roads; education; emergency services; water supply; and foul water sewage capacity) in line with the recommendations of the various relevant studies that have been undertaken by the Council and direct discussion with infrastructure providers.
- 7.19** Table 1 below provides a summary of the preferred approach to housing and employment growth distribution, to show the overall amount of development that settlements will receive over the Core Strategy period against the amount of development that is already allocated or has permission. The employment growth targets within this table relate to new employment land that will be allocated in addition to the existing employment land supply across the District. This means that Retford, for example, while having a total target of 1468 houses between 2010/11 and 2026, will actually only receive another 392 houses over the next 15 years as there are already outstanding permissions for 1076 houses<sup>(18)</sup>.

Settlement	Split of Housing Growth Target	Housing Growth Target 2010- 2026	Current permissions & allocations 2010 - 2015	Housing Growth Target 2015 - 2026	Split of Employment Growth Target	Employment Growth Target (Ha) 2009-2026
Worksop	32%	1806	429	1377	45%	36
Retford	26%	1468	1076	392	20%	16
Harworth	22%	1242	187	1055	35%	28
Carlton & Langold	4%	226	361	0	0%	0
Tuxford	4%	226	22	204	0%	0
Misterton	3%	169	173	0	0%	0
Rural Service Centres	9%	508	122	386	0%	0
Total	100%	5645	2370	3414	100	80

**Table 7.2 Projected Housing and Employment Growth**

### Spatial Strategy Map



## 7.1 Policy CS 1: Worksop-Sub-Regional Centre

- 7.20** Worksop is the principal town in Bassetlaw, with a population of 41,000, and one of the four Sub-Regional Centres in the Northern Sub-Region, as defined in the East Midlands Regional Spatial Strategy. It is the main retail and employment centre for Bassetlaw and provides leisure and recreation facilities for the surrounding area, as well as providing secondary and further education opportunities. It has been successful in attracting a variety of employers, including the national distribution centres for both B&Q and Wilkinsons.
- 7.21** Worksop's location on the A57 provides it with excellent linkages to the strategic road network, while the town's train station also provides good rail linkages to Sheffield and Lincoln.
- 7.22** All of the above factors must be 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 in any other centre in Bassetlaw, it has yet to fulfil its potential as sub-regional centre that can compete in economic and retail terms with similar 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 CS1: WORKSOP**

Development in Worksop will be expected to contribute to the town's growth as a Sub-Regional Centre, 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 the town centre as a retail and leisure destination.

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.

Canalside development will regenerate this key feature of the town, enhancing its setting, increasing its use (as a leisure opportunity and pedestrian route) and improving linkages with the existing built environment.

Retail and leisure development at the southern end of Bridge Street and around the market place, will serve to complement the offer of the Priory Centre and 're-balance' the town centre.

#### **A. Housing**

Land to accommodate a minimum of 32% of the District's housing requirement will be allocated in Worksop in the Site Allocations DPD. Residential development will be supported within the Development Boundary where it complies with other planning policy requirements.

All housing development resulting in a net gain of one dwelling or more 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.

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 36 ha (45%) of new employment land will be allocated in Worksop in the Site Allocations DPD. Economic development will be supported within the Development Boundary where it complies with other planning policy requirements.

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 a sub-regional centre. These will include:

- mixed-use re-development along the Chesterfield Canal Corridor that respects and enhances the Canal's 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 enhance the attraction of Bridge Street and the market place as a retail and leisure destination, while serving to enhance the public realm and historic assets.

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 town centre boundary 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 <sup>(19)</sup>
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 are unlikely to 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. Developments 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, are unlikely to be supported.

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 <sup>(20)</sup>
Small Local Centre	100	100	100
Large Local Centre	400	100	100

#### D. Neighbourhood Centres

Celtic Point, Prospect Place and Retford Road are classed as neighbourhood centres. Proposals within these Centres, other than at second floor level, that will lead to the loss of a shop or service are unlikely to 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. Developments 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, are unlikely to be supported.

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

19 As defined in PPS4 Practice Guide (6.31)

20 As defined in PPS4 Practice Guide (6.31)

## 7.2 Policy CS 2: Retford Core Service Centre

- 7.23** Retford is the second largest town in Bassetlaw, with a population of 21,677, providing a range of services, including secondary education and hospital provision, to settlements in the east of Bassetlaw. Retford is recognised as an ‘other urban area’ in the Northern Sub-Region as defined in the East Midlands Regional Spatial Strategy.
- 7.24** 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 there are live permissions for further housing in the next five years<sup>(21)</sup>, which many feel is beginning to erode its attraction. Its population growth has, however, been combined with the loss of employment land, as it has lost out to more attractive locations for businesses and seen some sites developed to accommodate housing. This 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 CS2: 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 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**

Land to accommodate a minimum of 26% of the District’s housing requirement will be allocated in Retford in the Site Allocations DPD. Residential development will be supported within the Development Boundary where it complies with other planning policy requirements.

All housing development of resulting in a net gain of one dwelling and above 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.

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.

21 Bassetlaw’s five year housing supply figures can be viewed in the Annual Monitoring Report available from the Council’s website [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

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

See also Policy DM5.

**B. Economic Development**

At least 16 ha (20%) of new employment land will be allocated in Retford in the Site Allocations DPD. Economic development will be supported within the Development Boundary where it complies with other planning policy requirements.

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) in line with the findings of the Council’s Marina Study.

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 town centre boundary 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):

<b>Convenience</b>	<b>Non-Bulky Comparison</b>	<b>Bulky comparison<sup>(22)</sup></b>
750	400	929

22 As defined in PPS4 Practice Guide (6.31)

### 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 are unlikely to 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. Developments 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, are unlikely to be supported.

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):

<b>Convenience</b>	<b>Non-Bulky Comparison</b>	<b>Bulky comparison<sup>(23)</sup></b>
100	100	100

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

## 7.3 Policy CS 3: Harworth Bircotes

**7.25** Harworth Bircotes is the District's third largest settlement, with a population of 7,700. 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 development (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.

**7.26** The East Midlands Regional Spatial Strategy (RSS) recognises the importance of focusing regeneration activities in those areas most in need of investment. Policy 19 of the RSS identifies the Northern Sub-Area with its concentration of economic, social and environmental problems linked to the decline of the coal industry, as one such area. Additionally, RSS Policy Northern SRS 1 states that:

*sufficient [development] provision will be made to support the regeneration of settlements with special needs where these are identified in the Local Development Frameworks.*

**7.27** This is further supported by Northern SRS Policy 3 which recommends that employment land allocations should assist:

*growth and regeneration .... north of Worksop towards Robin Hood Airport Doncaster Sheffield (RHADS), concentrating on the former mining communities and mining operations.*

**7.28** Taking the above into consideration, 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 in the area.

### **POLICY CS3: 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 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**

Land to accommodate a minimum of 22% of the District's housing requirement will be allocated in Harworth Bircotes in the Site Allocations DPD. Permission for housing development on greenfield land is unlikely to be granted until development has begun on the brownfield land around the former Colliery. Residential development will be supported within the Development Boundary where it complies with other planning policy requirements.

All housing development resulting in a net gain of one dwelling and above 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.

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 28 ha (35%) of new employment land will be allocated around Harworth Bircotes in the Site Allocations DPD. Economic development will be supported within the Development Boundary where it complies with other planning policy requirements.

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, leisure facility or service are unlikely to 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. Developments 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 its environment, are unlikely to be supported.

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):

<b>Convenience</b>	<b>Non-Bulky Comparison</b>	<b>Bulky comparison<sup>(24)</sup></b>
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 significantly 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.

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

## 7.4 Policy CS 4: Carlton-in-Lindrick and Langold

**7.29** Carlton-in-Lindrick and Langold are closely linked settlements within the former mining area north of Worksop, with populations of 5,880 and 2,560 respectively. Separated by the site of the former Firbeck Colliery and 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.

**7.30** Focusing appropriate levels of new growth in Carlton-in-Lindrick and Langold will help to support the aims of the East Midlands Regional Spatial Strategy Northern SRS Policy 3, which recommends focusing growth and regeneration

*...north of Worksop towards Robin Hood Airport Doncaster Sheffield (RHADS), concentrating on the former mining communities and mining operations.*

### **POLICY CS4: 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**

If required, land to accommodate up to 4% of the District's housing requirement will be allocated in Carlton-in-Lindrick and Langold in the Site Allocations DPD. Permission for housing development on greenfield land is unlikely to be granted until development has begun on the brownfield sites available in these settlements. Residential development will be supported within the Development Boundary where it complies with other planning policy requirements.

All housing development resulting in a net gain of one dwelling and above 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 elsewhere.

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.

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.

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 Carlton-in-Lindrick and Langold, including minor extensions of existing employment sites, of a scale and type appropriate to the settlement and neighbouring land uses, in line with other planning policy requirements will be supported within the Development Boundary.

Minor extensions of existing employment sites at Lawn Road Industrial Estate of a scale and type appropriate to their setting and surrounding land uses will be supported in line with other planning policy.

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 the Centre, other than at second floor level, that will lead to the loss of a shop, leisure facility or service are unlikely to 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. Developments 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 its environment, are unlikely to be supported.

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):

	<b>Convenience</b>	<b>Non-Bulky Comparison</b>	<b>Bulky comparison<sup>(25)</sup></b>
Carlton	100	100	100
Langold	400	100	100

25 As defined in PPS4 Practice Guide (6.31)

**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 clear 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 serves 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; relevant Supplementary Planning Documents; any relevant Council studies or strategies; and any relevant Village Design Statement or Conservation Area Appraisal approved or adopted by the District Council.

## 7.5 Policy CS 5: Tuxford

- 7.31** Tuxford is a small, former market town, with a population of 2,530. It provides a range of services and facilities for the rural communities in the south east 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, in need of investment.
- 7.32** 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 services and facilities to the wider rural Bassetlaw. Responses to the Issues & Options consultation paper showed support for expanding the role of Tuxford, which some members of the community already regard as the key service centre for surrounding villages.

### **POLICY CS5: TUXFORD**

Development in Tuxford will strengthen the settlement's role as a Local Service Centre for the rural communities of southwest 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**

Land to accommodate up to 4% of the District's housing requirement will be allocated in Tuxford in the Site Allocations DPD. Permission for housing development on greenfield land is unlikely to be granted until development has begun on the brownfield sites available in Harworth, Carlton-in-Lindrick and Langold. Residential development will be supported within the Development Boundary where it complies with other planning policy requirements.

All housing development resulting in a net gain of one dwelling and above 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 the surrounding villages.

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.

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.

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 minor extensions of existing employment sites of a scale and type appropriate to the settlement and neighbouring land uses, in line with other planning policy will be supported within the Development Boundary.

Minor extensions of existing employment sites on Ollerton Road and Lodge Lane of a scale and type appropriate to their setting and surrounding land uses will be supported in line with other planning policy.

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 Centre, other than at second floor level, that will lead to the loss of a shop, leisure facility or service are unlikely to 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. Developments that might individually (due to their size) or cumulatively (through over concentration of particular uses) prejudice the success the Centre, or be detrimental to its environment, are unlikely to be supported.

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):

<b>Convenience</b>	<b>Non-Bulky Comparison</b>	<b>Bulky comparison<sup>(26)</sup></b>
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 clear 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.

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

## 7.6 Policy CS 6: Misterton

**7.33** Misterton is the largest village in northeast Bassetlaw with a population of 2,065. It provides access to local services and facilities, such as a doctors' surgery, pharmacy, post office and convenience store, for the surrounding rural communities.

**7.34** 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<sup>(27)</sup> are built out. This has helped to maintain Misterton's role as a Local Service Centre and so, unlike comparable centres, it is not in need of significant levels of additional growth. Instead, the focus for Misterton should be on maintaining its established role, with any additional housing making a positive improvements, in terms of community facilities, to the settlement.

### **POLICY CS6: 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 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**

Land to accommodate up to 3% of the District's housing requirement will be allocated in Misterton in the Site Allocations DPD. Permission for development on new allocations is unlikely to be granted until development has begun on brownfield sites in Misterton with existing planning permission and on the brownfield sites available in Harworth, Carlton-in-Lindrick and Langold. Residential development will be supported within the Development Boundary where it complies with other planning policy requirements.

All housing development resulting in a net gain of one dwelling and above 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 villages.

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.

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.

27 See Table 1 of this document.

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 neighbouring land uses, in line with other planning policy will be supported within the Development Boundary.

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 Local Centre, other than at second floor level, that will lead to the loss of a shop, leisure facility or service are unlikely to be supported and developments that might individually (due to their size) or cumulatively (through over concentration of particular uses) prejudice the success of the Misterton Local Centre are unlikely to be supported.

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):

<b>Convenience</b>	<b>Non-Bulky Comparison</b>	<b>Bulky comparison<sup>(28)</sup></b>
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 clear 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 removal or improvement of derelict buildings.

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

## 7.7 Policy CS 7: Rural Service Centres

**7.35** The settlements designated as Bassetlaw's Rural Service Centres are spread throughout the District. Although they do not meet all the needs of their communities, they provide a level of service provision that supports some everyday needs. This service provision may include access to, for example, a doctors' surgery, a local shop or a primary school. Allowing for some small-scale development in these centres will help to sustain local communities.

### POLICY CS7: RURAL SERVICE CENTRES

Any future development within Rural Service Centres will be small-scale, in line with the role of the settlements, and limited to that which will sustain local employment and community services and facilities. The following settlements are classed as Rural Service Centres:

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

**Table 7.3 Rural Service Centres**

#### A. Housing

Land to accommodate up to 9% of the District's housing requirement will be allocated across the Rural Service Centres in the Site Allocations DPD. Residential development will be supported within Development Boundaries where it complies with other planning policy requirements.

All housing development resulting in a net gain of one dwelling and above will be required to contribute towards the achievement of affordable housing targets as follows:

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

**Table 7.4 Affordable Housing Percentages**

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 in line with the guidance in the Council's Supplementary Planning Document on Affordable Housing.

See also Policy DM5.

## **B. Economic Development**

Proposals which deliver rural employment opportunities, of a scale and type appropriate to the settlement and neighbouring land uses, in line with national planning aims<sup>(29)</sup> will be supported within Development Boundaries.

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 clear 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 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 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; relevant Supplementary Planning Documents; any relevant Council studies or strategies; and any relevant Village Design Statement or Conservation Area Appraisal approved or adopted by the District Council.

29 Planning Policy Statement 4: Planning for Sustainable Economic Growth identifies the current national aims for economic development.

## 7.8 Policy CS 8: Other Settlements

**7.36** Those settlements not specifically identified in the preceding policies are considered to be small villages or hamlets within rural Bassetlaw. These settlements have limited or no service/facility provision and are reliant upon other settlements for such needs. It is important, therefore, to protect these settlements from inappropriate levels of development that would undermine their specific character, while at the same time allowing for community infrastructure that will meet local needs in order to enhance the quality of life for existing residents.

### **POLICY CS8: OTHER SETTLEMENTS**

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

#### **A. Housing**

Proposals for development of housing within these settlements, including for affordable housing, 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 neighbouring land uses, in line with national planning aims<sup>(30)</sup> and Policy DM2 and DM3 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 settlement.

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 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.

Applications for the provision of rural community services and facilities will be supported within these settlements where they are of a scale appropriate to, and accord with the role of, the settlement.

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

### **Links to Strategic Objectives**

**7.37** The preferred Spatial Strategy supports delivery of Strategic Objectives: SO1, SO2, SO3, SO4 and SO5. The full aims of these Strategic Objectives are set out in section 6 of this consultation document.

## 7.9 Sustainability Appraisal

- 7.38** The Sustainability Appraisal favoured an approach that gives a broad distribution of development, albeit with an essentially urban focus, as in the proposed settlement hierarchy. The preferred policy options for its delivery therefore represent an approach that addresses the identified needs of Bassetlaw in a sustainable manner. The majority of housing growth proposed under the Spatial Strategy will occur in the current most sustainable locations in the District, having regard to the relative capacity of each settlement and making best use of the area's existing service provision and transport infrastructure, while priority is given to redevelopment of brownfield sites where it is available, in order to minimise use of natural resources.
- 7.39** A wide spread of employment land provision ensures that a range of job opportunities will be secured across the District, including rural areas, while the overall distribution of development enables different areas to make use of the varying renewable and low carbon energy opportunities that exist across the District. The Preferred Options seek to meet identified needs of and protect the intrinsic character of the rural villages, helping sustain their existing functions by allowing housing, employment and community facility development of an appropriate scale.
- 7.40** Although some short-term uncertainties exist in relation to the deliverability of reductions in health inequalities and development of social capital, most development is focused in settlements already regarded as being able to cater for existing needs and future growth scenarios. Also, while it is difficult to determine whether the types of development that emerge will directly influence specific trends, such as community safety and crime levels, or stimulating high-knowledge sector jobs and improve levels of qualification, much will depend on the exact location, scale and design of individual proposals
- 7.41** Where urban extensions are required strong landscaping and green infrastructure enhancement schemes will be required to prevent harmful impacts on specific biodiversity assets and the overall character of the countryside. In addition, however, there may be scope for extension of public transport routes in these extended areas and creation of new routes to connect residential development with employment areas and local services.
- 7.42** Overall, it is felt that the realistic alternative approaches to the distribution of development in Bassetlaw were fully explored in the Issues and Options paper, and the subsequent Sustainability Appraisal and consultation responses indicate the identified Spatial Strategy as the most sustainable approach.

## 8 Development Management Policies

- 8.1** The Spatial Strategy policies in the preceding section set a framework for locating development in Bassetlaw and relate to specific settlements. This section addresses a range of subject areas that will be relevant across the whole District and proposes policies that will be used to assess applications that come forward over the Core Strategy period.
- 8.2** The Issues & Options consultation sought views on a wide range of subject areas, many of which have now been brought together under one policy heading. For this reason, we have just provided a broad summary of the consultation responses and views received.

## 8.1 Development in Rural Areas

**8.3** In spite of having a number of large settlements, Bassetlaw is, primarily, a rural District. It is important, therefore, that this Core Strategy includes policies that will ensure that mechanisms are in place to assess proposals for development in the wider countryside.

### What we asked you

**8.4** The Issues & Options consultation asked for views on the following options:

- Option 1: A criteria based policy (or policies) that sets out the issues that we would take into consideration when assessing applications for all (or some) of the following types of rural development:
  - Re-use and replacement of rural buildings;
  - Farm diversification;
  - Equestrian related activities;
  - Rural tourism.
- Option 2: A non-criteria based approach

### What you told us

**8.5** There was agreement that a policy addressing rural development was needed and universal support for this being a criteria-based approach, so long as any policy was carefully worded, particularly in relation to farm diversification, tourism (if deemed to be necessary) and historic rural buildings. The comments received did not result in a clear or obvious agreement about how this issue should be tackled. However, a number of issues were raised that included views that:

- Any development in rural areas should not adversely affect the local character of the area;
- Economic development, including farm diversification schemes, should not be restricted in rural areas;
- There should be an allowance of some affordable housing development in rural villages;
- There was a need to encourage re-use of redundant buildings within the countryside.

**8.6** Our preferred approach to these issues, tackled through three separate policies, address the above concerns, while taking account of wider sustainability concerns (in relation to the appropriate location for development), in relation to the type of applications that are received by the Council for development in rural areas. Please note that the issue of affordable housing in rural villages has been tackled through the Spatial Strategy policies.

### **Links to Strategic Objectives**

**8.7** This Preferred Policies for Development in Rural Areas deliver Strategic Objectives: SO5, SO7, SO8 and SO9. The full aims of these Strategic Objectives are set out in section 6 of this consultation document.

## 8.1.1 Policy DM 1: Farm Diversification and Agricultural/Forestry Buildings

### THE PREFERRED OPTION - POLICY DM1: FARM DIVERSIFICATION AND AGRICULTURAL/FORESTRY BUILDINGS

#### A. Farm Diversification

Proposals to diversify the range of activities operating on a farm will be supported where they can demonstrate that:

- the development is a subsidiary component of the farming enterprise and is compatible with, and complementary to, the existing operation of the farm;
- where the proposal includes a retail use, it is demonstrated that this use will be sustainable in terms of its location and accessibility and will not have an adverse impact on the vitality or viability of local centres; rural service centres; and shops and services in surrounding villages;
- the location, scale, design, form and use of the proposed development will be appropriate to its setting and be compatible with surrounding land uses;
- they will not create or exacerbate environmental or highway safety problems.

#### B. Agricultural/Forestry Buildings

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

- the buildings are necessary for agricultural or forestry purposes in the specific location proposed;
- the location, scale, design, form and use of the proposed buildings will be appropriate to their setting and be compatible with surrounding land uses;
- they will not create or exacerbate environmental or highway safety problems.

### Sustainability Appraisal

- 8.8** This policy broadly supports the development of the rural economy and businesses, acknowledging the need for existing enterprises to expand to maintain rural areas as viable places to live and work. A number of uncertainties do exist, however, with regard to the implementation of the policy. This is primarily due to the varied nature of farm diversification opportunities and the potential loss of greenfield sites to accommodate expanding enterprises, although these are generally subject to the unpredictable nature of the open market and it is impossible to predict what may come forward.

## 8.1.2 Policy DM 2: Development in the Countryside

### **THE PREFERRED OPTION - POLICY DM2: 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 or the criteria set out below, will not be supported.

#### **A. Replacement of Non-Domestic Rural Buildings**

Proposals for the replacement of non-domestic rural buildings outside Development Boundaries for economic purposes will be supported where they can demonstrate that:

- it is unviable to use or convert (see Policy DM3) the building for economic purposes;
- the building to be replaced is 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 will be sustainable and appropriate in terms of its 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.

Proposals for the replacement of non-domestic rural buildings with houses will not be supported, other than for affordable housing or community services and facilities (where this is in line with the Spatial Strategy and other policies in this document).

#### **B. Replacement of Domestic Rural Buildings**

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

- the scale of the replacement is not disproportionate to that of original dwelling;
- the replacement dwelling is located within the existing curtilage of the site;
- the scale, design and form of the replacement is appropriate to its wider setting and the landscape character of the location;
- there is no net gain in housing numbers on the site;
- they will not create or exacerbate environmental or highway safety problems.

#### **C. 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 re-development of the site for the existing permitted use; or
- the re-development of the site for a use requiring a rural location (see Part D immediately below); or
- the re-development of the site for affordable housing or community services and facilities (where this is in line with the Spatial Strategy and other policies in this document); 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
- will not create or exacerbate environmental or highway safety problems.

#### **D. Development Requiring a Rural Location**

Proposals for equine and other purposes (e.g. tourist attractions) in rural areas will be supported where they can demonstrate that:

- the development requires the specific location proposed and other locations, closer to settlements or using brownfield land, have been assessed;
- there is a proven need for the development and if it is for an economic use that it is viable as a long-term business;
- the location, scale, design and form of the proposed development, in terms of both buildings and operation, will be appropriate to its use and setting and be compatible with surrounding land uses;
- they will not create or exacerbate environmental or highway safety problems.

### **Sustainability Appraisal**

**8.9** This policy facilitates sustainable forms of development that can demonstrate the need to be located in a rural area, while restricting unsustainable expansion into the countryside. Where appropriate, provision is made for delivery of limited economic development and community services and facilities. The key area of uncertainty that has emerged in relation to the proposed policy is on transport and accessibility, as individual uses incur different levels of trip generation.

### 8.1.3 Policy DM 3: Conversion of Rural Buildings

#### THE PREFERRED OPTION - POLICY DM3: CONVERSION OF RURAL BUILDINGS

##### 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 setting, and respects 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 Economic Purposes

Proposals for the conversion of rural buildings for economic purposes will be supported where they can demonstrate that:

- the proposed use will be sustainable and appropriate in terms of its location and accessibility;
- they 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.

##### C. Conversion for Housing

The conversion of non-domestic rural buildings for residential purposes will only be permitted where an economic use of the building has been shown to be unviable. 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 an economic or a community/service use at a realistic price for a period of at least 12 months.

Proposals for the conversion of non-domestic rural buildings for residential purposes outside Development Boundaries, other than where they meet the exceptions criteria in the Spatial Strategy policies, will not be supported.

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

## Sustainability Appraisal

**8.10** Given the very specific nature of this policy, a significant number of the SAOs incur a neutral score. However, prioritising re-use of existing buildings for economic purposes ensures this policy makes a long-term positive contribution to furthering the SAO for employment uses, which in-turn can help protect buildings of historic and architectural merit. Similarly, conversion of existing buildings has a positive impact on efforts to reduce consumption of raw materials, although the ability of converted buildings to accommodate energy efficiency and low carbon energy measures is questionable, while the visual impact of certain technologies may be incompatible with the historic character of some buildings.

## 8.2 Policy DM 4: Design

- 8.11** “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.
- 8.12** 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.

### What we asked you

- 8.13** We consulted upon a range of issues relating to design, which have now been brought together under a general design policy. These were as follows:
- Design
  - Householder extensions
  - Backland & infill development
  - Village character
- 8.14** In each case we asked for views on whether these were issues that should be considered through the Core Strategy and, if so, how best to approach them.

### What you told us

- 8.15** There was strong support for the inclusion of design principles in the Core Strategy, but some respondents felt that these should not be overly prescriptive. There was also support for the use of CABE’s *Building for Life* standard for major developments.
- 8.16** It was felt that a criteria-based policy or, at least, treating proposals on case-by-case basis was the most logical approach to dealing with design in relation to householder extensions. There was also strong support for a policy approach that would ensure new backland and infill development is judged on its individual merits in relation to a series of design criteria. (although there was a strong suggestion towards limiting the amount of backland development within historic areas and conservation areas).
- 8.17** There was support for policy to address both landscape and village character, possibly as part of a wider suite of policies to manage new development in sensitive areas, although no consensus on the means by which this might be achieved.
- 8.18** Our preferred 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 set of clear design criteria applicable at different scales.

## THE PREFERRED OPTION - POLICY DM4: DESIGN AND CHARACTER

### A. Major Development Principles

All major development proposals, notably for allocations made 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;
- complement the existing character of the built and natural environment;
- are of a scale appropriate to the existing settlement; and
- 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.

All major development proposals must be accompanied by a comprehensive Design & Access Statement, which meets the requirements of national guidance and Circulars. It is expected that such Statements will include, as a minimum:

- an assessment of the overall context for the proposal;
- an indicative masterplan, indicating the amount of development, with a range of sample block plans to demonstrate the form and to identify the proposed layout and land uses;
- a set of clear design principles, accompanied by elevational drawings, which justify the scale and appearance of the proposal;
- three dimensional visualisations and cross sections through the site, setting out site and floor levels;
- a detailed landscape strategy that seeks to address public access, recreational routes, woodland and green space management, structural planting, wildlife mitigation and general green infrastructure considerations; and
- take full account of the General Design Principles below. Where Design & Access Statements are deemed to be deficient, applications will not be progressed until such deficiencies are remedied.

Major residential or mixed-use development will only be supported where it scores well 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 professional body.

## **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 (of a consistent size and type to surrounding properties); 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 it does not have a detrimental effect on the residential amenity of nearby residents; provides a decent standard of private amenity space; and is not to the detriment of highway safety.

Account will also be taken of any relevant Village Design Statement or Conservation Area Appraisal approved or adopted by the District Council and Bassetlaw's Landscape Character Assessment.

Reference should also be made to Policy DM10.

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

### **Links to Strategic Objectives**

**8.19** This Preferred Policy for Design delivers Strategic Objectives: SO7, SO8 and SO9. The full aims of these Strategic Objectives are set out in section 6 of this consultation document.

### **Sustainability Appraisal**

**8.20** While enhanced design quality potentially incurs long-term benefits for housing, recreation, accessibility of services and facilities and the historic environment, while helping design-out crime and anti-social behaviour, it is not strictly a policy that has measurable outcomes. Although no negative impacts on the SAOs have been identified when assessing the criteria of this policy, it is difficult to predict which features from the Building for Life standard developers will use on particular projects in order to achieve the overall standard. In addition, while appropriately located, good quality buildings can contribute to the attractiveness of specific locations to investors, it is only one of many factors involved in decision-making, therefore not possible to determine in this SA process.

## 8.3 Policy DM 5: Housing Mix and Density

**8.21** 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.

**8.22** At present, studies 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.

### What we asked you

**8.23** The Issues & Options consultation asked if we should:

- require a specific mix of market housing for the District as an overall policy aspiration and, if so, what do you believe this should be;
- require a specific mix of market housing, to be determined as appropriate, on individual development sites above a certain threshold and, if so, what you think this threshold should be;
- continue to let the market provide the type of houses that demand seems to require (until updated evidence suggests otherwise);
- continue to have a blanket minimum density requirement across the District of 30 dwellings per hectare;
- identify areas where a higher or lower density requirement may be justified and, if so, which areas you believe these should be;
- treat applications on a case by case basis and consider density in relation to the character of the surrounding area;
- develop a combination of the above approaches;
- be seeking to ensure that all new housing, or a percentage of new housing, meets Lifetime Homes standards (i.e. it is sufficiently adaptable that it can meet the needs of people as they get older);
- be seeking to ensure that a percentage of affordable housing (delivered without public subsidy) meets Lifetime Homes standards;
- be requesting that developments over a certain size provide a percentage of a certain type of housing (e.g. bungalows) for older people.

### What you told us

**8.24** It was generally agreed that it was difficult to require small developments to meet a specified housing mix, but that the housing mix of larger development sites should reflect local need and character and this should be a main consideration when evaluating housing applications. It was suggested that larger sites could reflect the population mix set out in the Strategic Housing Market Assessment.

**8.25** There was strong support for a criteria-based policy, rather than a District wide target (notwithstanding the national target of 30 dwellings per hectare), and it was felt that the Council should be prepared to identify areas where a higher, lower or graduated density requirement maybe justified (wherever possible at the Site Allocations stage). Some

respondents suggested that lower densities may be acceptable in locations where the character of the area demands such an approach and also on sites which have physical constraints which limits where developments can be sited. In addition, targets could be set on a settlement by settlement basis with higher densities being applicable in the settlements towards the top of the proposed settlement hierarchy.

- 8.26** There was little support for requiring Lifetime Homes from developers, although there was greater support for a more flexible approach to retirement 'villages' and sheltered accommodation. Locating older persons homes near to local services such as shops, doctors and public transport connections should be priority.
- 8.27** Our preferred approach reflects the desire for a flexible policy that will take account of site specifics and local circumstance, while at the same time supporting specialist housing provision.

## THE PREFERRED OPTION – 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 (in line with other relevant planning policy).

### B. Housing Density

Development proposals will usually be expected to deliver housing at densities in line with national planning guidance as a minimum.

Higher densities will be expected or required where:

- there will be good future accessibility to and from the site by walking, cycling and/or public transport;
- the local character is of a high density (e.g. in town centres and some village centres);
- 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;
- there will be limited future accessibility to and from the site by walking, cycling and/or public transport;
- local character will be compromised by higher density development (e.g. in low density suburban areas and more open villages);
- the need for an appropriate local housing mix requires lower density provision.

In considering appropriate densities, account will also be taken of any relevant Village Design Statement or Conservation Area Appraisal approved or adopted by the District Council.

### Links to Strategic Objectives

**8.28** This Preferred Policy for Housing Mix and Density delivers Strategic Objectives: SO1, SO4 and SO7. The full aims of these Strategic Objectives are set out in section 6 of this consultation document.

### Sustainability Appraisal

**8.29** The policy sets strong criteria for housing development across the District and responds fully to the SAO. Housing mix and density that shows consideration for the surrounding environment can make positive contributions to the historic character of a locality, while higher densities, where appropriate, make more efficient use of land and resources, and facilitate better connectivity and accessibility.

**8.30** Despite commitments to delivering a greater mix of housing types and tenures it is difficult to gauge the impact this will have on community cohesion and help reduce crime/fear of crime and anti-social behaviour. Any impacts that do occur will be likely to be as a result of employing measures from the 'Secured by Design' guidance and the cumulative influence of other policies and factors outside of the planning process. Uncertainty also exists in relation to the impact of the policy on renewable and low carbon energy as the density of development can determine the feasibility of different technologies.

## 8.4 Policy DM 6: Gypsies, Travellers and Travelling Show People

**8.31** The accommodation needs of Gypsies and 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.

**8.32** The Council's Gypsy and Traveller Accommodation Needs Assessment 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.

### What we asked you

**8.33** We asked you what planning criteria you believed should be included in a policy to determine applications for sites from private individuals or organisations and to guide the allocation of Gypsy and Traveller sites in the Allocations document.

### What you told us

**8.34** Beyond encouraging the Council to reference national guidance on criteria for sites, there were few suggestions for new criteria. It was suggested that re-cycling facilities should be made available on new sites. There was little support for locating Gypsy sites within the smaller rural villages and it was felt that they should instead be within or near to the main settlements as issues of local schooling and access to services should be addressed. It was suggested that current sites, such as Daneshill, should be developed further for Gypsy and Travelling communities, rather than creating new sites.

**8.35** Our preferred approach remains a criteria based policy, seeking to focus new sites close to reasonably sized settlements with a range of services and facilities, while making provision for enhancements to existing sites where they are appropriately located.

## **THE PREFERRED OPTION - POLICY DM6: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE**

Land to accommodate the District's residual pitch requirement will be allocated in or adjacent to settlements identified in policies CS1; CS2; CS3; CS4; CS5 and CS6, in accordance with the criteria set out in this policy, in the Site Allocations DPD.

Applications for new sites will be supported in or adjacent to settlements identified in policies CS1; CS2; CS3; CS4; CS5 and CS6. Proposals will need to demonstrate that:

- the intended occupants meet the definition of gypsies and travellers<sup>(31)</sup> or the description of travelling showpeople<sup>(32)</sup>;
- 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 minimise impact on the surrounding area;
- there is safe vehicular access to the public highway;
- the site will be properly serviced by utilities such as water and sewerage; and
- the site is not located in an area at high risk of flooding, does not damage nature conservation interests and is not significantly contaminated.

### **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 within close proximity of the main roads through the District.

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

## **Links to Strategic Objectives**

**8.36** This Preferred Policy for Gypsies, Travellers and Travelling Showpeople delivers Strategic Objective SO1. The full aim of this Strategic Objective is set out in section 6 of this consultation document.

31 As defined in Circular 01/06

32 As defined in Circular 04/07

## Sustainability Appraisal

- 8.37** A valuable contribution is made, by this policy, to meeting the housing needs of Bassetlaw's population. Locating transit and residential pitches in the right places can improve their long-term sustainability by giving good access to the road network and making public transport use feasible and improve access to services and facilities.
- 8.38** While the policy states that provision must be made for waste collection from sites, it does not specify measures to reduce waste or promote recycling. Given the unique circumstances associated with Gypsies, Travellers and Travelling Show People sites, the policy could be amended to include this. Similarly, the nature of such sites means that it is difficult for the policy to have any influence over use of renewable and low carbon energy.
- 8.39** Distinct conflict arises in relation to the location of pitches and the historic environment, as the visual impact of caravans is incompatible with sensitive historic assets. Policy DM8 will, however, generally limit development that may be harmful to the historic environment.

## 8.5 Policy DM 7: Protecting Employment Land

**8.40** 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 economy growth and provide a range of jobs for local residents. This amount will grow, leading to increased greenfield allocations, if existing employment sites are lost to other uses.

**8.41** 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 to 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 poorer sites are considered for redevelopment.

### What we asked you

**8.42** We asked whether you thought we should:

- Protect all existing employment sites from non-employment creating development (e.g. housing or retail uses)?
- Protect only those employment sites that are deemed to be most suitable for future employment use?
- Have no policies protecting employment land from other uses?
- Have a criteria based policy that sets the basis by which protected employment sites *might* be re-developed for non-employment creating uses?

### What you told us

**8.43** Responses showed support for a criteria-based policy to determine which protected employment sites might be redeveloped for non-employment creating uses, although there was no consensus on what this might look like.

**8.44** While taking an approach that protects all employment sites as a matter of principle, our preferred approach reflects the consultation responses, setting out the criteria by which protected employment sites may be considered for re-development 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.

## THE PREFERRED OPTION - POLICY DM7: PROTECTING ECONOMIC DEVELOPMENT LAND

All allocated and existing, or vacant former, employment sites will be protected for uses within the B use classes or for other economic development purposes (excluding housing but including town centre uses where such sites lie within a town centre or retail centre boundary). Proposals for the redevelopment of these 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 due to its location or for reasons of development viability.

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.

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.

If the site is outside a Development Boundary, please see also Policies CS8 and DM2.

### Links to Strategic Objectives

**8.45** This Preferred Policy for Protecting Economic Development Land delivers Strategic Objectives: SO2 and SO4. The full aims of these Strategic Objectives are set out in section 6 of this consultation document.

### Sustainability Appraisal

**8.46** The proposed policy for protection of employment-creating uses provides strong support for the SAOs for employment, enterprise and education, and provision of economic infrastructure. It supports the economic transition purported in the overall Vision, enhancing the range and diversity of jobs in the area, utilising the existing transport network and protects existing employment sites.

**8.47** Numerous uncertainties exist in relation to this policy and the SAOs, largely due to the unpredictability of the type of employment uses that will come forward, particularly during the recession recovery. SAOs may be progressed if mixed-use schemes are permitted where economic uses can be demonstrated to be unviable on their own.

## 8.6 Policy DM 8: Conservation and Built Heritage

**8.48** 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.

**8.49** 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.

### What we asked you

**8.50** We asked you what factors you thought we should take into consideration when establishing policies for the protection of heritage assets in the District.

### What you told us

**8.51** Responses to the Core Strategy Issues and Options consultation paper showed support for increased protection for the historic environment and for the designation of further heritage assets.

## THE PREFERRED OPTION - POLICY DM8: CONSERVATION AND BUILT HERITAGE

Understanding and knowledge of the District's historic environment through characterisation, village appraisals, archaeological reports and other studies, will serve to inform decisions about the significance of all types of heritage asset.

### A. Definition of Heritage Assets

Designated heritage assets in Bassetlaw include:

- Listed Buildings (including attached and curtilage structures)<sup>(33)</sup>
- Conservation Areas
- Scheduled Monuments
- Registered Parks and Gardens

<sup>33</sup> 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.

Other heritage assets in Bassetlaw include:

- Buildings of Local Interest<sup>(34)</sup>
- Areas of archaeological interest
- Unregistered Parks and Gardens<sup>(35)</sup>
- 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.

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.

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.

### **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<sup>(36)</sup>. Evidence supporting this will be submitted with proposals<sup>(37)</sup>. New uses that adversely affect the fabric, character, appearance or setting of such buildings will not be permitted.

34 As identified in the Nottinghamshire Historic Environment Record.

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 To be detailed in forthcoming SPD.

## D. Shopfronts

Proposals for Listed Building Consent for shopfronts on Listed Buildings or in Conservation Areas 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<sup>(38)</sup>.

### Links to Strategic Objectives

**8.52** This Preferred Policy for Conservation and Built Heritage delivers Strategic Objective SO9. The full aim of this Strategic Objective is set out in section 6 of this consultation document.

### Sustainability Appraisal

**8.53** Bassetlaw has a rich diversity of heritage assets that will be protected through implementation of the PO for Conservation and Built Heritage. The proposed policy acknowledges the inter-twined nature of the historic and natural environment and the supports appropriate enhancements to historic assets, which being inclusive of Conservation Areas, Scheduled Monuments and Parks and Gardens, can positively contribute to the range of recreational opportunities and encourage participation in cultural activities.

**8.54** While the policy supports re-use of historic buildings for economic purposes, therefore contributing to reducing loss of greenfield sites, this largely depends on the open market's willingness to pursue this as an option, which leaves a significant degree of uncertainty. This issue might be addressed by providing incentives to redevelop historic buildings for economic uses.

**8.55** Negative impacts have arisen in relation to the energy SAO, as renewable and low carbon energy technologies such as solar, photovoltaics and wind turbines are all quite intrusive to the fabric of historic buildings and can therefore conflict with conservation objectives. These impacts appear to be largely unavoidable with present technologies, although this may change in the long-term.

38 To be detailed in forthcoming SPD.

## 8.7 Policy DM 9: Green Infrastructure; Biodiversity; Open Space and Sports Facilities

**8.56** Green infrastructure includes all open space elements within rural and urban landscapes, including features of recognised biodiversity importance (SSSIs, SINCs, LNRs and Ancient Woodland), local parks, playing fields, cemeteries, school grounds, allotments, historic parks and gardens, woodland, watercourses and hedgerows.

**8.57** The concept of green infrastructure planning is recognised for its contribution to the improvement of the attractiveness of local areas to residents, employees, visitors and investors and to promoting physical and mental well-being through its use and enjoyment.

### What we asked you

**8.58** We asked you whether we should:

- ensure that all new development contributes to the development of a network of green spaces across the District and how this might be achieved;
- protect all existing open green space and environmental sites from development, even if not publicly accessible, if they contribute to local amenity or to the development of a network of green spaces.
- set clear standards for the levels of open space provision that we will expect from new development
- develop policy that addresses landscape character when considering development proposals and if so, and any suggestions for possible criteria.

### What you told us

**8.59** There was strong support for promoting Green Infrastructure, where appropriate and possible, in relation to new developments, provided it was in line with a clear Green Infrastructure Strategy. Similarly, Open Space provision should be addressed in relation to local need, as established through the Council's Open Space and Sports Facilities Studies.

**8.60** There was support for policy to address landscape character, possibly as part of a wider suite of policies to manage new development in sensitive areas, although there was no consensus on the means by which this might be achieved.

**8.61** Our preferred approach reflects the consultation responses and has sought to address the range of subject areas that fall under the banner of Green Infrastructure and Open Space, seeking to relate criteria to existing assessments of need. We believe this is the most straightforward and flexible approach to addressing these issues.

## **THE PREFERRED OPTION - POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES**

### **A. Green Infrastructure**

New development 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) at local, sub-regional and regional levels.

Development proposals (particularly for allocated sites) will be expected to demonstrate, in line with the Council's Green Infrastructure study and mapping, 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;
- 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 (either on-site; off-site or through financial contributions) is considered.

### **B. Biodiversity**

Development proposals will be expected to demonstrate that they will not adversely affect or result in the loss of features of recognised importance not identified as part of the existing Green Infrastructure network, including:

- Trees and hedgerows subject to preservation orders;
- Ancient woodlands;
- Sites of Special Scientific Interest (SSSI);
- Regionally Important Geodiversity Sites; and
- Local Wildlife Sites (Sites of Importance for Nature Conservation (SINC)).

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. 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 (either on-site; off-site or through financial contributions) is considered.

### **C. Landscape Character**

New development in and adjoining the countryside will be expected to be sensitive to its landscape setting, retaining and enhancing the distinctive qualities of the landscape character area in which it would be situated as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the 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 open spaces and sports facilities (as defined 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 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.

### **Links to Strategic Objectives**

**8.62** This Preferred Policy for Green Infrastructure; Biodiversity; Landscape; Open Space and Sports Facilities delivers Strategic Objectives: SO4, SO5 and SO8. The full aims of these Strategic Objectives are set out in section 6 of this consultation document.

### **Sustainability Appraisal**

**8.63** As a predominantly rural area, the impact of this PO on the natural environment is generally positive. It directly and indirectly enhances the SAOs by promoting healthy lifestyles, recreation, improvement of sports facilities, sustainable use of natural resources and protection of biodiversity and landscape character.

**8.64** Some uncertainties are generated through green infrastructure policies having little impact on energy efficiency and use of renewable energy sources, although sustainable woodland management can contribute to enhancing biomass resources in the area. Potential opportunities for green infrastructure/energy generation opportunities might be explored in conjunction with Site Allocations or Area Action Plans to enhance this policy.

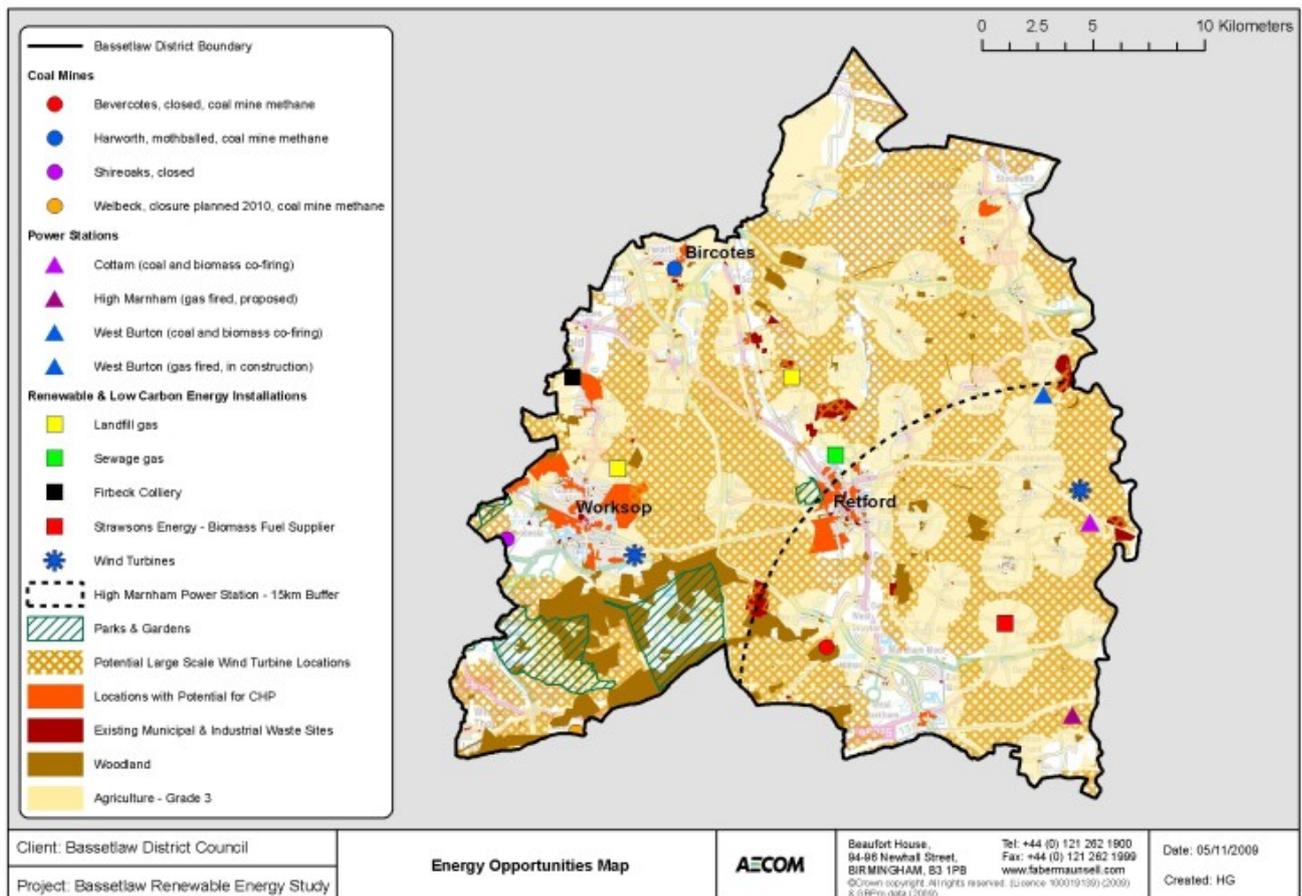
**8.65** The policy's impact on employment opportunities is uncertain as environmental improvements have no direct impact, although the secondary long-term effect may stimulate job opportunities in land management and tourism.

## 8.8 Policy DM 10: Renewable Energy

**8.66** 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 and setting standards for new development.

**8.67** 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.

**8.68** 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, prior to and beyond 2016. The findings of the Bassetlaw Low and Zero Carbon Energy Assessment support this aspiration, with an Energy Opportunities Map identifying potential for renewable and low carbon energy generation in the District.



Renewable energy opportunities map

## What we asked you

**8.69** The Issues & Options consultation asked you whether:

- In the light of national planning policy which enables local authorities to set targets, we should set a target for the level of decentralised and renewable or low carbon energy generation to be achieved in the District by 2020;
- We should adopt a criteria-based policy for the determination of renewable energy schemes;
- We should identify specific areas where renewable energy schemes might be located.

## What you told us

**8.70** There was an agreement that the Council should incorporate methods to combat climate change within the Local Development Framework, as long as they were viable in the context of new development. There was little support for trying to move ahead of the Government's own agenda in relation to zero carbon development. It was suggested that if specific sites were allocated for wind farm developments (there was little support for such a move) they should be away from settlements and sensitive local environments. There was also support for a criteria-based policy for large-scale renewable energy developments.

**8.71** Our approach reflects both the consultation responses and the new direction set out in the Government's current consultation document *Planning for a Low Carbon Future*<sup>(39)</sup>. It does not seek to move ahead of national requirements and, instead, seeks to encourage new development to take opportunities available within the District for reducing carbon emissions. We believe this to be the most practical and flexible way forward.

## THE PREFERRED OPTION – POLICY DM10: RENEWABLE AND LOW CARBON ENERGY

### A. Carbon Reduction

All development proposals will need to demonstrate with careful consideration has been given to suitable construction materials, site layout and building orientation in order that all new buildings in Bassetlaw minimise CO<sub>2</sub> emissions by achieving the highest feasible level of energy efficiency and maximising opportunities to integrate renewable and low carbon energy systems.

Development proposals will be expected to demonstrate regard to the Council's Energy Opportunities Plan when identifying options for achieving compliance with Part L of the Building Regulations, as a means of utilising the area's existing renewable and low carbon energy resources and seeking to achieve greater CO<sub>2</sub> emission reductions.

Proposals for low carbon and renewable energy infrastructure will need to demonstrate that they:

- are compatible with policies to safeguard the built and natural environment;
- 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 Map) 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.

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, in line with other policies in this document.

### **C. Site Allocations**

When assessing sites for allocating in the Site Allocations DPD, a site's potential to deliver low carbon and renewable energy, in line with the Council's Energy Opportunities Plan, will be a key factor.

Allocations made in the Site Allocations DPD will be required 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 small-scale or community led energy schemes, on exception sites if necessary, where strong local support is demonstrated, in line with the Council's Energy Opportunities Plan.

## Links to Strategic Objectives

**8.72** This Preferred Policy for Renewable and Low Carbon Energy delivers Strategic Objective SO6. The full aim of this Strategic Objective is set out in section 6 of this consultation document.

## Sustainability Appraisal

**8.73** Given the specific focus of this policy it has little impact on many of the SAOs. However, the policy makes a positive contribution to reducing energy demand and reliance on fossil fuels will help ensure protection and more prudent use of natural resources, while the policy also promoting sustainable building techniques and materials. Although fuel sources such as biomass may increase wood use, most operations seek to do so through use of short rotation coppice or sustainable woodland management.

**8.74** Some uncertainties that are identified in relation to house prices and job creation, although there is significant potential to help diversify the economy of the area in the long-term, especially given introduction of statutory measures imposed through tightening Building Regulations. Conflict is apparent where the visual impact of renewable energy technologies may be incompatible with conservation principles and result in negative impacts on historic assets. While this may be unavoidable to a certain extent, DM8 will seek to mitigate negative impacts.

## 8.9 Policy DM 11: Developer Contributions

**8.75** Planning obligations are legal agreements negotiated, usually in the context of planning applications, between local planning authorities and developers or persons with an interest in a piece of land. 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.

**8.76** Circular 05/2005 advises that Councils may seek contributions towards infrastructure and community facilities on the back of new development, but that these must be:

- relevant to planning;
- necessary to make the proposed development acceptable in planning terms;
- directly related to the proposed development;
- fairly and reasonably related in scale and kind to the proposed development; and;
- reasonable in all other respects.

**8.77** Since the Issues & Options document was consulted upon, regulations allowing Council's to develop a Community Infrastructure Levy (CIL) have been passed by Parliament. The CIL will be a new 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 character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure across the entire District, not just to mitigate the effects of a particular development, to support the growth of the area.

### What we asked you

**8.78** We proposed a list of potential issues for which the Council might seek S106 agreements and sought views on whether these were appropriate. We also asked whether the Council should pursue the development of a Community Infrastructure Levy.

### What you told us

**8.79** Responses demonstrated a general agreement that the suggested list of planning obligations were reasonable. There were additional suggestions that contributions should be sought in relation to:

- Green infrastructure
- Waterway Enhancement
- Flood Mitigation
- Lifetime Homes
- Public Realm

**8.80** Most respondent's felt that a 'wait and see' approach to the development of a Community Infrastructure Levy, depending on Government proposals, was the best choice for Bassetlaw.

**8.81** Our preferred approach has sought to take account of the suggestions made, while reflecting the fact that there will be a need to ensure that policy is in line with changes to the developer contributions regime at national level. As things currently stand, the Council may have little choice but to pursue a Community Infrastructure Levy over the next four years. If this is the case, it will work closely with infrastructure providers and the development industry to develop a robust and achievable Levy.

### **THE PREFERRED OPTION - 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.**

In the early plan period, 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 will 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 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; 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. where development may result in unacceptable impacts on other areas);
- Public Realm (e.g. improvements to town centre environments);
- Renewable and Low Carbon Energy (e.g. delivery of community scale energy generation projects).

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).

### Links to Strategic Objectives

**8.82** This Preferred Policy for Developer Contributions delivers Strategic Objectives: SO1 SO2, SO3, SO4, SO5, SO6, SO8 and SO9. The full aims of these Strategic Objectives are set out in section 6 of this consultation document.

### Sustainability Appraisal

**8.83** Securing developer contributions and infrastructure provision will help to progress a wide variety of SAO aims by delivering affordable housing; healthcare and recreation facilities; community services; enhancements to the natural and historic environment; natural resources loss and flood risk mitigation; improvements to the transport network; and enhanced educational facilities. The only real uncertainties that arise as a result of the proposed policy are the short-term impacts on crime and community safety, which are generally only affected through the cumulative positive impact of other policies, while the impact on energy efficiency and alternative sources depends on the level of priority it is attributed when compared to other areas of need.

## 8.10 Policy DM 12: Flood Risk, Sewerage and Drainage

**8.84** 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.

### What we asked you

**8.85** The Issues & Options document asked you whether we should:

- prevent any new development in those settlements that are regarded as being at risk of flooding (whatever the source)
- require all new development to have Sustainable Drainage Systems, where feasible?
- require all new development proposals in areas with land or sewer drainage problems to demonstrate that they will not increase the potential for both flood risk and pollution as a result of the proposal?

### What you told us

**8.86** There was support for a flexible approach to new development in flood risk areas, albeit in line with national planning policy, to the extent that a view was expressed that if new development incorporates flood mitigation measures then limited development should be allowed within high flood-risk areas. There was also a strong support for Sustainable Drainage Systems (SUDS) particularly in large scale developments, and for policies to ensure that new development in areas deemed to suffer from surface water or sewerage problems demonstrates that it will not exacerbate existing problems. There was encouragement for the protection or reinstatement of natural floodplains.

**8.87** Our preferred 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, suited to this Zone, in higher risk areas.

**8.88** We have sought to reflect the support for SUDS and the strong local support for ensuring that development in certain areas is restricted to that which will not exacerbate land drainage problems.

## THE PREFERRED OPTION - POLICY DM12 FLOOD RISK, SEWERAGE AND DRAINAGE

### A. Flood Risk

Proposals for development in flood zones 2, 3a and 3b that is not defined by national planning guidance<sup>(40)</sup> as being suitable for these zones will not be supported while development sites remain available in sequentially superior locations across the District.

### B. Sewerage and Drainage

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

- Beckingham
- Claborough and Hayton
- East Markham
- Harworth Bircotes
- North Leverton
- Misterton
- 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). 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.

### Links to Strategic Objectives

**8.89** This Preferred Policy for Flood Risk, Sewerage and Drainage delivers Strategic Objective SO6 and SO8. The full aims of the Strategic Objectives are set out in section 6 of this consultation document.

### Sustainability Appraisal

**8.90** The main focus of this policy is to ensure prudent use of water resources and minimising flood risk to development occurring in the District, therefore makes a strong positive impact on the SAO to preserve natural resources. The policy also seeks to improve the efficiency with which wastewater is dealt, thus achieving progress against the SAO for waste. Beyond these factors the proposed policy has little impact on other SAOs, given the specific nature of the issues it addresses. The main uncertainties that have arisen are in relation to use

of SUDS, as clarity is still required on their adoption and long-term management. When these issues are resolved there will also be greater clarity over their use as multifunctional spaces.

## 8.11 Policy DM 13: Local Parking Standards

- 8.91** 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.
- 8.92** Given the rural nature of Bassetlaw, it is likely that the car will continue to be the dominant form of transportation in Bassetlaw. Therefore, it is important that appropriate levels of parking are provided in all new development schemes. 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.

### What we asked you and what you told us

- 8.93** We did not consult specifically on the issue of parking standards in the Issues & Options document, as this has traditionally been an area dealt with by the County Council as the Highways Authority. In the light of the recent County's decision to no longer define parking standards, however, we felt it was now appropriate to make provision for such a policy at the local level.

#### THE PREFERRED OPTION - POLICY DM13: PARKING STANDARDS

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.

A reduction in parking standards 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.

### Links to Strategic Objectives

- 8.94** This Preferred Policy for Parking Standards does not directly deliver the Strategic Objectives as set out in section 6. However, the aims of this policy supplement the wider Strategic Strategy and Development Management Policies which deliver all of the Strategic Objectives.

### Sustainability Appraisal

- 8.95** The proposed policy indicates provision of car parking facilities will be made in accordance with need and the likely impact said provision would have on the surrounding area. The overall impact on sustainability largely depends on the location of individual developments and the choice of modes of transport that are available in the locality. Where there is a greater range of choices, provision may be reduced and alternative means promoted through the implementation of other policies. The impact of green infrastructure

improvements and developer contributions/infrastructure improvements could have a significant bearing on the long-term impact of this policy and the overall levels of car use in certain parts of Bassetlaw.

## 9 Monitoring & Implementation

- 9.1** Monitoring and review are key components of the planning system. Through regular comprehensive monitoring of Local Development Framework policies, their ability to deliver positive improvements to the environment and foster sustainable communities can be assessed. This monitoring may, where necessary, trigger the need to review and revise policies to adapt to changing national, regional or local circumstances.
- 9.2** A key element of monitoring in the Core Strategy is a focus on the implementation of the Spatial Strategy through identifying:
- The key dependencies between the delivery of development and the Spatial Strategy with the delivery of necessary infrastructure provision;
  - What are the risks to the delivery of necessary infrastructure and what contingency measures might be needed and when they should come into effect.

### Key Infrastructure issues, requirements and dependencies

- 9.3** The Bassetlaw Infrastructure Delivery Plan currently being developed in line with this emerging Core Strategy will identify the Infrastructure issues, requirements and dependencies that will be necessary to ensure the delivery of the Core Strategy's Spatial Strategy.
- 9.4** From this work the Core Strategy Implementation Framework can be established. Table 9.1 shows the draft structure for the implementation framework that will be included in the final submission Core Strategy along with two examples of what implementation issues might need to be addressed in this framework.

### Core Strategy Policy Monitoring Framework

- 9.5** The policies contained within this document will be monitored to ensure that the Local Development Framework delivers the Vision and Spatial Objectives for the District up to 2026. The monitoring indicators set out in the table below next to each policy in this Core Strategy provide a clear and direct link for monitoring their performance and effectiveness. These indicators will be monitored on an annual basis through the Council's Annual Monitoring Reports (AMRs). Table 9.2 provides a summary of these monitoring indicators.

Development Type/Description	Key Infrastructure Dependencies	Funding Source Timescales	Risks	Contingencies	Responsible Agencies/Bodies
<b>WORKSOP</b>					
All Development	Increased waste water treatment capacity	Anglian Water upgrades required to accommodate new growth -2 year timescale to implement	Capacity of Existing waste Water treatment plan Effectively caps development level	Increase existing capacity to provide new treatment facilities (additional or replacement)	Anglian Water/Environment Agency
Housing	Health and Social Care	Primary Care Trust/Private Developers	Constraints upon the availability of primary care facilities will limit the ability to accommodate increased population levels	Provision of new primary care facilities	Primary Care Trust, Individual GP's and Private Developers

Table 9.1 Proposed Implementation Framework

Policy	Related Spatial Objectives	Indicators	Target	Responsible Bodies For Monitoring
<b>SPATIAL STRATEGY</b>				
Spatial Strategy Policies;	SO1, SO2, SO3, SO4, SO5	<b>Housing</b>		
CS1: Worksop		Total housing completions	350 Dwellings per annum	Bassetlaw District Council
CS2: Retford		Housing completions per settlement	In Accordance with Policy	Bassetlaw District Council
CS3: Harworth Bircotes		Total Affordable Housing completions	To Be Confirmed	Bassetlaw District Council
CS4: Carlton and Langold		Total Affordable Housing completions per settlement	No Target Identified	Bassetlaw District Council
CS5: Tuxford				
CS6: Misterton		Number of Dwellings built outside Development Boundaries	Minimise	Bassetlaw District Council
CS7: Rural Service Centres		Number of Affordable Housing built outside Development Boundaries	No Target Identified	Bassetlaw District Council
CS8: Other Settlements				
<b>Economic Development</b>				
	Total land developed for Employment/Economic purposes	142 Ha by 2026		Bassetlaw District Council

Policy	Related Spatial Objectives	Indicators	Target	Responsible Bodies For Monitoring
		Land developed for employment/economic purposes per settlement	In Accordance with Policy	Bassetlaw District Council
		Type of new Employment/Economic Development	No Target Identified	Bassetlaw District Council
		Changes of use of Employment Land to other employment creating uses (level of Churn)	No Target Identified	Bassetlaw District Council
		Overall Employment rate (working age)	78.2% of the National Average	Nottinghamshire County Council
		Level of unemployment in Bassetlaw	Minimise	Nottinghamshire County Council
		Unemployment as a % of regional unemployment	Inline or Below Average	Nottinghamshire County Council
		Unemployment as a % of national unemployment	Inline or below average	Nottinghamshire County Council
<b>Town Centre</b>				
		Total new convenience goods floorspace and location	In accordance with target identified in Retail needs assessment	Bassetlaw District Council

Policy	Related Spatial Objectives	Indicators	Target	Responsible Bodies For Monitoring
		Total new comparison goods floorspace and location	In accordance with target identified in Retail needs assessment	Bassetlaw District Council
		Number of non-retail uses along primary shopping frontages	Minimise	Bassetlaw District Council
		Number of vacant retail units	Minimise	Bassetlaw District Council
		Retail Developments outside centre	Minimise	Bassetlaw District Council
<b>Community Infrastructure</b>				
		Total new service and facilities	Maximise	Bassetlaw District Council & Nottinghamshire County Council
		Total new services and facilities by location	Maximise	Bassetlaw District Council & Nottinghamshire County Council
		Total new services and facilities by type	No target identified	Bassetlaw District Council & Nottinghamshire County Council
<b>DEVELOPMENT MANAGEMENT POLICIES</b>				
DM1: Farm Diversification and Agricultural/Forestry Buildings	SO5, SO6, SO8, SO9	Number of Farm Diversification schemes with Necessary justification as a percentage of total	100%	Bassetlaw District Council

Policy	Related Spatial Objectives	Indicators	Target	Responsible Bodies For Monitoring
		Number of agricultural or forestry developments with necessary justification as a percentage of total	100%	Bassetlaw District Council
DM2: Development in the Countryside	SO5, SO7, SO8, SO9	Number of replacement buildings with necessary justification as a percentage of total	100%	Bassetlaw District Council
		Number of developments requiring a rural location with necessary justification as a percentage of total	100%	Bassetlaw District Council
DM3: Conservation of Rural Buildings	SO5, SO7, SO8	Number of conversions with necessary justification as a percentage of total	100%	Bassetlaw District Council
DM4: Design and Character	SO7, SO8, SO9	Major housing developments achieving a 'good' standard of design through the CABE building for life (as a percentage of total relevant developments)	Building or Life score of 14/20 or more	Bassetlaw District Council
DM5: Housing Mix & Density	SO1, SO4	Type and tenure of new dwellings	No target identified	Bassetlaw District Council
DM6: Gypsies, Travellers and	SO1	Number of permanent pitches for gypsies and travellers	20 pitches by 2026	Bassetlaw District Council

Policy	Related Spatial Objectives	Indicators	Target	Responsible Bodies For Monitoring
Travelling Showpeople		Number of transit pitches for gypsies and travellers	18 pitches by 2026	
DM7: Protecting Economic Development Land	SO2, SO4	Loss of allocated, existing or vacant employment land to non-economic uses (Ha)	Minimise	Bassetlaw District Council
DM8: Conservation and Built Heritage	SO9	Number of designated heritage assets at risk	Minimise	English Heritage for grade I & II* Bassetlaw District Council & Nottinghamshire County Council for grade II
		Number of conservation areas and appraisals	Maximise	
DM9: Green Infrastructure; Biodiversity; Landscape; Open Space and Sports Facilities	SO4, SO5, SO8	Total gains in identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities	Maximise	Bassetlaw District Council, Natural England, Nottinghamshire Wildlife Trust, Nottinghamshire County Council
		Total losses of identified Green Infrastructure Sites, Biodiversity Sites, Open Spaces and Sports Facilities	Minimise	Bassetlaw District Council, Natural England, Nottinghamshire Wildlife Trust, Nottinghamshire County Council
DM10: Renewable Energy and Low Carbon Energy	SO6	Amount of Renewable energy capacity installed within the District by type (MW)	Maximise	Bassetlaw District Council

Policy	Related Spatial Objectives	Indicators	Target	Responsible Bodies For Monitoring
DM11: Developer Contributions and Infrastructure Provision	SO1, SO2, SO3, SO4	Contributions secured through section 106 agreements (or through Community Infrastructure Levy)	No Target Identified	Bassetlaw District Council
DM12: Flood Risk, Sewerage and Drainage	SO6, SO8	Percentage of applications granted in Flood Zones against Environment Agency advice	0%	Bassetlaw District Council & Environment Agency
		Percentage of developments in identified locations with a Surface Water Drainage Assessment	100%	Bassetlaw District Council
DM13: Local Parking Standards	Indirect relations	Percentage of developments in identified locations with a Surface Water Drainage Assessment	100%	Bassetlaw District Council
		Percentage of developments meeting identified parking requirements	100%	Bassetlaw District Council

**Table 9.2 Policy Monitoring Framework**

## Appendix 1: Glossary of Terms

**Affordable Housing** – housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.

**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.

**Area Action Plans (AAP)** – are a Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example, major regeneration).

**Areas of Archaeological Interest** - can be structures, monuments, sites, places, areas or landscapes in which there is an interest in carrying out expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity.

**Background Documents** – These comprise a number of documents that have been produced alongside the Core Strategy to provide support and evidence to justify the approaches within this document.

**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.

**Building for Life standards** – 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 a pro-development tool, aimed at providing valuable 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.

**Conservation Area** - are designated heritage assets, and are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

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

**Core Strategy** - will provide the overarching framework for all other documents to be produced as part of the Local Development Framework. It will be a District-wide document that will set 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.

**Core Strategy Policies** – set a framework for locating development in relation to specific settlements.

**Development Boundaries** – are lines that are drawn around those areas within the District that identify the established and coherent built-up area and contain some local service and facility provision.

**Development Management Policies** – are more detailed policies that will underpin the strategic policies. They will provide greater detail, and facilitate developments, in relation to specific policy areas.

**Development Plan Documents (DPD)** – have development plan status and are subject to independent examination in the form of a hearing before an inspector. The inspector's report and recommendations will be binding on the Council. The key DPD within the LDF is the Core Strategy, which sets out an overall vision of how the area and places within it should develop. Other DPDs can include Area Action Plans, site-specific allocations and a proposals map. DPDs must be in general conformity with the Regional Spatial Strategy.

**East Midlands Regional Plan (Regional Spatial Strategy) (RSS)** – was published in March 2009 and provides a broad development strategy for the region for a fifteen to twenty year period. It informs the preparation of Local Development Documents and is part of the overall development plan for the districts within the region.

**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. It delivers a broad range of functions and provides vital socio-economic and cultural benefits, which underpin individual and community health and well-being. These functions include: conserving and enhancing the natural environment; providing wildlife corridors; reducing noise and air pollution; and helping communities to adapt to a changing climate. In urban areas, functions include providing routes (e.g. footpaths and cycleways) which link areas of open space within settlements; providing sustainable drainage, flood storage and urban cooling; and providing a wide range of opportunities for engagement and active citizenship, relaxation and quiet contemplation, sport, recreation and children's play.

**Greenfield Land** – is land that has never been built on before or where the remain of any structure or activity have blended into the landscape over time. Applies to most land located within the open countryside and outside the development boundaries. Certain agricultural buildings such as farms fall within the classification of Greenfield land, due to their location and use.

**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** - The Historic Environment Record (HER) is a resource that contains information on the historic environment within a defined geographic area.

**Intermediate Housing** – Planning Policy Statement 3 defines intermediate housing as: housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products, other low cost homes for sale and intermediate rent.

**Issues and Options Document** – Document produced during the early stage of the preparation of Development Plan Documents and issued for full public consultation.

**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. There are 16 Design Criteria which dwellings must incorporate all relevant Criteria to achieve the Lifetime Homes standard.

**Listed Building** - are 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 new 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 Building** - are 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** –Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low carbon technologies 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 (and micro-CHP); 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.

**Retail Boundary** - is a boundary that identifies the key retail areas of a town centre.

**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** –Criteria has been developed to 'rank' settlements in terms of their services and facilities provision. A list of services assessed are as follows: convenience store/shop, doctor's surgery, village hall, primary school, and public transport. Key services are as follows: public house, post office, pharmacy, dentist, secondary school and library.

**Setting** - The setting 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.

**Social housing** – Planning Policy Statement 3 defines social housing as “rented housing owned and managed by local authorities and registered social landlords, for which guidelines target rents are determined through the national rent regime”.

**Supplementary Planning Documents (SPD)** – are Local Development Documents that 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.

**Tree Preservation Order (TPO)** – A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the prior consent of the Local Planning Authority.

**Village Design Statements (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. There is limited hardcopy availability from the Planning Policy team.

### Affordable Housing Viability Study

The Affordable Housing Viability Study is a requirement of *Planning Policy Statement 3: Housing*. It examines the potential impact on development viability of planning-led affordable housing targets, development thresholds and tenure splits.

### Draft Bassetlaw 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, aims to:

- Provide recommendations on the best locations for future employment land allocations in the District;
- Identify the general constraints (including competing supply in the sub-region) to employment growth in relation to these locations, as well as the particular factors that may have led to market failure or to disinterest from specific employment sectors;
- Provide recommendations on the proportion of B1, B2 and B8 uses each area can, and should, accommodate up to 2026;
- Provide recommendations on areas where public sector intervention is required to support or generate a market for specific employment sectors;
- Identify areas where there is current, emerging or potential oversupply in the market for specific employment sectors;
- Give predictions on the potential number and type of new jobs likely to be created as a result of employment growth up to 2026.

### Bassetlaw Retail Study

The requirement for up-to-date retail information to inform planning policy and development control decisions is set out explicitly in *Planning Policy Statement 6: Town Centres* (PPS6). This study determines the health of the main centres of Worksop and Retford using PPS6 indicators of vitality and viability 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.

### 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).

## Gypsy and Traveller Accommodation Needs Study

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.

## **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.

## **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 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.

## **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.

### **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.

### **Further studies currently underway**

We are currently working on a *Green Infrastructure Study*, which will be used to inform further stages of the Local Development Framework.

## Appendix 3: Sustainable Communities Strategy

This table 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 LSPs 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

**Table .1 Linkages with the Sustainable Communities Strategy**

### Bassetlaw Sustainable Community Strategy priorities

#### *Enterprising Communities*

- Communication and Engagement with Local Businesses;
- To create an enterprising and knowledge based economy;
- To create a climate for investment and competitiveness;
- Stimulate and enhance Town Centres;
- Increase Tourism within the District;
- To increase employment and economic activity rates.

**Learning Communities**

- Learning Communities;
- Rural and Community/ Outreach Education Provision;
- Raising Aspirations;
- To increase employment and economic activity rates by supporting Workforce Development;
- Act as a Networking/ Liaison Body for local providers.

**Sustainable Communities**

- Reduce, Re-use, Recycle;
- Promotion/ Awareness Raising of environmental issues;
- Conserve and expand areas of open green space;
- To achieve cleaner and greener public spaces.

**Healthier Communities**

- Improve the health of children and young people;
- To ensure that the complex interrelationship between health and worklessness supports the economic and social well being priorities of the District;
- Address the adverse effects of alcohol on the population of Bassetlaw ;
- To promote health and active life in older age for the population of Bassetlaw;
- Maximise the opportunities provided by the smoke free legislation, to support people who want to stop smoking and reduce the impact of second hand smoke.

**Stronger Communities**

- Improve Community Engagement/ Consultation;
- Equal Access to Services;
- Community Leadership and local community planning;
- Active Citizenship;
- Promote/ Create Sustainable Communities.

**Safer Communities**

- Serious Acquisitive Crime: *“To reduce serious and acquisitive crime.”*
- Anti Social Behaviour: *“To improve people’s perceptions about the area in which they live and work and reduce criminal damage across the Partnership area.”*
- Drugs and Alcohol: *“Using evidence based problem solving to reduce harm caused by drugs and alcohol.”*
- Offenders and Victims: *“To improve the life chances for those most vulnerable to becoming an offender or victim of crime.”*
- Children and Young People: *“To restrict the chances of children and young people becoming offenders or victims of crime”*

### ***Every Child Matters***

- Emotional Health and Well-being;
- Parenting;
- Attainment/ Aspirations;
- Safety;
- Obesity;
- Teenage Pregnancy.

### ***Transport & Accessibility***

- Promote transport alternatives to the car;
- Improve accessibility to jobs and services within Bassetlaw;
- Promotion of effective School Travel Plans;
- Consultation on LTP developments;
- Promotion of concessionary fare schemes;
- Look to improve relationships with local operators to ensure value for money provision;
- Provide development support and monitoring to the Transport to Health scheme.

### **Nottinghamshire Sustainable Community Strategy priorities**

- *A greener Nottinghamshire*:this includes improving the environment, recycling, public transport, decent and affordable housing, the countryside, biodiversity, green space and cutting greenhouse gas emissions;
- *A place where Nottinghamshire's children achieve their full potential*:this includes education, safety, health, opportunities to enjoy sports, leisure and arts facilities, and economic issues affecting children and young people;
- *A safer Nottinghamshire*:this includes crime and anti-social behaviour;
- *Health and well-being for all*:this includes improving general health and life expectancy, tackling obesity, helping disabled people, as well as ensuring older people and vulnerable people are well looked after;
- *A more prosperous Nottinghamshire*:this includes helping businesses to start up, grow and flourish, making sure that there are enough jobs, and people have the right skills and qualifications.

*Making Nottinghamshire's communities stronger*:this includes access to services, culture, heritage and sport, community life, and a sense of community belonging and identity.

## Appendix 4: List of Other Settlements

The table below provides a list of 'other settlements' as stated in table 6.1 of the settlement hierarchy.

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
Darolds	Nether Headon	Welbeck
Drakeholes	Newington	Welham
Dunham North	Normanton-on-Trent	West Burton
Eaton	Norton	West Drayton
East Drayton	Oldcotes	West Markham
Fenton	Osberton	West Stockwith
Fledborough	Ragnall	Wigthorpe
Gringley Carr	Ranby	Whimpton Moor
Grove	Rockley	Wiseton
Harwell	Saundby	Woodbeck
Hardwick	Scaftworth	Woodcoates

**Table .1 List of Other Settlements**

## Appendix 5: Proposed Development Boundary Maps

### WHAT IS A DEVELOPMENT BOUNDARY?

A settlement boundary is a line drawn around a built up area to define the settlement from the surrounding countryside. Such a line is intended to provide a clear guide for the control of development for both the District Planning Authority and developers, where outside the line the principle of development (other than for agricultural, forestry or community use in some circumstances) would be unacceptable and inside the principle would be acceptable (subject to siting, design, amenity, highway safety and other material considerations).

### SETTLEMENT BOUNDARY METHODOLOGY

As set out in the core strategy, growth within Bassetlaw is to be restricted to only the most sustainable settlements that have good access to services. For this reason, outside the top three tiers of settlements the previous boundaries (as were identified in the Bassetlaw Local Plan) have been removed. Please see table 6.1 for definitions on the different tiers within the Settlement Hierarchy and the motives behind this new restriction.

The criteria for the new settlement boundaries are set out below. Following the detailed discussion of each criterion, a table has been included showing each of the individual issues set out below in a simplified format:

1. The site should be included in the settlement boundary if it is surrounded on all sides by urban development. Where the site comprises open space and is important to the character of the settlement, a conservation area or the setting of a listed building, these areas will be protected with separate policies set out in the Core Strategy.
2. Where the site has an existing planning permission for urban development such as residential, industrial or commercial, it should be included within the settlement boundary. Where a planning permission has expired, the physical characteristics of the site should be given the most weight rather than the site history, although site history is still a consideration. This is a judgement for the officer on site to consider.
3. If the site is already developed (other than for agricultural purposes) or falls under the definition of “brownfield” land and is separated from the countryside by permanent physical boundaries such as watercourses or roads, it should be included in the settlement boundary. These sites do not normally contribute to the character of the settlement and wider countryside.
4. Should the site be outside on the edge of the settlement and outside of a permanent physical boundary such as a railway line, road or watercourse, it should not be included in the settlement boundary.
5. Numerous sites are currently included which can be defined as “greenfield” (see Planning Policy Statement 3 for a definition). These include playing fields, paddocks and village greens. Often these sites make a valuable contribution to the character of the settlement,

a conservation area or the setting of a listed building. They should therefore be excluded from the settlement boundary. The inclusion of such sites in the settlement boundary should be the purpose of the Site Allocations Development Plan Document.

6. Where the site includes a large residential garden (or part of), it can contribute to the character of the settlement, countryside, a conservation area or the setting of a listed building. In addition, the site can form a valuable buffer between the settlement and countryside and should therefore be protected.
7. On the edge of settlement boundaries, large agricultural buildings may exist that can help to provide a buffer between the built up area and the countryside. Although these buildings are often of a larger scale than those around them, given the size of such sites, any redevelopment for other uses such as residential can be detrimental to the character of the settlement. In addition, if used for agriculture they would clearly be of a character to be expected in the countryside and for these reasons should not be included in the settlement boundary. However, this is unless a permitted residential/industrial/commercial conversion/redevelopment has already occurred (although this would be subject to criteria 9). In addition, Were agricultural use no longer be viable on the site in question, the brownfield redevelopment policy (as indicated in the Core Strategy) should be implemented and consequently the settlement boundary line possibly redrawn during a later review of the Local Development Framework.
8. A site that is small in scale and situated between areas of open space, larger residential gardens or other undeveloped land should not be included in the settlement boundary. As the purpose of the boundary line is to contain future development within existing settlements, further expansion (other than for community-related uses) on sites detached from the rest of the settlement would be detrimental to the character of that settlement, the wider countryside, a conservation area or setting of a listed building. These sites should therefore be excluded from the settlement boundary.
9. In addition to the above, previously converted agricultural buildings (usually for residential use) often exist on sites detached from the main settlement with areas of open space, larger residential gardens or other undeveloped land on all/most sides. Given their agricultural character on land surrounded by open space, these sites should not normally be included in settlement boundaries to discourage further development.
10. Should the site be on the edge of the settlement but contain only temporary structures, (notwithstanding any long standing non-agricultural use), it should not normally be included in the settlement envelope. Temporary buildings can be removed such sites returned to their former states with relatively little effort. These sites should therefore not be included in the settlement boundaries.

### **How can I respond to the proposed Development Boundary maps?**

There is the opportunity to comment on the Development Boundary review and the retail boundaries and designations. Any proposed amendments should be indicated on the map and justified. For the Development Boundaries, please refer to the criteria set out in the methodology above to justify any suggested amendments. If you require the map(s) in an alternative format, please contact the Planning Policy Team by:

**Post:** Planning Policy Team, Bassetlaw District Council, Queen's Buildings, Potter Street, Worksop, Notts, S80 2AH

**Telephone:** 01909 535150

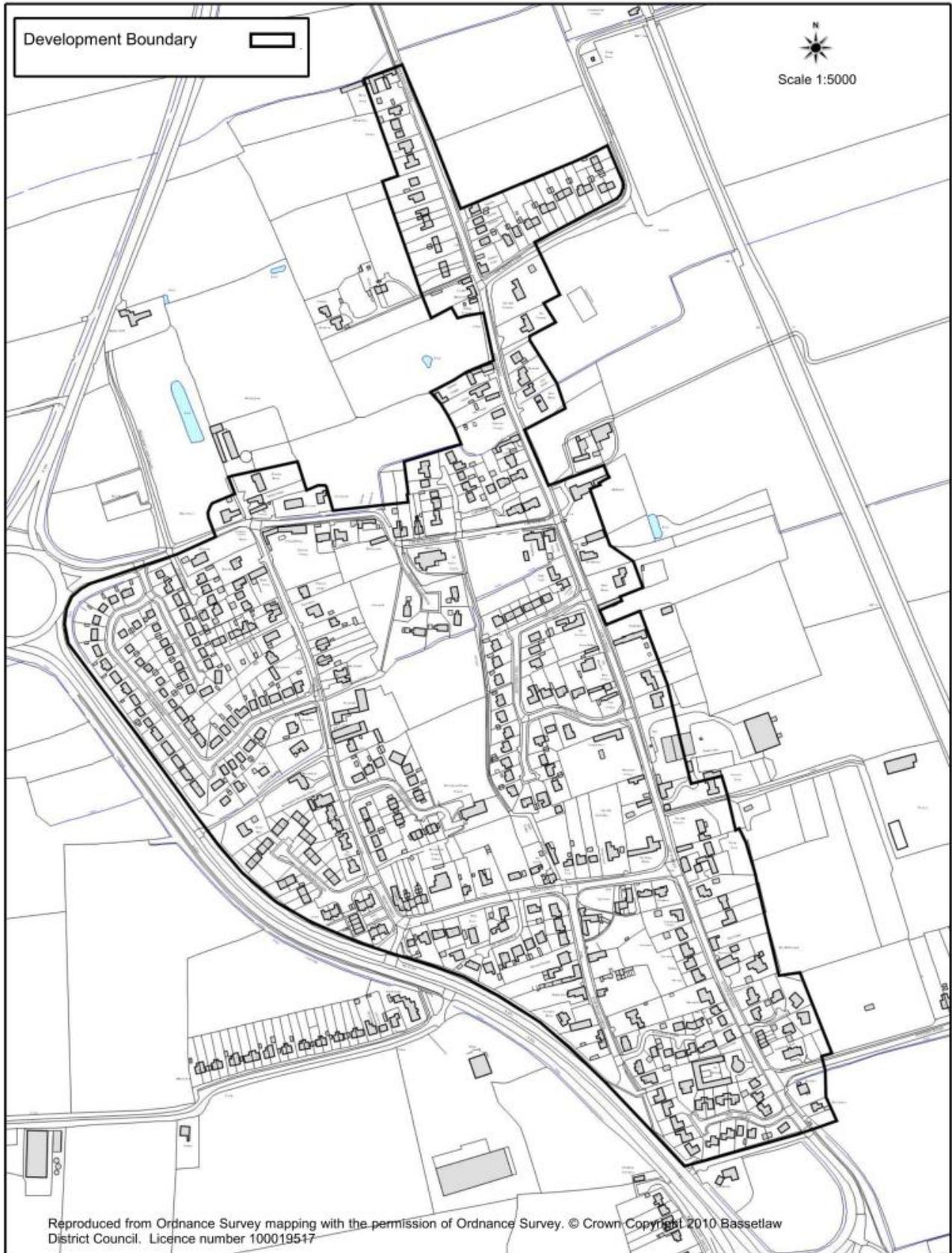
**Email:** [future.plans@bassetlaw.gov.uk](mailto:future.plans@bassetlaw.gov.uk)

**In person:** Visit the Council offices in Worksop

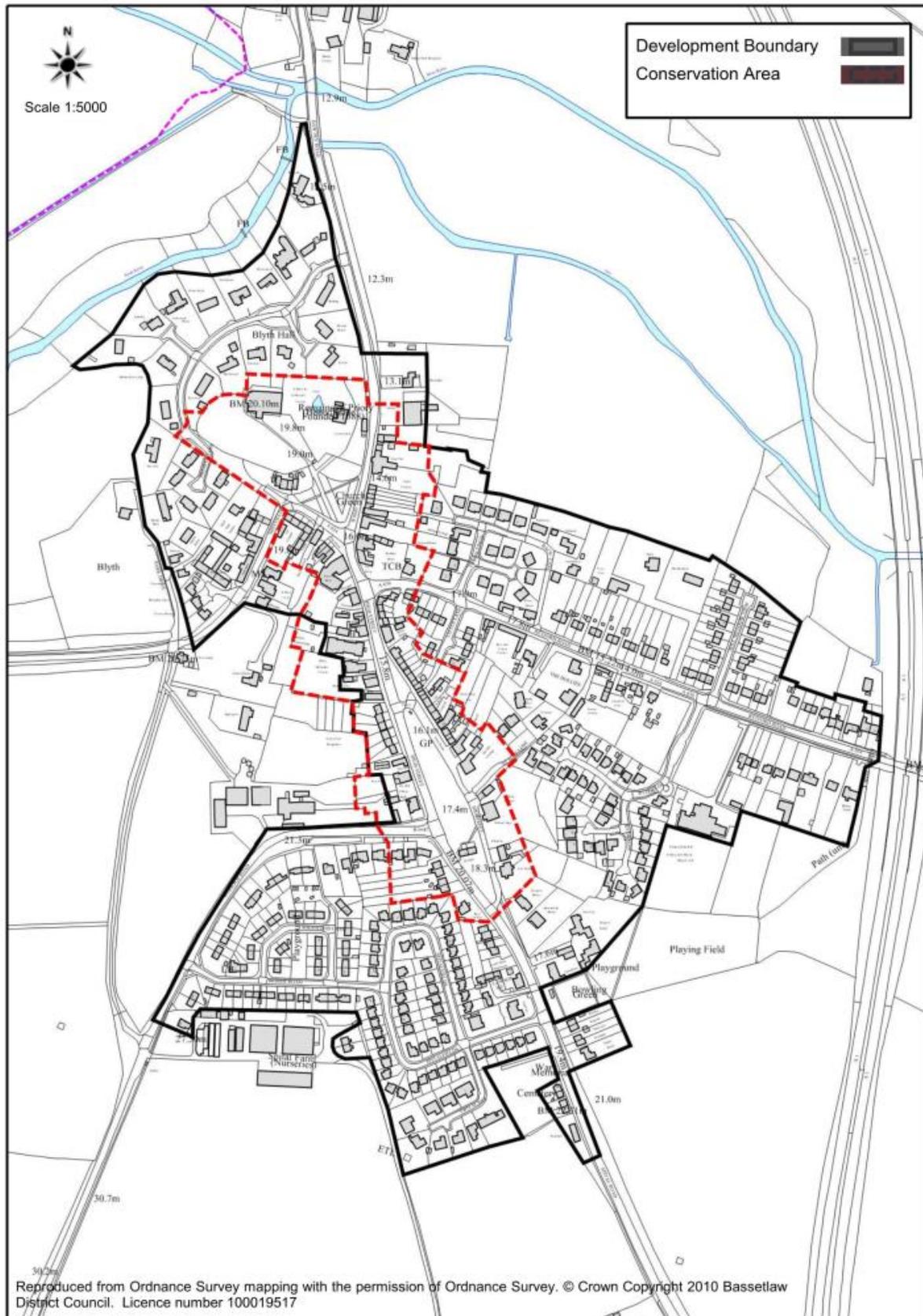
The deadline for responses is 5pm on 18 June 2010. **Please be aware that representations made about this document (including your name and address) cannot be treated as confidential and will be made available for public inspection.**

We will also be very happy to come and meet with individuals or groups to discuss issues raised in the document and any wider concerns or interests that you may have.

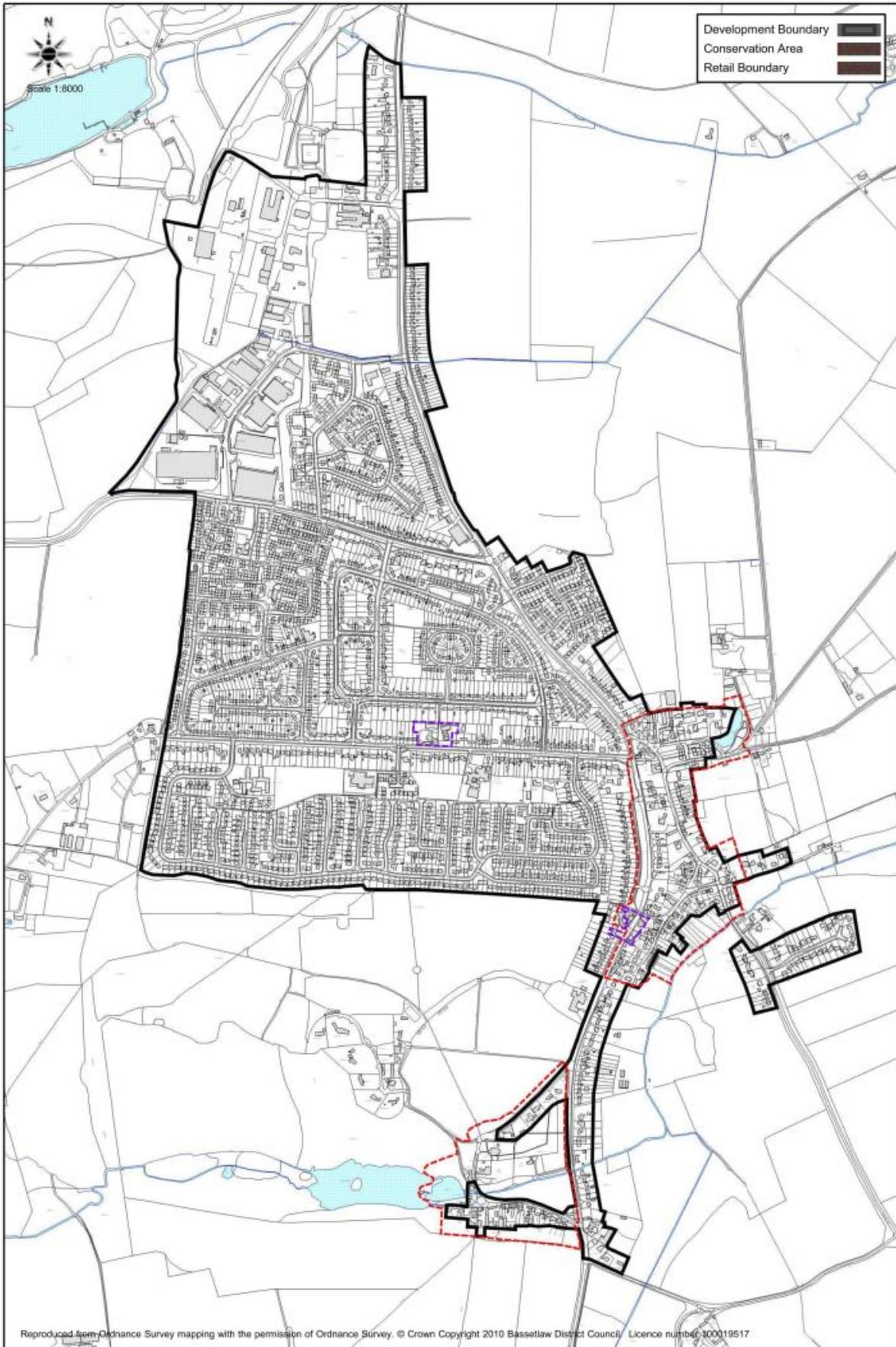
# Beckingham



Blyth



Carlton in Lindrick



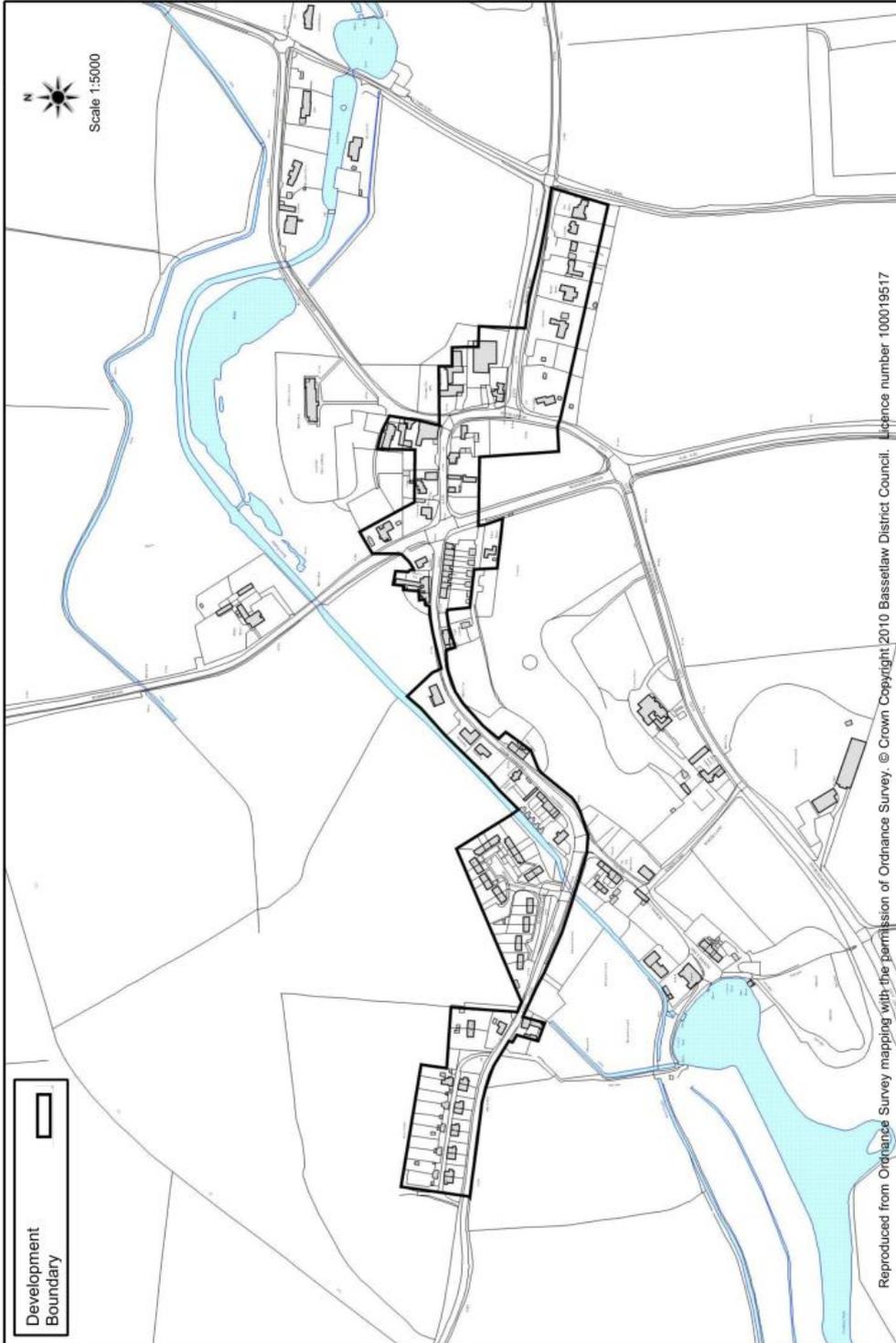
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Clarlborough and Hayton



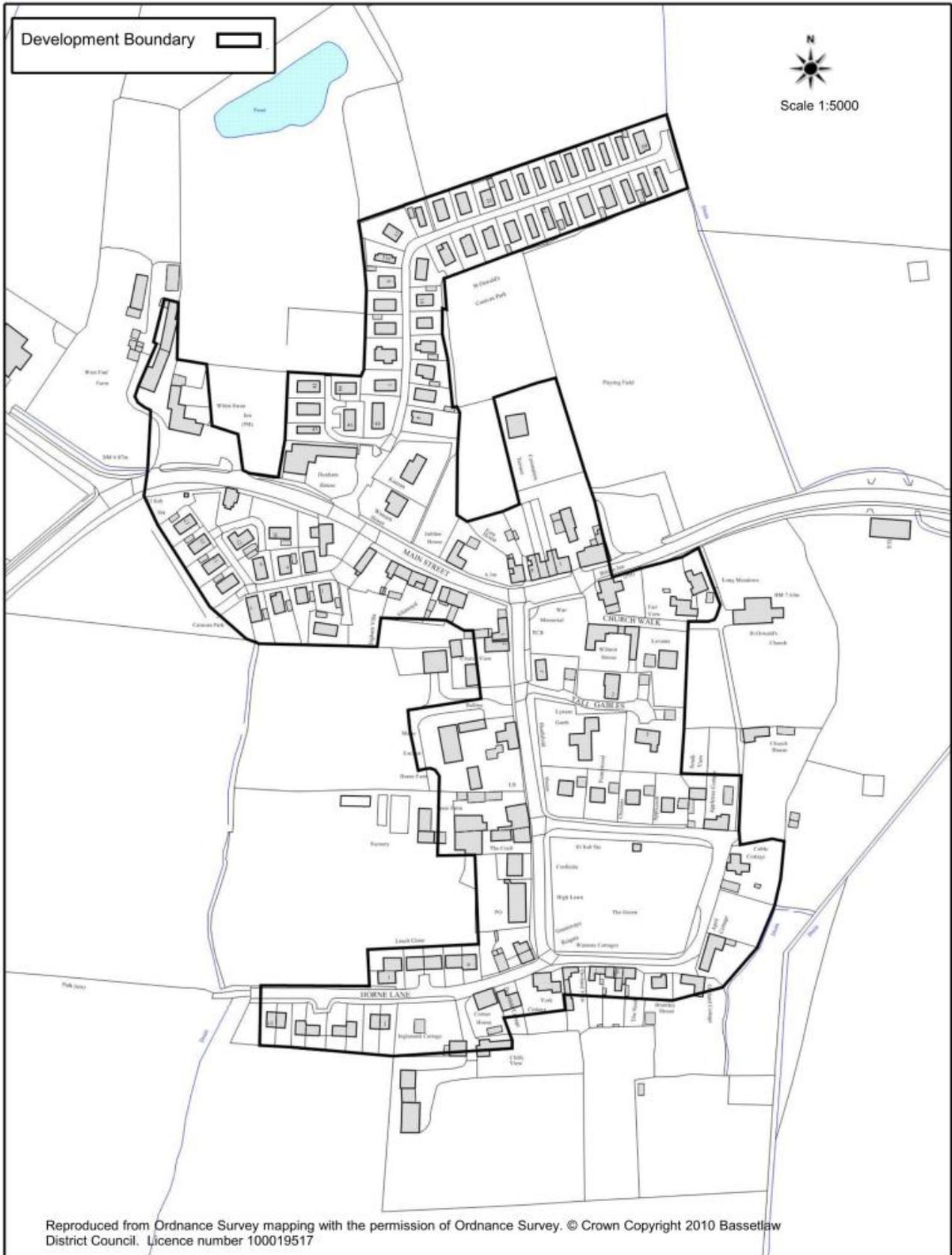
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Cuckney

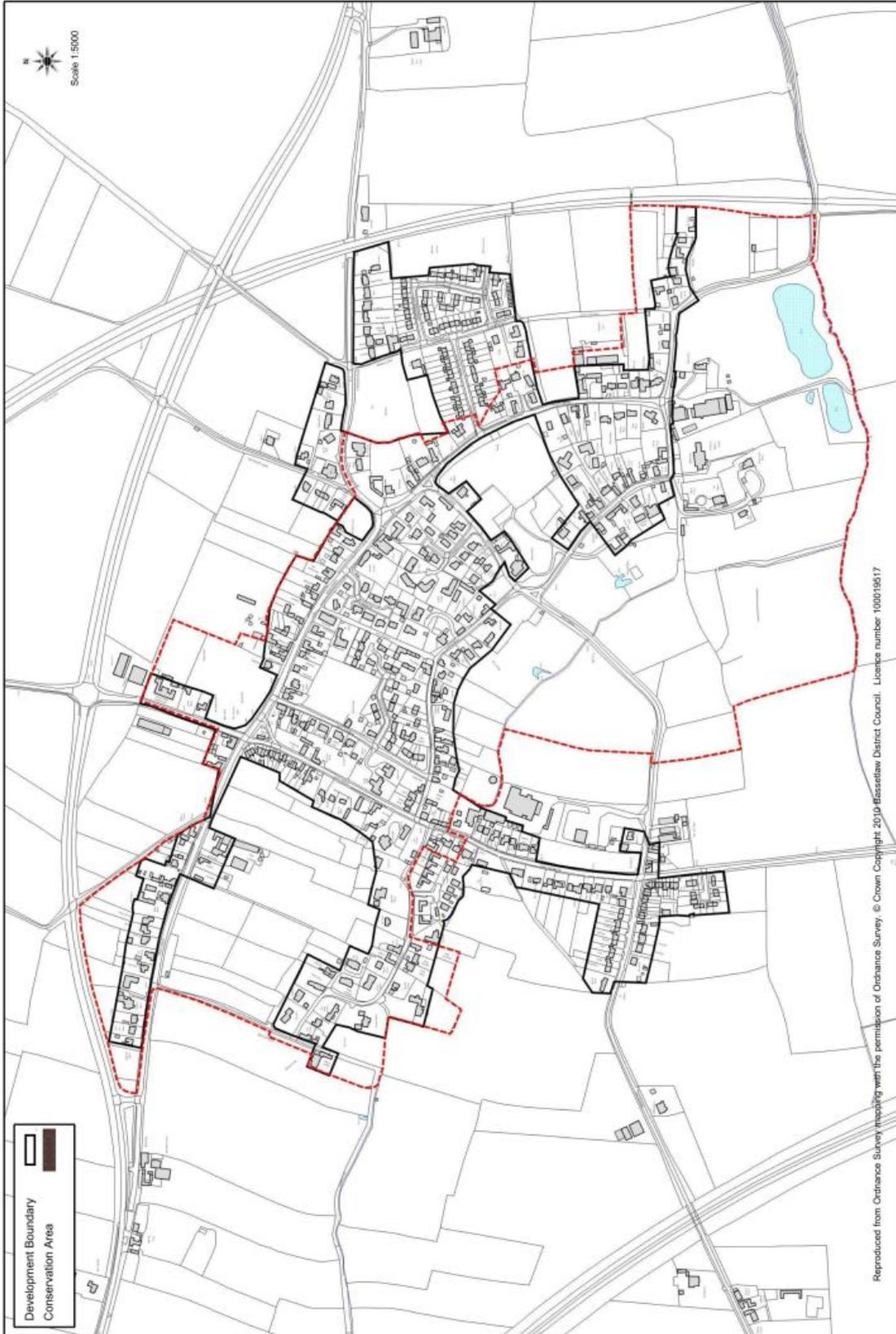


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# Dunham on Trent



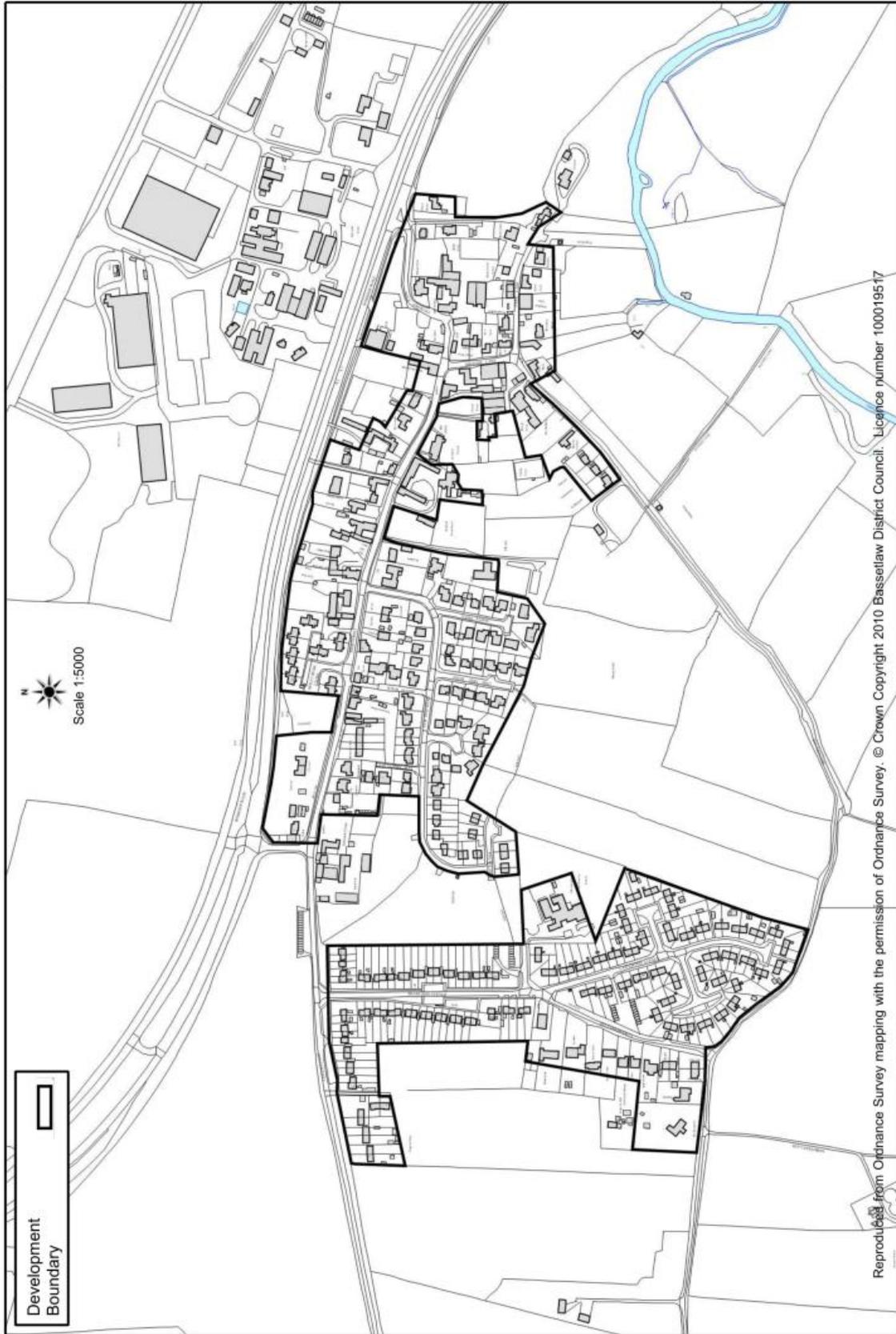
East Markham



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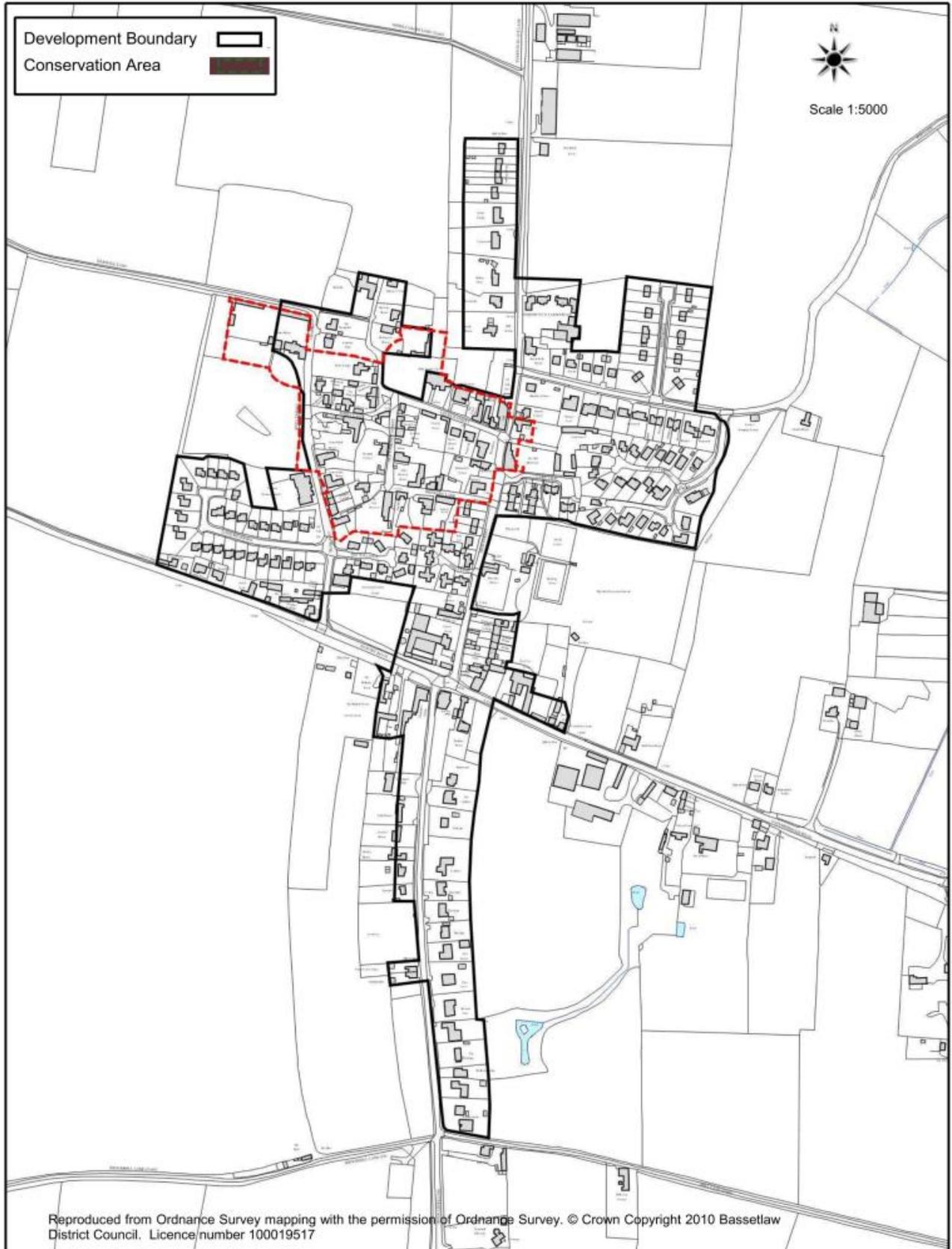
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Elkesley



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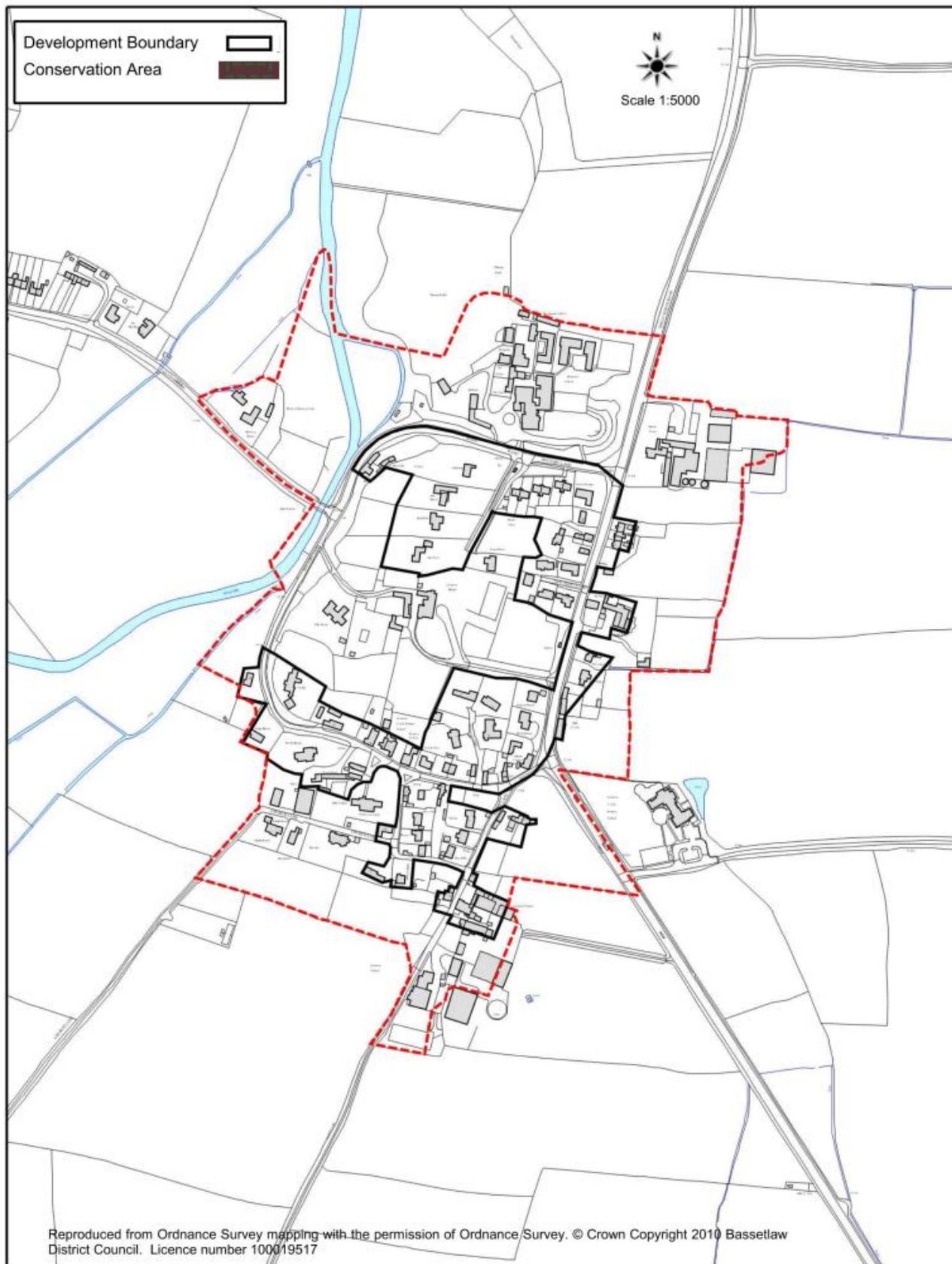
# Everton



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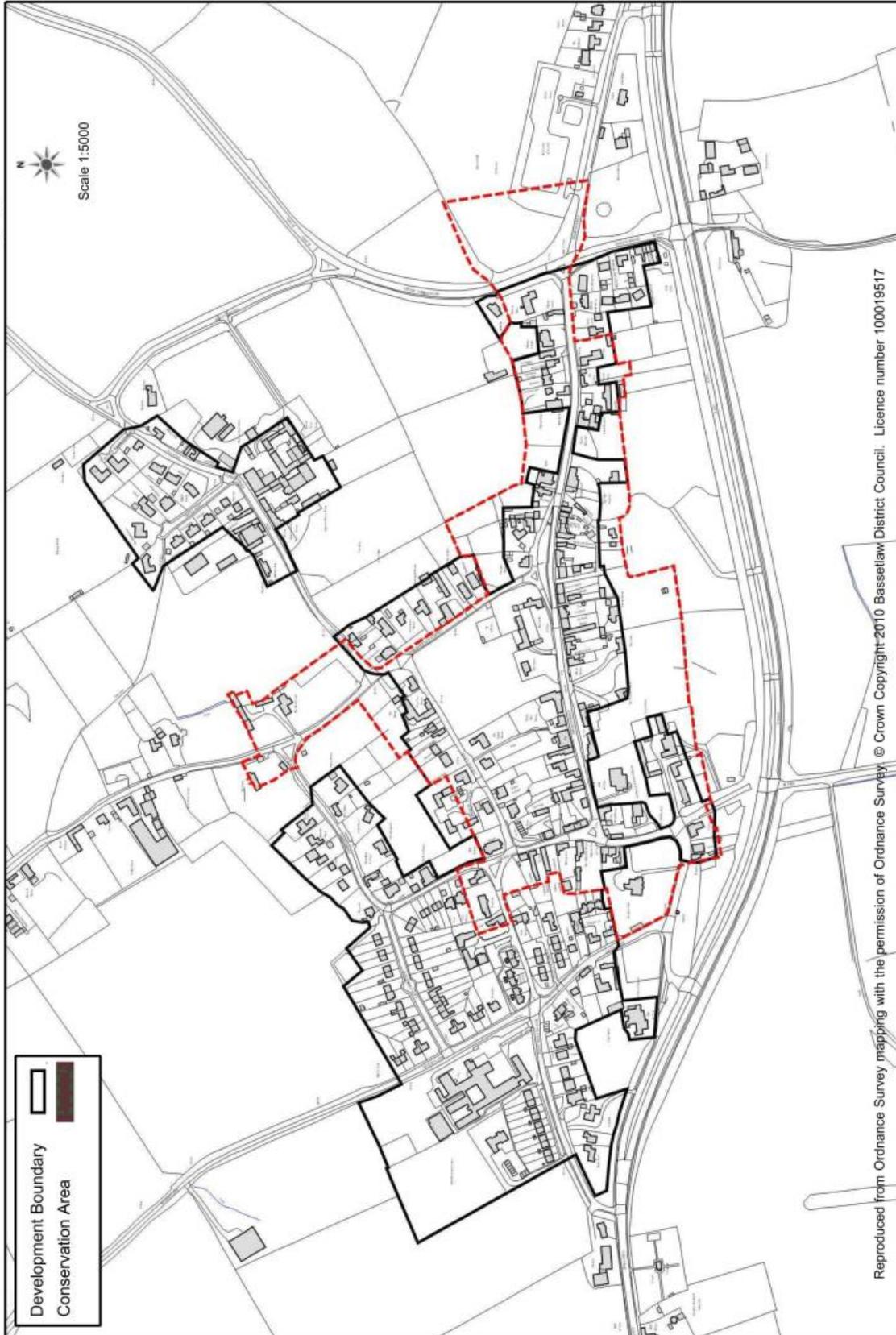
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# Gamston



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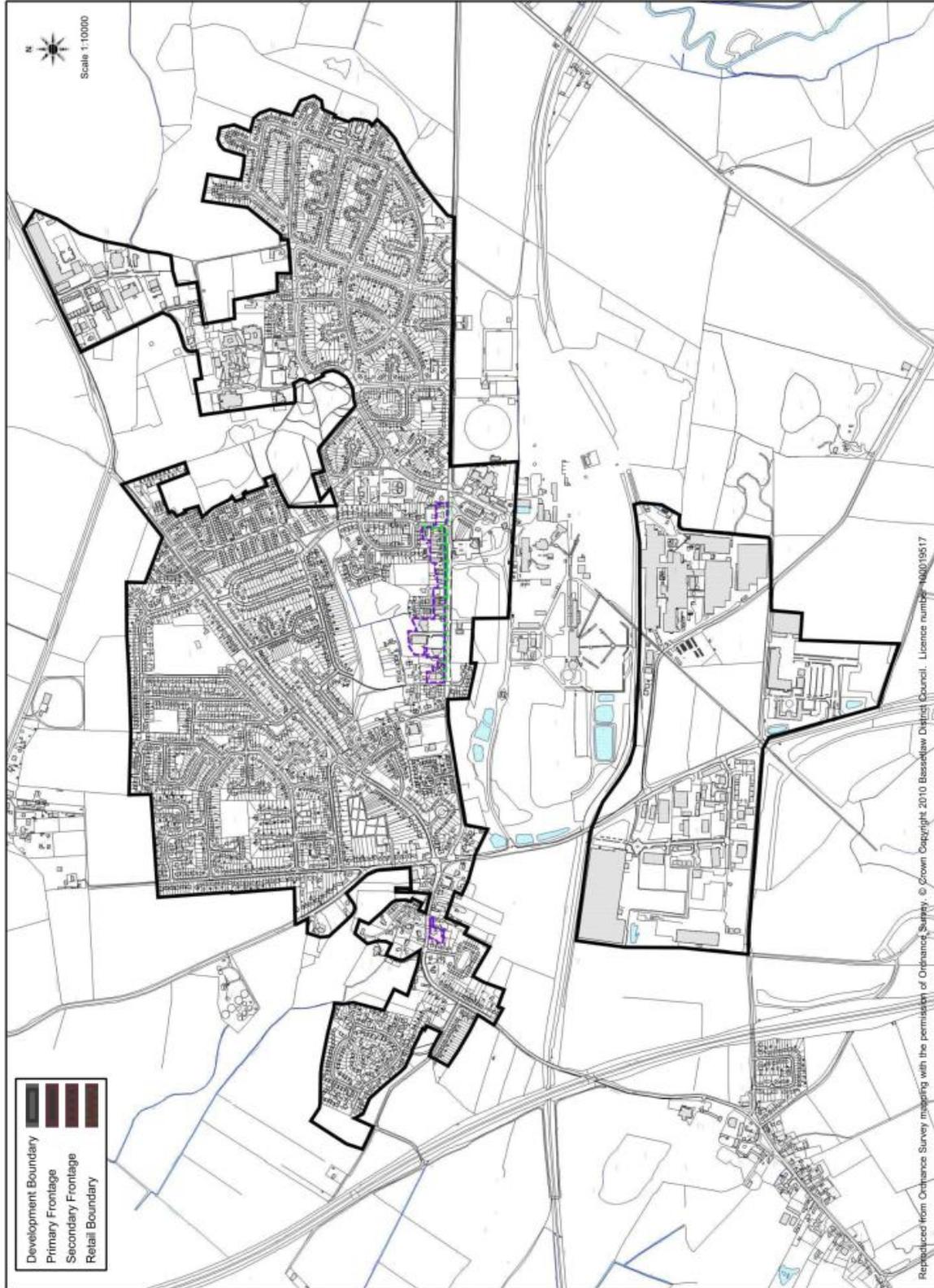
Gringley on the Hill



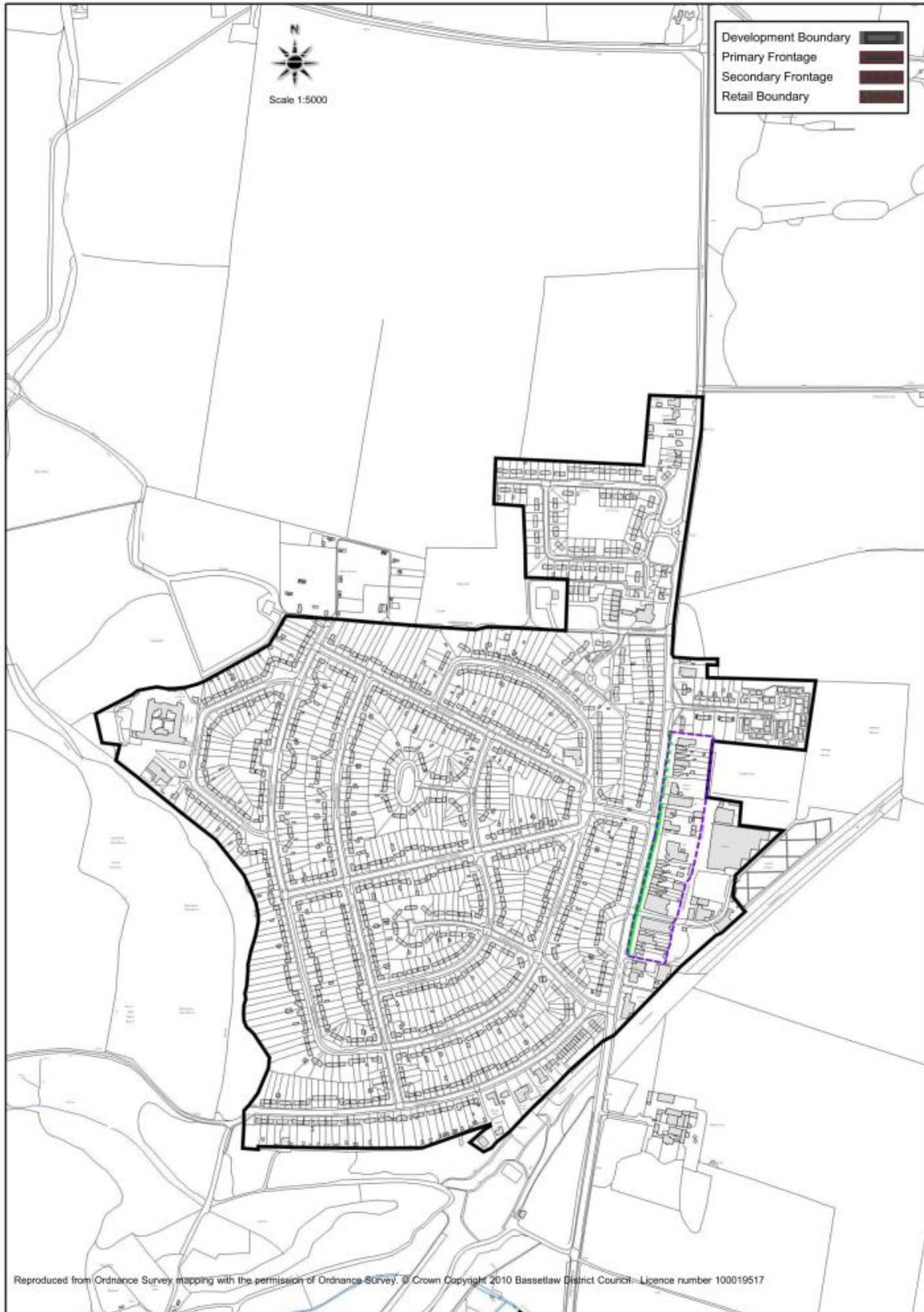
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Harworth

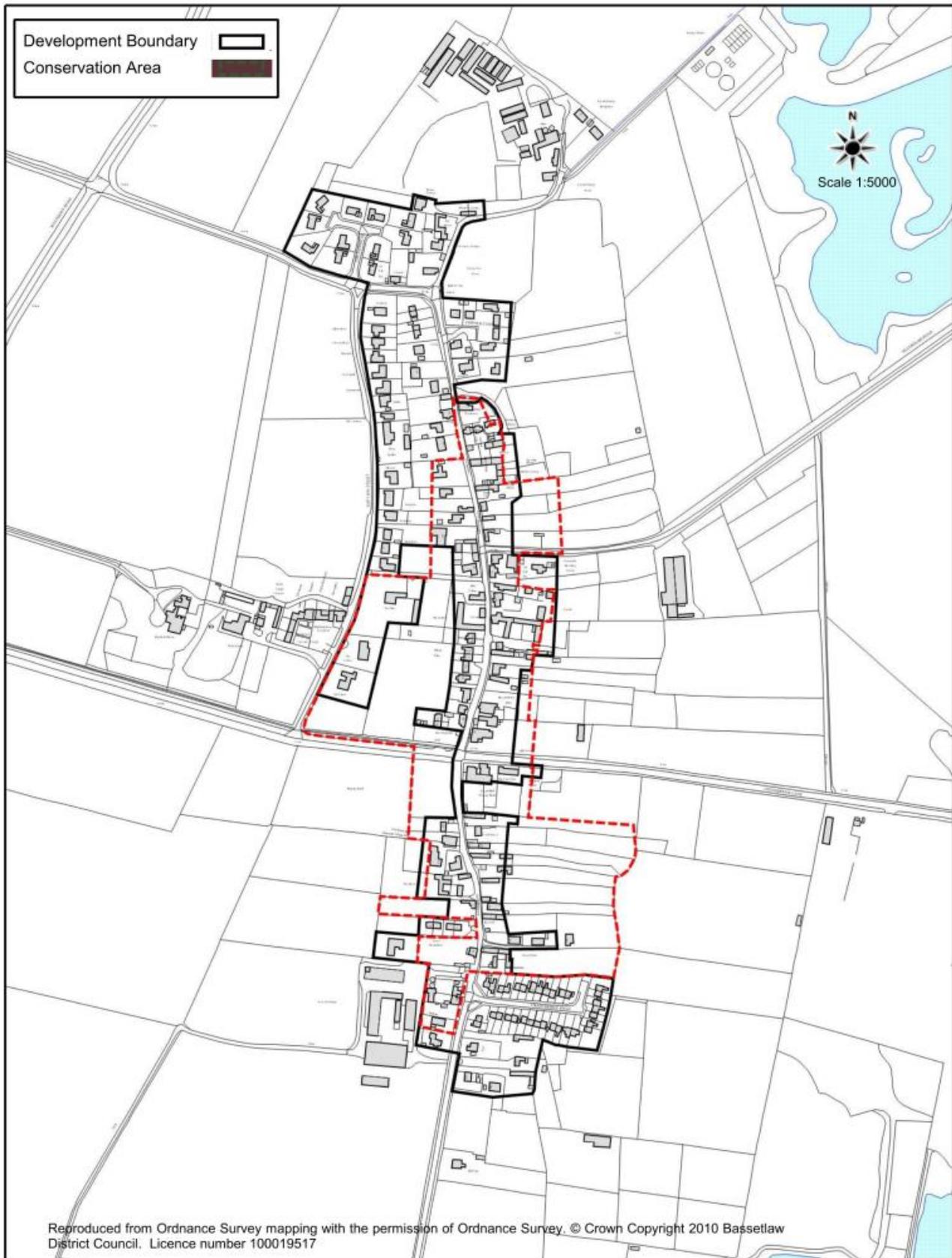


Langold



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# Lound



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Misterton



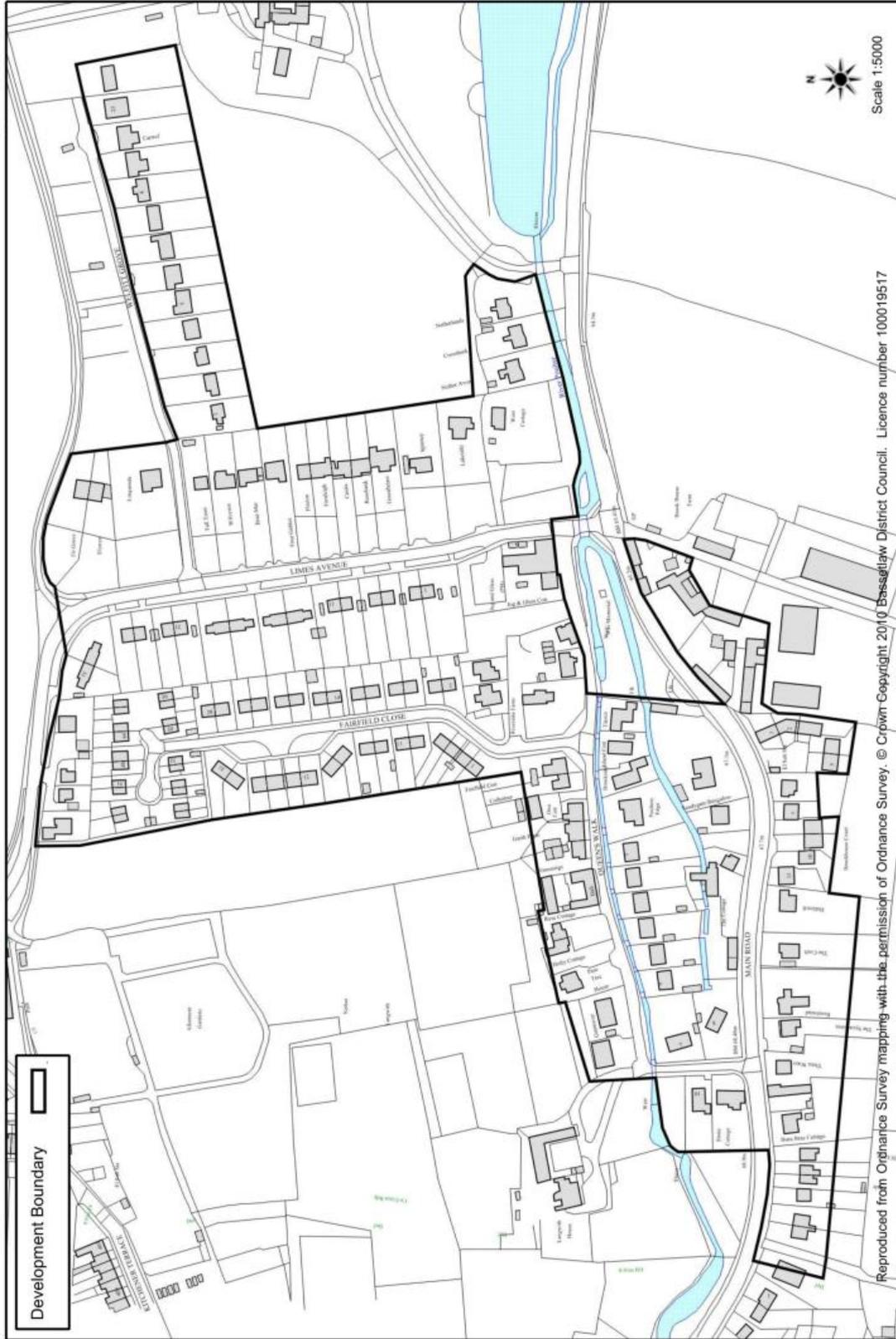
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Misson



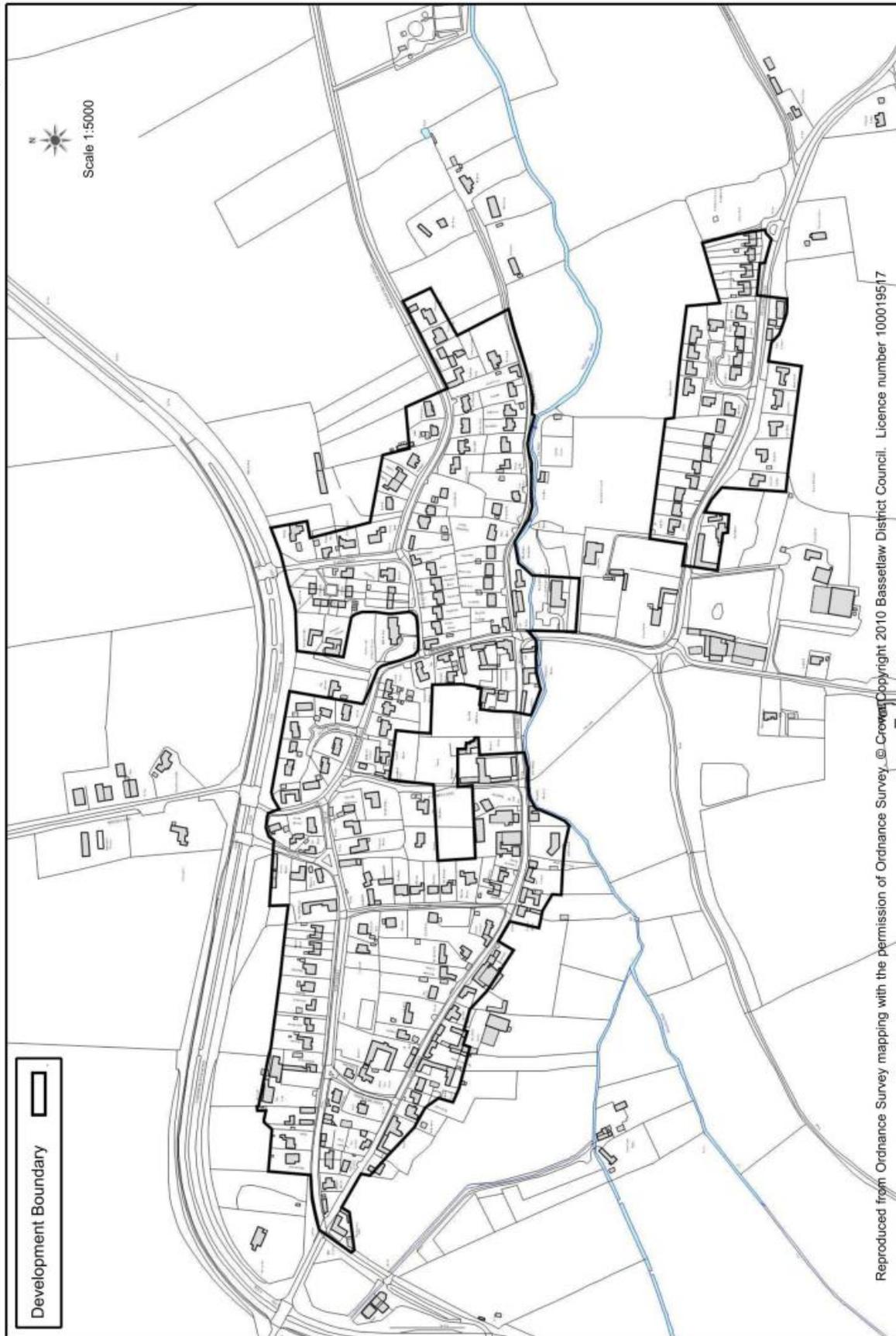
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Nether Langwith



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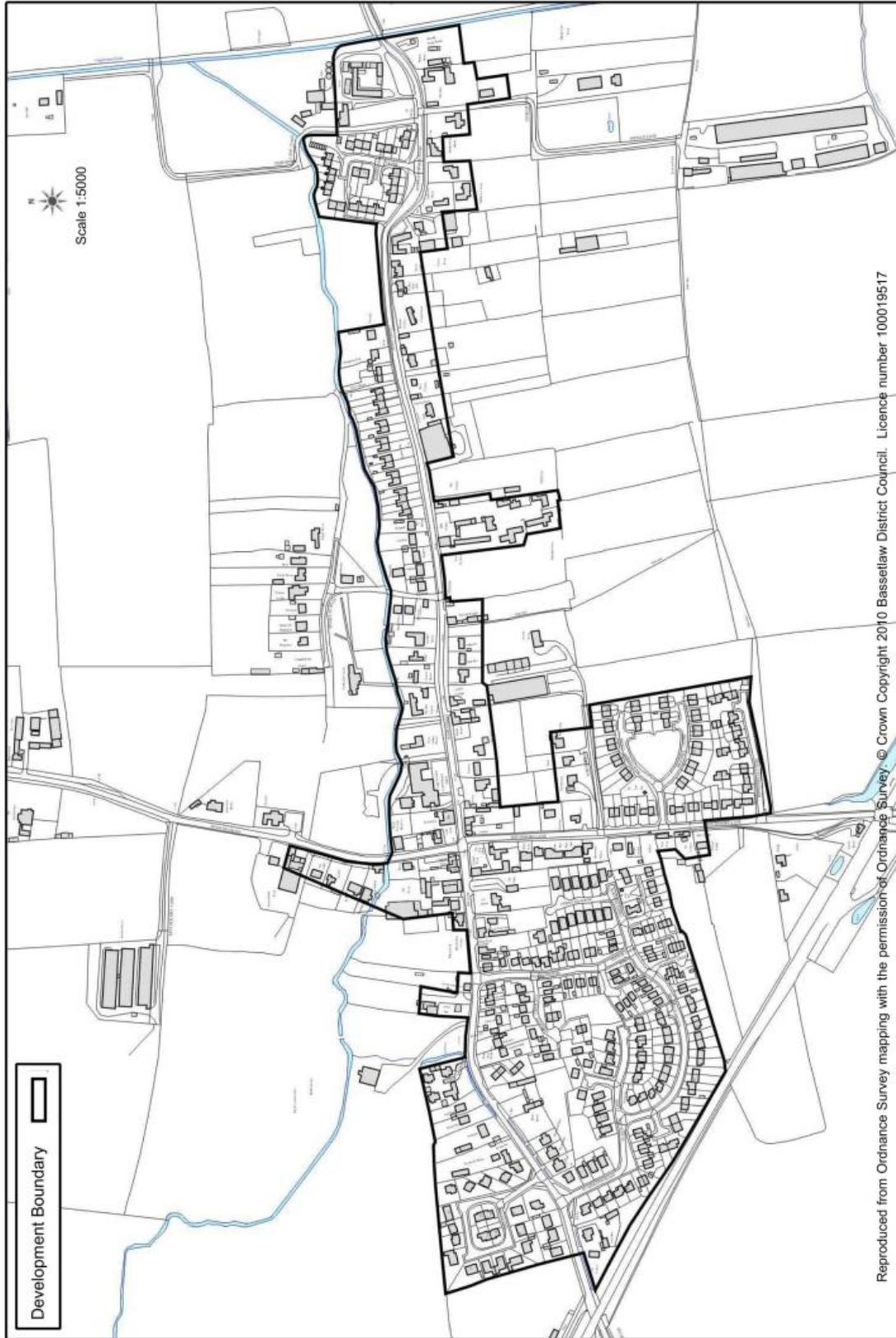
North and South Wheatley



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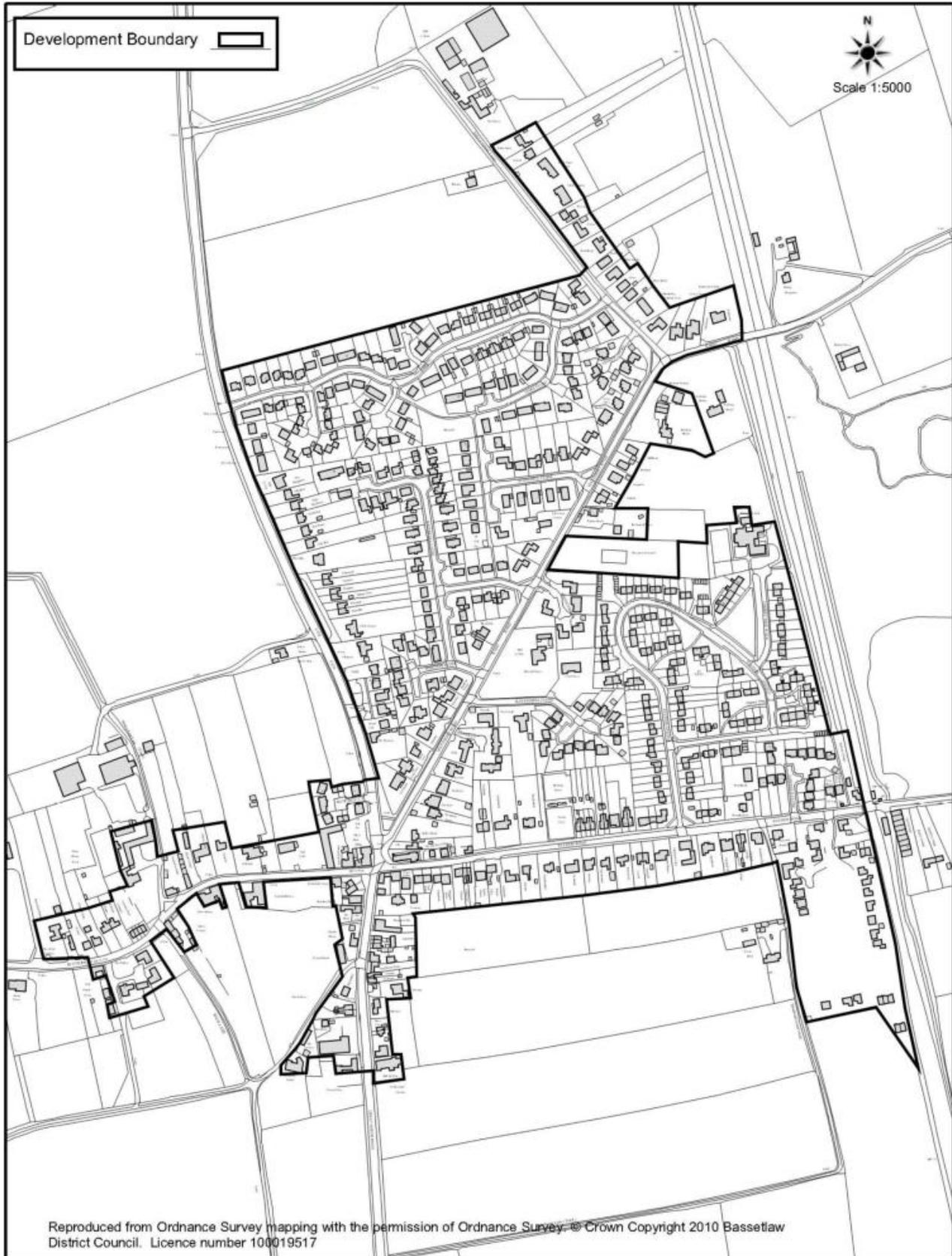
North Leverton



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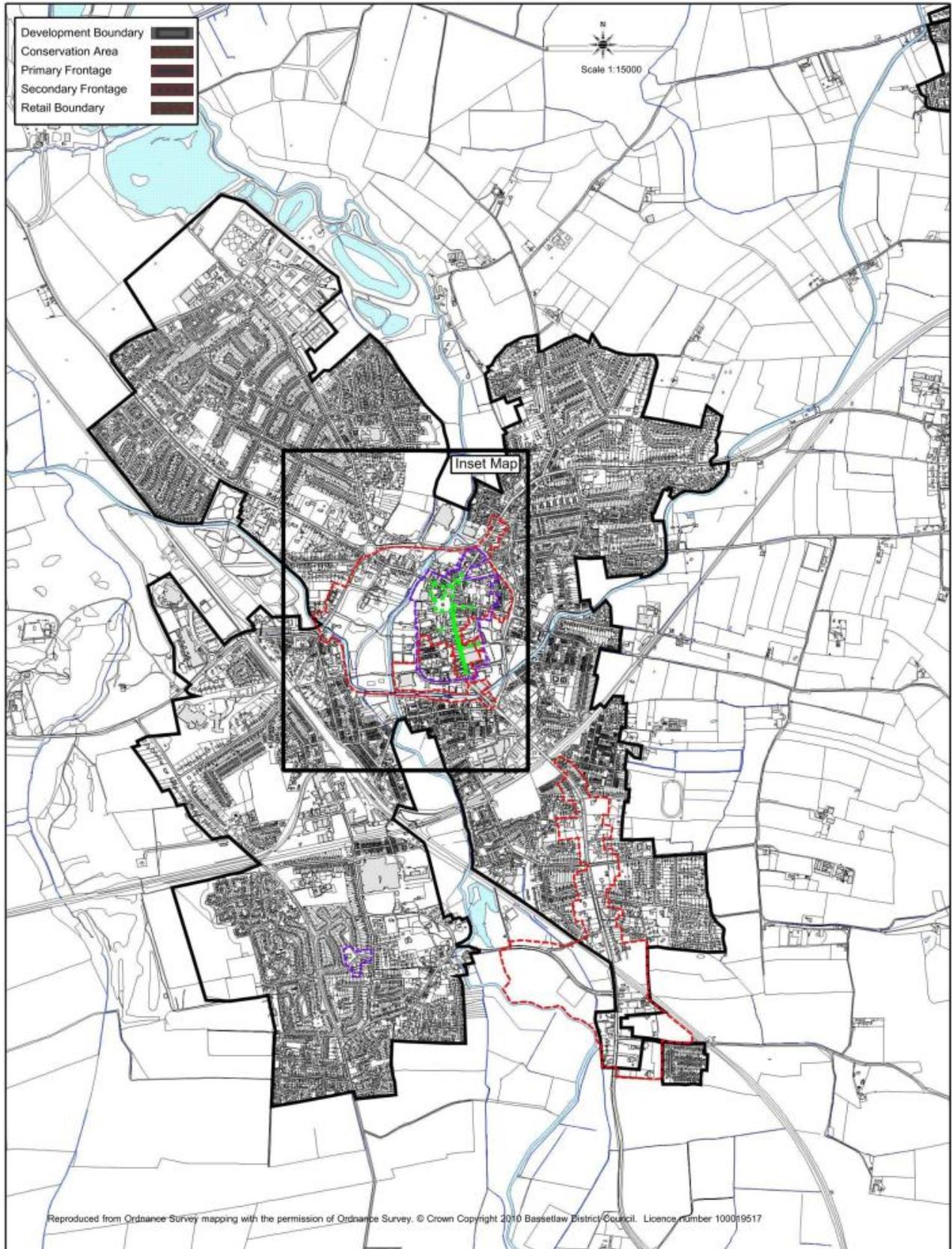
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Ranskill



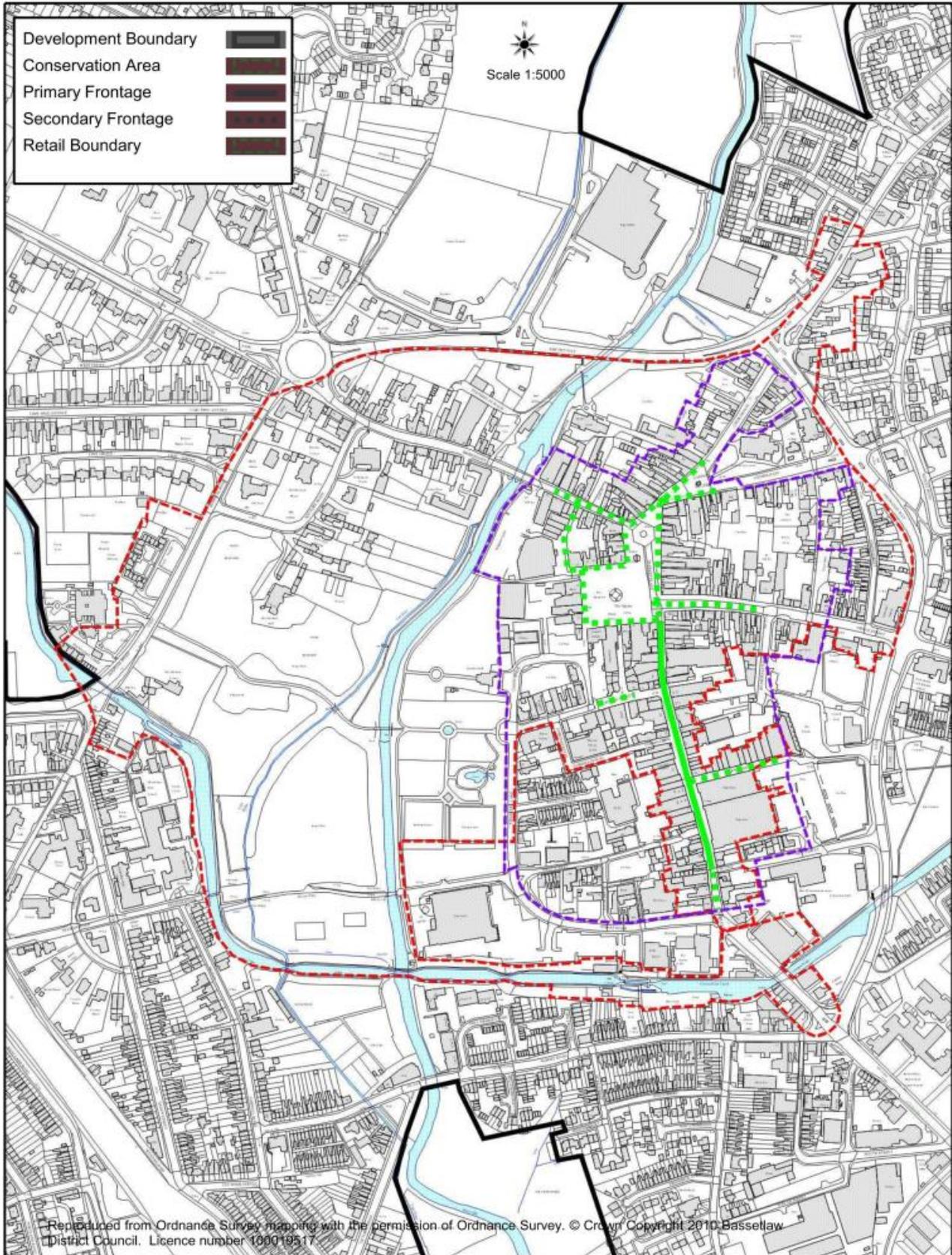
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Retford



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Retford inset map



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### Sturton le Steeple

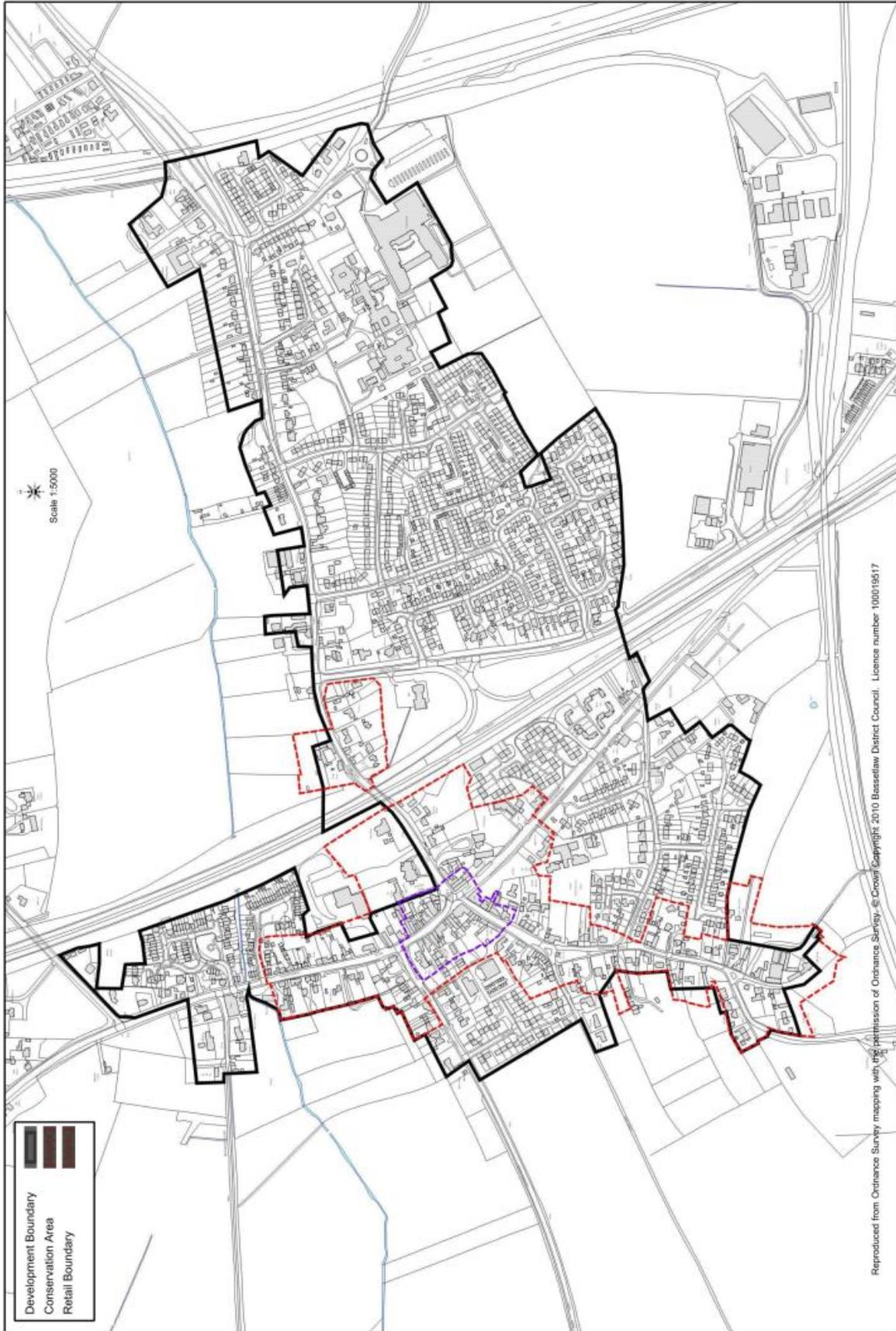


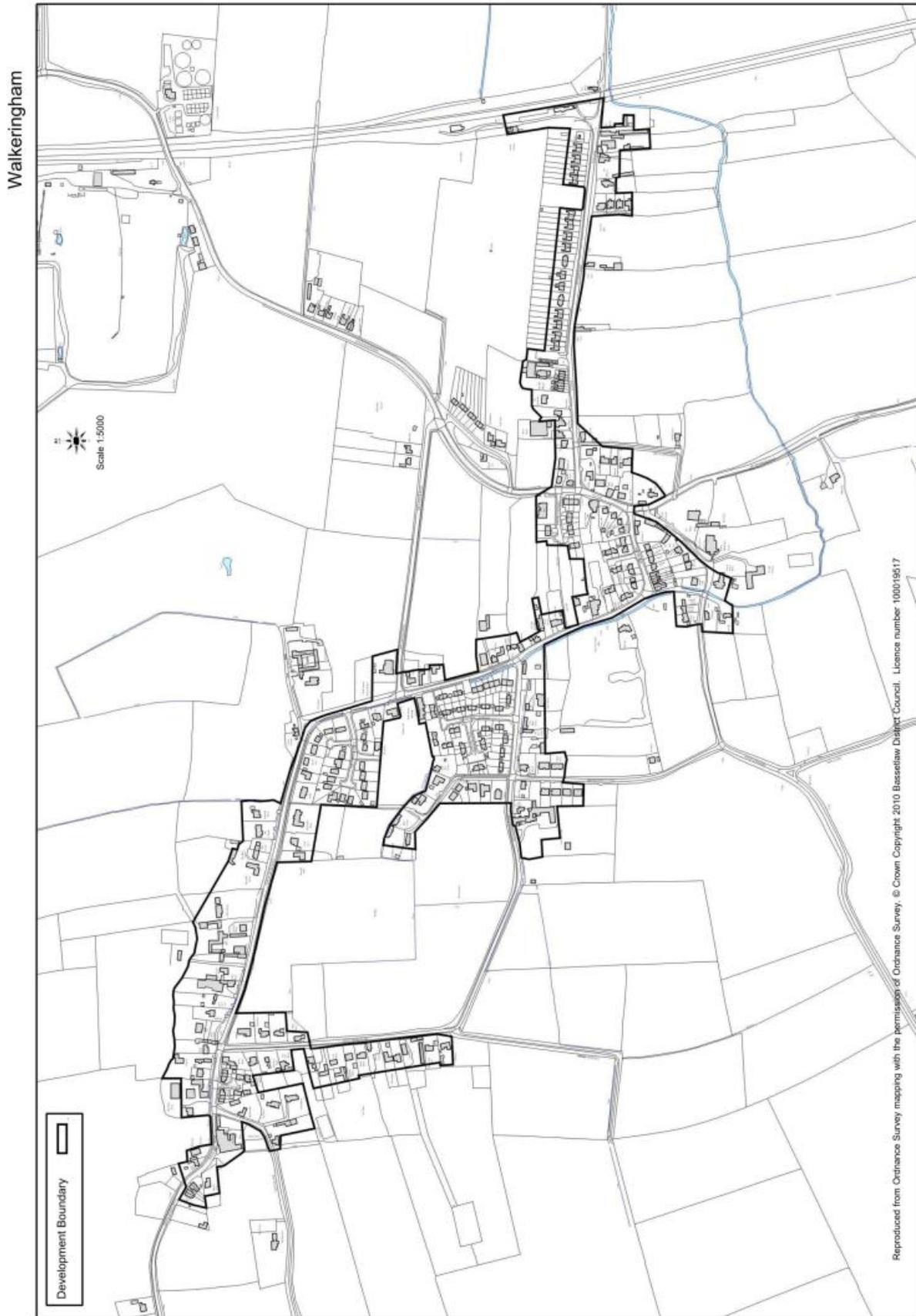
### Sutton cum Lound



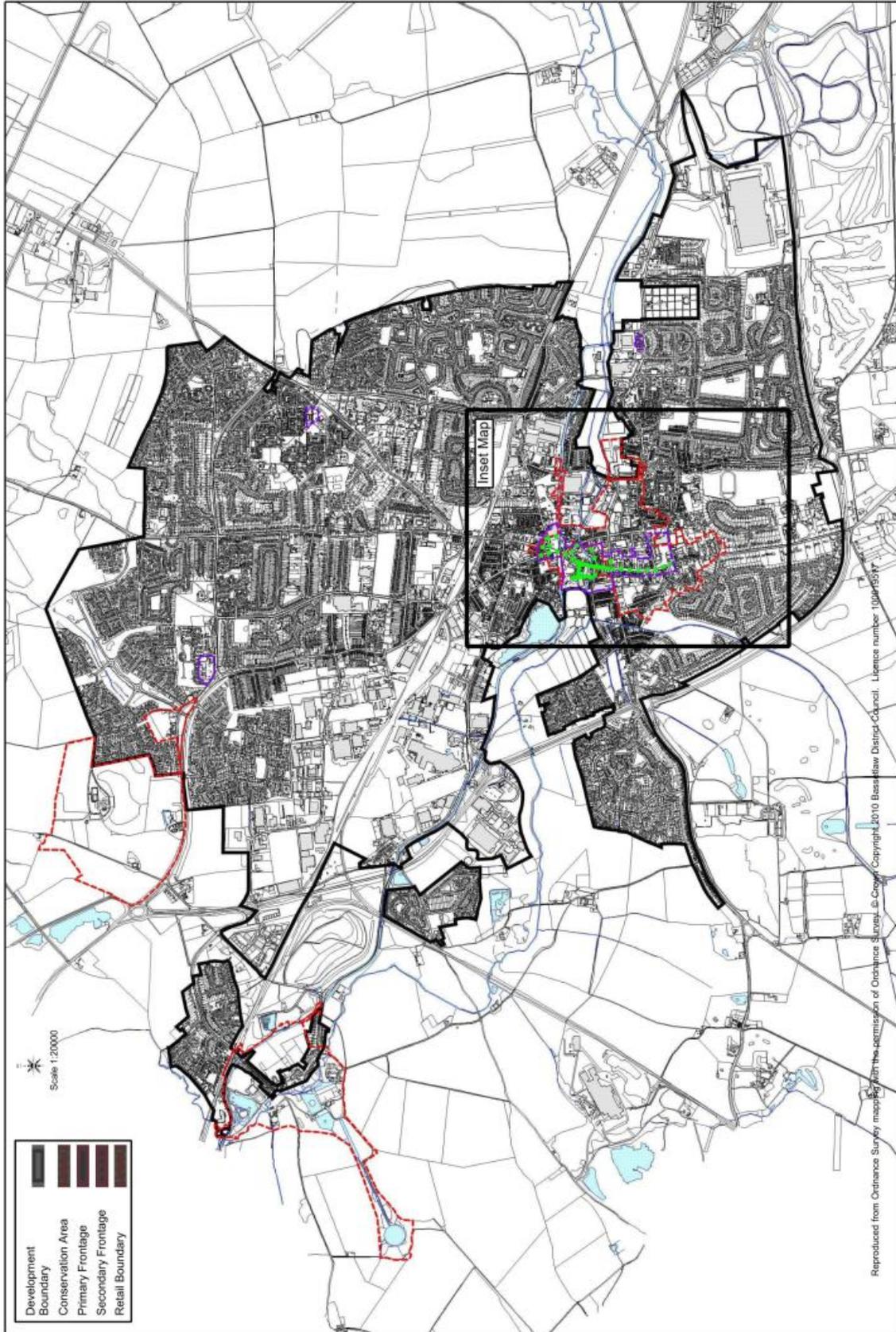
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Tuxford



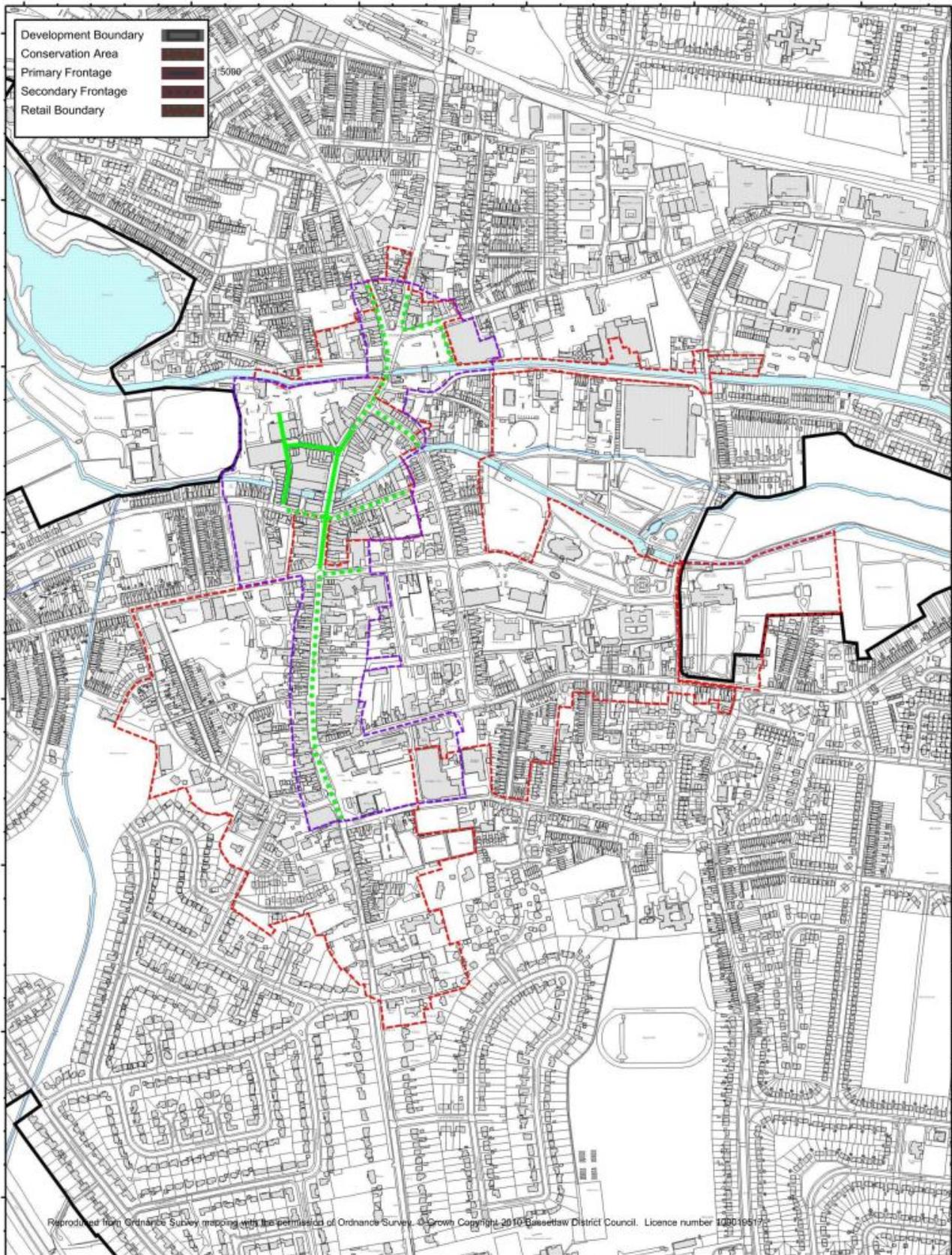


Workshop



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Workshop inset map



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