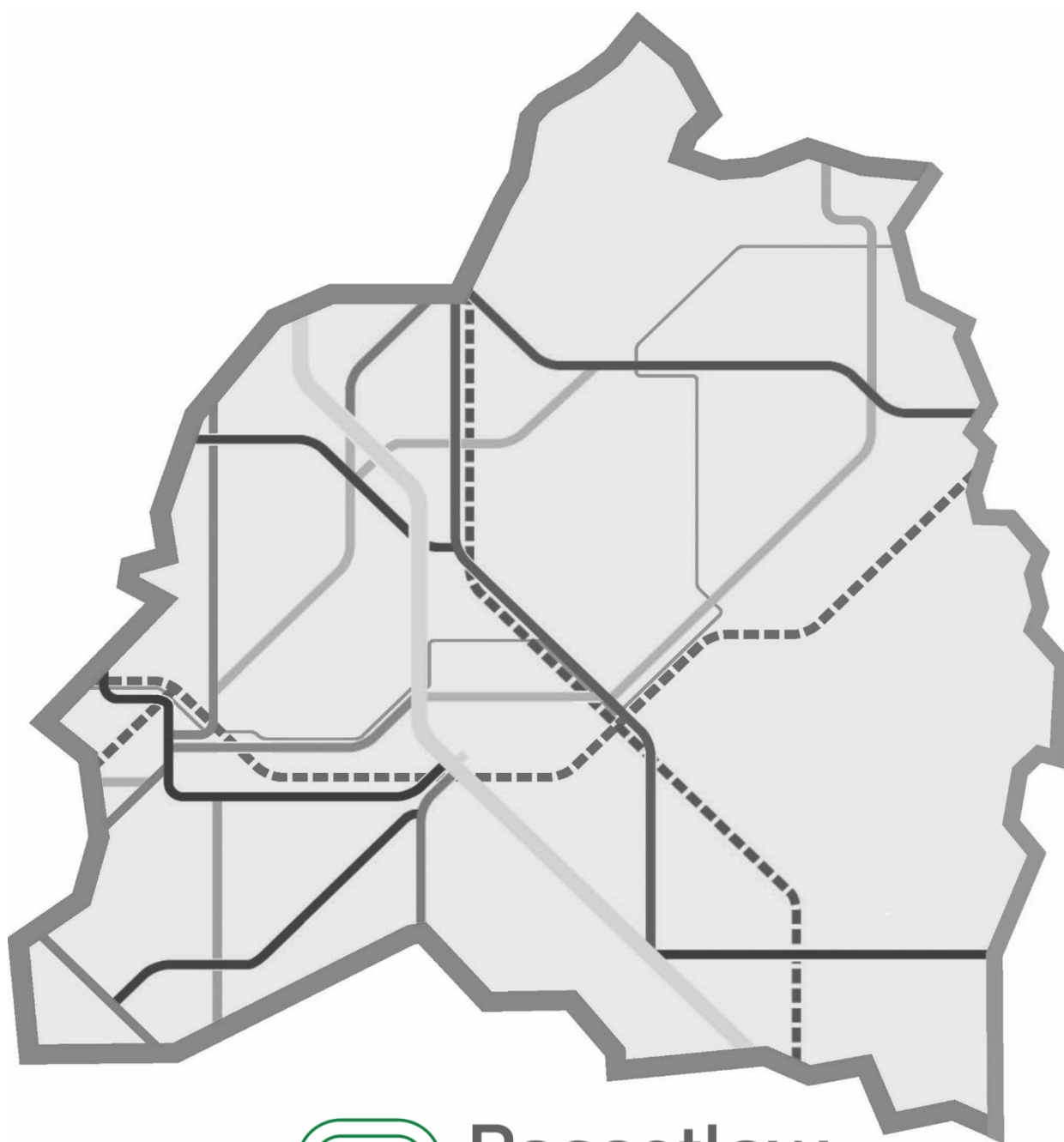


# **Bassetlaw Spatial Strategy**

## **Background Paper**

### **(January 2020)**

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**Bassetlaw**  
**DISTRICT COUNCIL**  
— North Nottinghamshire —

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Please note that not all of the information in this paper has yet been subject to public consultation. The paper will be updated following the feedback from consultation in early 2020.

# 1: Introduction

This paper forms part of the evidence underpinning the emerging Bassetlaw Plan. It builds upon the previous versions of the emerging Local Plan (2016 and 2018), and more recent work undertaken by the Bassetlaw District Council (BDC) Planning Policy Team, with the aim of assisting the understanding of the District's settlements and the progression of the Bassetlaw Local Plan consultation in January 2020.

In particular, since 2016, the reports detailed in this document have helped to inform the proposals for how growth in Bassetlaw will be managed up to 2037.

The Local Plan's Growth Strategy aims to support job growth across the District, with a particular focus on a number of key sectors. It also aims to boost the delivery of housing, to meet the diverse needs of Bassetlaw's existing and future population, and accommodate an expanded workforce. The spatial strategy sets out how this growth will be delivered in spatial terms, and considers the geography of the District as a whole, the size of settlements and their role and function. It informs the amount, and type of development that is proposed across Bassetlaw.

This paper sets out the rationale for, and justifies the Local Plan's spatial strategy which aims to deliver sustainable development across Bassetlaw. It explains a number of elements and approaches used to deliver the strategy throughout the preparation of the Local Plan.

# 2: National Policy

The National Planning Policy Framework (NPPF) was published in February 2019 and the National Planning Practice Guidance (NPPG) was introduced in 2014 which offers 'live' government guidance. National policy states:

*"The purpose of the system is to contribute towards the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs".*

*"The plan system should be plan led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities".*

*"The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area. The development plan must include strategic policies to address each local planning authority's priorities for the development and use of land in its area. These strategic policies can be produced in different ways, depending on the issues and opportunities facing each area. They can be contained in: a) joint or individual local plans, produced by authorities working together or independently (and which may also contain non-strategic policies); and/or b) a spatial development strategy produced by an elected Mayor or combined authority, where plan-making powers have been conferred.*

- *Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.*
- *The development plan for an area comprises the combination of strategic and nonstrategic policies which are in force at a particular time".*

### 3: Local Planning Policy

In 2011, Bassetlaw District Council formally adopted the Core Strategy and Development Management Policies DPD which became the statutory planning policy framework for the District. Following this, there have been significant changes to national legislation and, at the local level, changes in the economy, local housing need and a large take-up of Neighbourhood Plans being produced across the District.

In response to this, the Council began to review the local planning policy in early 2016 and produced a document called “the initial draft Bassetlaw Plan” in late 2016 which set the direction for growth in Bassetlaw.

### 4: Initial Draft Bassetlaw Plan 2016

There are more than 100 settlements and small collections of dwellings in the Bassetlaw. The principal settlement is Worksop has by far the largest population (45,000) and provides a regional role. In addition to Worksop, the towns of Retford (22,000) and Harworth Bircotes (9,000) form the other two urban areas in the District.

These three settlements have clearly defined roles within Bassetlaw. Outside of these the roles of the area’s towns and villages are less well-defined. Many settlements perform a number of roles with complex interrelationships with both smaller and larger settlements.

The October 2016 Initial Draft Bassetlaw Plan (published for consultation in October – December 2016) proposed Spatial Strategy that proposed a ‘hybrid’ approach to the distribution of development drawing from a range of spatial strategy options. Each option was subjected to analysis through the sustainability appraisal where the associated benefits and shortcomings of each option were tested. This hybrid Strategy proposed a settlement hierarchy based on the scale, role, service provision, land availability and opportunities for investment and growth of settlements to benefit wider rural communities.

This document detailed strategic proposals on how to manage and direct growth in the District. In summary, it proposed a hybrid settlement hierarchy but also gave the option to disperse rural growth in several ways. This included:

- Growing the larger settlements in the District i.e. Worksop, Retford and Harworth;
- The ‘Functional Cluster’ model in the 2016 IDBP proposed that settlements included within a cluster would be assigned a 20% cap on residential development. Growth was not proposed to be supported in settlements not associated with a functional cluster; and/ or
- A new or expanded settlement in wider Bassetlaw.

#### Determining the level of Housing and Economic Growth

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

*“...meets the full, objectively assessed needs for market and affordable housing in the housing market area.”*

The Background Paper ‘How much Housing does Bassetlaw need?’ considers these issues in more depth, setting out a range of evidence that has been consulted in reaching a recommendation on the level of the District’s Objectively Assessed Need (OAN).

The 2011 Core Strategy specified a housing target of 350 new homes per year. However more recent evidence, from the 2017 Strategic Housing Market Assessment (SHMA) suggests that this target is too low to meet the OAN for Bassetlaw. Instead the evidence, based on expected population growth and its changing age profile, suggests we need to set a target of 435 new homes built each year. This is based on the need to support economic growth, as identified by the Council’s Economic Development Needs Assessment (2018) and sets the residual housing requirement for Bassetlaw as 3700 homes.

The Economic Development Needs Assessment (2018) assumes a positive and aspirational approach to economic growth in Bassetlaw, in particular encouraging sub-regional connectivity, enhancing the strength sectors of the District’s economy and promoting the rural economy.

It recommends the Plan adopts a minimum employment land target of 177ha to be delivered over the life of the Bassetlaw Plan. This minimum target is based on projecting forward the average delivery of 11.8ha of employment land over the last ten years to cover the life of the Plan (i.e.11.8ha x 15 years).

## **The hybrid approach in 2016**

### **Strategic Proposal 1: Bassetlaw's Spatial Hierarchy**

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

#### **Worksop: sub-regional centre**

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

#### **Retford: rural-hub town**

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

#### **Harworth & Bircotes: local regeneration centre**

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

#### **Rural Bassetlaw's Functional Clusters: sustainable rural settlements**

*Functional Clusters represent localised rural networks of mutually supportive settlements that share services and a strong functional geography. The Clusters of settlements are constructed at a local scale, focused on day-to-day needs served by facilities and services provided collectively between settlements within reasonable travel distance of one another. Growth of 20% capped will support the diversification and sustainability of the clustered settlements.*

### **Consultation Feedback**

The below summarises the main issues raised through consultation on the overall approach of the proposed content of the Local Plan:

- General support for the principle of a new settlement in the District;
- General support for proportionate growth in rural areas;
- General concern over the impact of growth on local services and infrastructure;
- The need for more affordable homes across the District;
- Lack of public transport across the District;

- There should be a greater focus of growth in urban areas;
- The need to plan for a mix of housing based on current and future demographic trends;
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;
- prioritise the redevelopment of existing brownfield sites;
- preserve the character and identity of individual settlements;
- ensure new social infrastructure is provided along with the newly planned development;
- protect public open spaces, sports facilities and the wider countryside.

## 5: Draft Bassetlaw Plan part 1: Strategic Plan 2019

Following from the consultation feedback from the initial draft Bassetlaw Plan, the spatial strategy was refined and detailed to provide further clarity on the distribution of growth across the district, development in rural areas and introduced the concept of a Garden Village following the support of a new settlement in the previous plans consultation.

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

By expanding on this updated understanding of spatial relationship between the distinct settlements and areas of Bassetlaw more research was needed into land availability and wider access to local services. This brought to light an additional reasonable alternative strategy based on the equitable distribution of growth across all settlements in Bassetlaw rather than the previous functional cluster approach. This growth would see all settlements grow by a consistently distributed level (i.e. 20%) but would still see the largest towns accommodating the largest growth. It also allows some villages to increase their populations and increase their opportunity to stimulate economic growth and develop new community services. This approach acknowledges that all settlements can play a role in delivering sustainable development by supporting some measure of development in settlements of all scales. This option has also been analysed through the sustainability appraisal.

Considering how this new strategy option could sit alongside the elements of the original hybrid strategy, it became clear that the spatial strategy needed to evolve away from a rigid functional cluster model into a set of parallel and interconnected Spatial Strategy strands. This is considered to be an appropriate sustainable strategy, taking into account the reasonable alternatives. It will deliver the widest benefits from new housing and economic growth and investment of Bassetlaw, whilst ensuring the environmental impacts are kept to a minimum.

### A review of the functional cluster model

The cumulative impact of the assessment was that the functional cluster model was deemed to be too arbitrary, and that a more inclusive approach to growth in rural Bassetlaw was required, albeit one which still maintained a sense of proportionality. In response, the Functional Cluster model was replaced with a simplified and pragmatic strategy which was consulted on as part of the draft Local Plan consultation in early 2019.

A number of additional considerations were also factored-in to the re-examination of the functional cluster model, including those raised through public consultation:

- The way in which people currently use local services is not as arbitrary as the cluster model assumes, both in terms of choice of services and the distances people are willing to travel.
- The geography of service provision has the potential to change over time, with the volatility of the retail sector a particular case in point.
- Models for the provision of GP services in the district are evolving, including the increase in partnership working between practices, which may necessitate longer travel times for some services.
- Guidance concerning reasonable travel times to schools, suggesting maximum reasonable journey times of 45 minutes for children of primary school age and for secondary school age 75 minutes.



## **The inclusion of a Garden Village location**

To build on the initial idea to introduce a new settlement into the District, work was undertaken to explore areas of the District that could be potentially suitable to accommodate new settlement. In 2017, Bassetlaw District Council commissioned a non-technical desktop study which aimed to review the availability of land in Bassetlaw, with the objective of identifying suitable sites available for development and restricted areas that should be avoided. The desktop assessment was conducted using various tools detailed within this methodology. The work draws on methodology from The Bassetlaw Plan Sustainability Appraisal Scoping Report (March 2016).

The aim of the study is to find an area of land, outside the main three settlements, which would help meet the council's housing needs by being able to accommodate at least 1500 homes on a site size ranging from 50ha-150ha. The land for housing and economic purposes could form an independent settlement without the drawback of coalescence with existing settlements or economically impacting upon existing markets.

The assessments undertaken identified that two locations; 1) Gamston Airport and 2) the former Bevercotes Colliery were most likely to be suitable and could provide community and infrastructure benefit if they were planned and delivered collectively as broader sites for rural development and regeneration. Further investigation was needed to inform the proposals at following the consultation on the draft Local Plan.

## **Revising the level and distribution of Housing and Economic Growth**

Following the feedback from consultation, update in evidence and changes to the way the OAN is calculated, the NPPF Standardised Methodology (applying DCLG 2014-based Household Projections) results in an objectively assessed need for 306 homes per annum for Bassetlaw District for the Plan period. This is the minimum housing need figure which must be planned for. It is important to note that this is not a housing requirement figure, it is a minimum starting point. In accordance with national policy (NPPF), this will be reviewed at least every 5 years.

Following on from this, the Council considered the need to support economic growth and ensure enough homes are delivered to support this. Results of the 2018 Economic Development Needs Assessment study suggest that there will be modest economic growth up to 2035 in Bassetlaw. To support the population growth necessary to drive this economic growth, an uplift from the standardised OAN is required.

PPG on housing need assessments indicates that, where previous delivery has exceeded the minimum need identified it should be considered whether the level of delivery is indicative of greater housing need. Delivery trends over the Core Strategy plan period (from 2010 to 2018) have averaged 329 dwellings per annum.

The PPG also recommends that any other recent assessment of needs, such as the Council's 2017 Strategic Housing Market Assessment (SHMA), should also be considered. If a lower housing requirement figure than the SHMA is proposed by the Council, this must be justified. The Council's SHMA recommends a housing requirement of 374. However, if the Council decided to adopt a more ambitious economic growth target, 417 dwellings per annum would be required to support economic growth. As the SHMA's base date is 2014, it was considered prudent to review this taking into consideration the results of the 2018 Economic Development Needs Assessment (EDNA).

As part of the assessment of Bassetlaw's economic need (2018 EDNA), G L Hearn has reviewed the housing requirement. Three economic forecasting models were used to assess jobs growth over the

Plan period, Oxford Economics, Cambridge Econometrics, and Experian. This information was then used to inform the number of new homes which would be required to support jobs growth.

Results from this assessment indicate that the OE forecasts are considered to provide the most balanced reflection of the District's economy once uplifts are included to the transport and manufacturing sectors, which align with recent performance in the labour market and commercial property data. This results in an increase of 3,400 jobs over the Plan period, which in turn results in a need for an increase of 3,323 people in the resident labour supply. For housing, this translates to a requirement to deliver 390 dwellings per annum.

Based on the above, the wider considerations on housing delivery and need from past trends, the 2017 SHMA Update findings, and results of the more up to date 2018 EDNA assessment of housing and economic growth, it is recognised that the Council needs to plan for more homes than the minimum standard housing results for Bassetlaw (306 dpa). Therefore, bearing in mind all of these factors, it is considered that a local plan housing requirement of 390 dwellings per annum for the Plan Period (2018 to 2035) is appropriate to deliver housing to meet the population and economic growth needs of the district. Therefore, the District's housing requirement to 2035 was 6630 minus existing commitments.

The 2018 EDNA indicates that, to support economic growth, there is a minimum requirement to provide 8 (gross) of land for economic development per annum (136 hectares in total from 2018 - 2036). It is anticipated that a proportion of this land requirement will involve the re-use of existing and vacant, former employment land.

It is apparent that the market for development along the A1 corridor in the north of the district is emerging and looks to serve a sub-regional market for distribution and industrial land that may exceed historic competitions. Away from Harworth and Bircotes, it is important to ensure a balance of local employment supply that enables economic growth around the District – most notably at Worksop and Retford. At Worksop there are opportunities at both the west and east of the settlement. Finally, consideration will need to be given to part site allocations for employment land that take into account local environmental constraints as well as mixed use development opportunities. Based on these considerations the following gross employment land requirements is proposed for the District; 136 ha.

## **The Revised Spatial Strategy in January 2019**

### **Rural Bassetlaw**

*Proportionate growth (27% or 1777 of the District's requirement) across 73 settlements through a careful mix of planned and managed organic development that will support the living, working and environmentally diverse landscape of the district, containing villages and hamlets located in a range of distinct landscapes, shaped by a legacy of agriculture, mining and historic estates.*

#### **Worksop: sub-regional centre**

*New development ( 24% or 1600 of the District's requirement) within and adjoining the largest town in Bassetlaw along with supporting town centre focused investment and regeneration to support Worksop's role as the main employment, infrastructure and service centre for the District. Economic investment and residential growth in Worksop will also support and benefit from the town's strong sub-regional links to South Yorkshire and widely connected through excellent proximity to both the A57, A1 and east-west rail links. This growth will significantly contribute to the delivery of new housing and economic development.*

#### **Retford: rural-hub town**

*New development (13% or 853 of the District's requirement) within and adjoining the second largest town in Bassetlaw along with supporting town centre focused investment to support Retford's role as an important infrastructure and service centre for the District. Economic investment and residential growth in Retford will also benefit from the town's close proximity to the A1 and strong regional/national rail links. This growth will significantly contribute to the delivery of new housing and economic development.*

#### **Harworth and Bircotes: local regeneration centre**

*Focused investment and new developments to support the continued regeneration of the third largest town in Bassetlaw and strengthen its role as a local infrastructure and service centre for the northeast of the District. Development will also be supported where it can benefit from Harworth and Bircotes excellent connections to South Yorkshire and access to the A1. This growth (21% or 1400 of the District's requirement) will significantly contribute to the delivery of new housing and employment development.*

#### **New Garden Villages**

*In line with the Garden City principles the high quality development of two new villages will commence in order to establish a sustainable community that will deliver a large number (4000) of new homes within Bassetlaw over the next 30 years with a significant number of new homes (15% or 1000 of the District's requirement) delivered within this plan's period. The new villages at Gamston airport and the former Bevercotes colliery will deliver the regeneration of two closely located brownfield sites where development will meet the needs to the wider area and collectively provide a scale of growth capable of delivering services, facilities and employment opportunities as well as delivering net environmental gains. These new villages will establish focal points for the wider rural area through infrastructure improvements that will increase the overall accessibility within this area of the District.*

## Consultation Feedback

The below summarises the main issues raised through consultation on the overall approach of the proposed content of the Local Plan:

- A large level of public objection to the redevelopment of Gamston Airport as a Garden Village;
- Concern over the impact of the redevelopment of Bevercotes Colliery could have on important and protected bird species and their habitat;
- Concern over the lack of development in Retford seen as it is the second largest town in the District;
- General concern over the level of growth proposed in Harworth and Bircotes due to the high level of existing commitments in the settlement;
- General support for an increase in employment land and the encouragement of extra jobs in the District;
- Concern raised that the housing and economic figures proposed in the plan are not balanced and therefore do not support sustainable development across the district;
- General concern for the impact on the environment, particularly the use of greenfield sites;
- More emphasis needed on how the Local Plan can help tackle the impacts from climate change;
- General support for the change to the functional cluster approach to growth in the rural areas;
- Concern over the lack of infrastructure being planned for the District;
- General support for the proposed policies for renewable energy and climate change mitigation;
- General support for increased housing development in the main urban areas.

## 6: Draft Plan Bassetlaw Local Plan (2020)

Following feedback from consultation earlier in 2019, the collection of new evidence and additional sites becoming available, the Council has revised the spatial strategy and the housing the economic distribution to a more hierarchical, balanced and proportionate approach to development, allowing flexibility and placing increased control in the hands of local communities due to an increase in take up of Neighbourhood Plans. Existing development boundaries have also been reviewed as part of the revised strategy (See Section 10).

This approach focuses the majority of new development in Bassetlaw's key settlements with a smaller scale of development allowed elsewhere in order to support local services and the rural economy. It restricts the form of development in the open countryside.

While focussing development in the most sustainable locations, this revised approach will safeguarded the open countryside from encroachment, reduce unrestricted urban sprawl, prevent the merging of settlements and preserve the character and setting of historic settlements.

The role of each level of the strategy reflects population size, their location in respect of other settlements and the range of services present and their ability to expand to accommodate the needs generated by new development. In selecting the scale of housing to be provided in each settlement, account has been taken of constraints on development, such as flood risk, heritage, ecology and landscape, and the supply of potential development sites in the Land Availability Assessment.

The rural strand of the spatial strategy proposed in the 2020 Draft Bassetlaw Plan is an evolution of that presented in the 2018 and the 2016 Initial Draft Bassetlaw Plan (2016 IDBP). The revised strategy proposes an evidently different approach to development in rural Bassetlaw, which is intended to be less presumptuous, more inclusive, and designed to support the vitality of rural settlements whilst also enabling communities to gain further control on where and how growth is planned in their area.

The percentage of growth in rural Bassetlaw will be split into two tiers; large and small rural settlements. It maintains the upper threshold at a 20% per parish that was published previously which will build some flexibility for rural communities to plan for their growth, regenerate previously developed sites and cater for the specific housing needs of their area.

The basis for categorising smaller villages was also revised following the consultation due to the availability of accurate information and as it was considered that use of dwelling numbers as a means to consider the size of settlement to be more appropriate than the population when considering the size of an individual development that could occur. Furthermore, a closer connection was established with policy ST2 which set the overall levels of growth for those identified villages and introduces a criteria to support the involvement of the community (See Section 8).

Within the rural area, it also includes the redevelopment of existing brownfield sites, including the former Cottam Power Station site as a large rural settlement (with the potential for it to deliver additional local services and facilities to support surrounding communities) and the former High Marnham Power Station (to be redeveloped for renewable energy generation and associated economic uses).

This is supported by the updated Council Plan for Bassetlaw which focuses on the environment and regeneration of town centres and the former power station sites.

## **A review of the Garden Village location**

Following the feedback from the 2019 draft plan on the proposed Garden Village locations, this revised spatial strategy includes a review of the potential size and location of the Garden Village. Additional sites were made available during the consultation in early 2019 and these have been assessed through the Sustainability Appraisal as reasonable alternatives for the location of a Garden Village along with those identified previously. The outcome of this, along with feedback from statutory consultees and updated evidence on the suitability of the proposed locations, has led to the location of the Garden Village changing to a more sustainable site closer to Worksop with opportunities for sustainable travel and biodiversity net gain. ***This is explained further in the Bassetlaw New Settlement Addendum Paper*** which is available to view on the Council's website.

## **Revising the level and distribution of Housing and Economic Growth**

Responses received from the consultation identified that the proposed level of housing and employment land was not providing a balancing approach to sustainable development and would

therefore impact on the plans ability to conform to elements of the NPPF. In addition, the Council is also supporting economic development to the area, through its Council Plan, the production of an Industrial Strategy in connection with the local SEPs; D2N2 and Sheffield City Region.

To ensure a sustainable strategy is delivered, the number of homes must be balanced with the number of jobs expected to be delivered in the District. Jobs growth will generate a need for an increased labour supply to meet increasing employment demand. In turn this will lead to a new homes to accommodate the new population.

On that basis, the actual distribution of housing has only changed slightly across the District, but due to the opportunities for increase economic growth, the housing the requirement for the District has been revised in accordance with the national policy and seeks to fully meet the demands for new homes, jobs and services in the District. This means that the main towns and large settlements remain the primary focus of growth but that the sustainability and prosperity of Bassetlaw's rural settlements and countryside are supported appropriately.

National planning practice guidance states that the minimum number of homes needed should use the NPPF Standardised Methodology, using DCLG 2014-based Household Projections. This results in a minimum housing need of 307 dwellings per annum for the plan period (2018 to 2037). This is not a housing requirement figure rather it is a minimum starting point for delivery of housing, and will be reviewed at least every 5 years. The baseline for the calculation of housing need is the 1 April 2018, the housing requirement aligns with this Local Plan, ending in 2037.

National policy requires this Plan to establish a housing requirement figure for the District, to ensure that sufficient housing land is provided to meet identified needs across the Housing Market Area. For Bassetlaw, this means working with the other local authorities in the North Derbyshire and Bassetlaw Housing Market Area.

The Economic Development Needs Assessment, 2019 identifies that the housing requirement be increased to a minimum of 478 dwellings per annum to support economic growth in the District. It used the Standardised Methodology as the starting point, then adjusted to take account of local factors affecting migration and household formation rates and employment growth forecasts.

The housing requirement for Bassetlaw is 9087 dwellings from 2018 to 2037, or 478 dwellings per annum. This will be the basis for calculating the five year supply of deliverable housing land following the adoption of the Local Plan. The proposed housing trajectory sets out the expected annual housing delivery through the plan period. From 2018/19 and every year throughout the plan period, the housing trajectory demonstrates at least a five year supply of deliverable housing land.



## The Proposed Spatial Strategy for the Local Plan

Category	Settlement	Housing Distribution
Main Town	Worksop	2180
	Retford	1303
	Harworth and Bircotes	2000
Large Rural Settlement	Blyth, Carlton in Lindrick and Costhorpe, Langold, Misterton, Tuxford, Cottam Garden Community	1764
Small Rural Settlement	Askham, Barnby Moor, Beckingham, Bothamsall, Bole, Claborough and Welham, Clayworth, Cuckney, Dunham on Trent, East Drayton, East Markham, Elkesley, Everton, Gamston, Gringley on the Hill, Hayton, Headon cum Upton, Holbeck, High and Low Marnham, Laneham, Lound, Mattersey and Mattersey Thorpe, Misson, Nether Langwith, Normanton on Trent, North Leverton with Habbleshorpe, North and South Wheatley, Rampton and Woodbeck, Ranby, Ranskill, Rhodesia, Scrooby, Shireoaks, South Leverton, Sturton le Steeple, Styrrup with Oldcotes, Sutton cum Lound, Torworth, Treswell with Cottam, Walkeringham, West Stockwith	1090
Garden Village	Bassetlaw Garden Village	750
Countryside	All areas not identified above.	0

The Strategic Growth Policy (Policy ST2) also sets out this and includes a distribution table which includes an upper threshold housing figure for each settlement.

The differentiation proposed since to the 2019 draft Local Plan is based on settlement size and potential impact of development, as well as their ability to enhance or maintain the viability of rural communities by supporting local services<sup>1</sup>. A new criteria is proposed in order to provide a more hierarchical approach to the distribution of growth which is in line with Policy ST1 of the Local Plan which identifies that the levels of housing development in the more sustainable settlements. The revised approach to rural Bassetlaw has reduced the level of settlements considered suitable for growth from 73 to 42 which is more proportionate in its distribution.

The criteria is as follows:

<sup>1</sup> In line with NPPF paragraph 78

- **Large Rural Settlements** are those that play a role as a “service centre” for other smaller villages and have 500 or more dwellings and all of the following facilities; a primary School, Doctors Surgery/ health centre, post office a community centre/hall and a village shop or convenience store.
- **Small Rural Settlements** are those that are considered large enough to accommodate some development and should have 50 or more dwellings and, at least, one of the following facilities; a primary School, Doctors Surgery/ health centre, post office, a community centre/hall and a convenience store.

Following the comprehensive reassessment of all 103 settlements in rural Bassetlaw against the above criteria some settlements have been identified as either too small or too dispersed in nature to support additional housing development without this having a detrimental impact upon their character.

Five have been identified as Large Rural Settlements and the remaining settlements are considered Small Rural Settlements (listed in Figure 2). The housing figure for Large Rural Settlements is provided for by allocations either within Made Neighbourhood Plans or the Local Plan.

For Small Rural Settlements, in order to respect the variance in the size of settlements in this group, allowances for growth are set as a percentage of the existing number of dwellings, as of August 2018<sup>2</sup>. Growth in all listed settlements will be supported up a 20% increase in the existing number of dwellings in the parish, providing that it can satisfy other relevant policy requirements in the Local Plan, for example, resolving any flood risk, environmental or conservation impacts. Site to accommodate growth in these settlements will be identified through Made Neighbourhood Plans and not the Local Plan.

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<sup>2</sup> The point at which the data was collated to identify the number of dwellings in all settlement across Bassetlaw.



**Figure 2: Large and Small settlements Assessed for their Services and Facilities (as of December 2019)**

Settlement	Shop	Doctors	Post Office (Permanent)	Primary School	Village Hall	Dwellings
Askham					X	75
Barnby Moor					X	116
Beckingham	X		X	X	X	578
Blyth	X	X	X	X	X	553
Bole					X	61
Bothamsall					X	114
Carlton-in-Lindrick and Costhorpe	X	X	X	X	X	2575
Clarborough and Welham	X			X	X	495
Clayworth					X	142
Cuckney				X	X	162
Dunham on Trent				X	X	184
East Drayton					X	105
East Markham	X			X	X	524
Elkesley	X		X	X	X	358
Everton				X	X	371
Gamston				X	X	110
Gringley on the Hill		X		X	X	369
Hayton					X	160
Headon cum Upton					X	83
Holbeck					X	100
Laneham					X	169
Langold	X	X	X	X	X	1177
Lound					X	208

Settlement	Shop	Doctors	Post Office (Permanent)	Primary School	Village Hall	Dwellings
High and Low Marnham					X	71
Mattersey and Mattersey Thorpe	X		X	X	X	321
Misson				X	X	295
Misterton	X	X	X	X	X	972
Nether Langwith					X	210
Normanton on Trent				X	X	159
North & South Wheatley	X		X	X	X	264
North Leverton with Habblessthorpe	X	X	X	X	X	465
Oldcotes					X	152
Rampton	X		X	X	X	258
Ranby				X	X	88
Ranskill	X		X	X	X	607
Rhodesia				X	X	415
Scrooby					X	147
Shireoaks	X		X	X	X	645
South Leverton					X	212
Sturton le Steeple			X	X	X	213
Styrrup					X	131
Sutton cum Lound	X		X	X	X	324
Torworth					X	114
Treswell with Cottam					X	99
Tuxford	X	X	X	X	X	1252
Walkeringham				X	X	477
West Stockwith					X	149

Settlement	Shop	Doctors	Post Office (Permanent)	Primary School	Village Hall	Dwellings
Woodbeck					X	

## 7. Amount of Housing in Rural Settlements – Local Plan Policy ST2

### Large Rural Settlements

*\*Please note that some of this growth has already been permitted through planning permissions since 1<sup>st</sup> April 2018 and/ or has been planned for through the development of a Neighbourhood Plan. Please check the Rural Monitoring information.*

Parish	Base number of dwellings, August 2018	20% housing increase in dwellings to 2037
Blyth	553	111
Carlton in Lindrick and Costhorpe	2575	515
Langold	1177	227
Misterton	972	194
Tuxford	1252	250
Cottam	0	450

### Small Rural Settlements

*\*Please note that some of this growth has already been permitted through planning permissions since 1<sup>st</sup> April 2018 and/ or has been planned for through the development of a Neighbourhood Plan. Please check the Rural Monitoring information.*

Parish	Base number of dwellings, August 2018	20% housing increase in dwellings to 2037
Askham	75	15
Barnby Moor	116	23
Beckingham	578	116
Bothamsall	114	23
Bole	61	12
Clarborough and Welham	495	99
Clayworth	142	28
Cuckney	162	32
Dunham on Trent	184	39
East Drayton	105	21
East Markham	524	105
Elkesley	358	72
Everton	371	74
Gamston	110	22
Gringley on the Hill	369	74
Hayton	160	32
Headon cum Upton	83	17
High and Low Marnham	71	22
Holbeck	100	20
Laneham	169	34
Lound	208	42

<b>Parish</b>	<b>Base number of dwellings, August 2018</b>	<b>20% housing increase in dwellings to 2037</b>
Mattersey and Mattersey Thorpe	321	64
Misson	295	59
Nether Langwith	210	42
Normanton on Trent	159	31
North Leverton with Habbleshthorpe	465	93
North and South Wheatley	264	53
Oldcotes	152	30
Rampton and Woodbeck	363	73
Ranby	255	51
Ranskill	607	121
Rhodesia	415	83
Scrooby	147	29
Shireoaks	645	129
South Leverton	212	42
Sturton le Steeple	213	43
Styrrup	131	26
Sutton cum Lound	324	65
Torworth	114	23
Treswell with Cottam	99	20
Walkeringham	477	95
West Stockwith	149	30

## 8: Demonstrating Community Support

The level of growth within rural settlements will be monitored (See Section 8) to help manage the development over the plan period. However, when a settlement reaches the proposed 20% threshold in development, a mechanism has been developed to restrict further residential development unless it is supported by the community (in the settlement concerned). This is a policy requirement in Policy ST2 following from responses to previous consultation about how additional development will be managed. This can also be used by Neighbourhood Plan Groups to help manage additional growth in their areas.

Policy ST2 (e)

### **Rural Exceptions**

A. *Where the 20% Rural Growth figure has been achieved, housing development will be supported where:*

- 1. the proposal is providing affordable housing or specialist housing to help meet a local need for that community; or*
- 2. the proposal is providing a community-led housing scheme; or*
- 3. it is part of a wider regeneration scheme or on an existing brownfield site within or adjoining a Large or Small Rural Settlement; or*
- 4. it is essential to enable the redevelopment of a heritage asset, consistent with Policy ST38.*

*Robust, proportionate pre-application community consultation will be required as evidence of community support. In all cases, support of the Parish or Town Council will be required.*

### **What does evidencing ‘robust, proportionate pre-application community support consultation involve?**

In order to help ensure that the process is robust and proportionate, the proposed development must undertake a degree of pre-application community consultation based on all the following being satisfactory met:

An A4 sized laminated site notice should be displayed on the site’s road/street frontage(s), with the landowners’ permission, for a minimum 21 days outlining the site and providing a description of the proposal, and details of where comments may be sent to all properties which adjoin the site boundary or face the site should be notified of the proposal outlining the site and providing a description of the proposal and details of where comments may be sent. This should be in writing to the relevant owner/occupier giving them at least 21 days to respond from the date of the letter. The letter should include full details of the proposal (including plans), or alternatively it should make clear to residents where the plans can be inspected at a named venue in the village during reasonable hours, or where plans of the proposed scheme may be viewed online. Where plans are only available online, the communication with neighbours should include details of where hard copies of the plans may be viewed or obtained if required.

The relevant Parish/ Town Council should also be consulted in writing giving them at least 28 days to respond.

All properties on the road(s)/street(s) that the proposal is to be located should be consulted. Where a proposal is located near to a neighbouring road, this should include consulting a suitable number of properties on the neighbouring road.

Site notices should be displayed at community facility locations e.g. shops/post offices, village halls, pubs, and parish notice boards within the village wherever possible – subject to the owners' permission.

Following the consultation, a report should be prepared which should be submitted with the planning application, or as part of any formal pre-application advice request for consideration by the Council. It is suggested the report should include all the following details:

- the plans that were provided for the consultation; and
- the total number, and who specifically was consulted about the proposal (giving details of addresses); and
- copies of any responses received; and
- a copy of the site notice; and
- details of how the plans were made available, including the location and times that the plans were available for inspection; and
- where applicable (see below), details of the venue and times of the public exhibition; and
- the number of responses received (if any) and a breakdown of those in support/objecting along with any other comments received; and
- a summary of the main issues raised during the consultation, and how the planning application has been revised to respond to these issues.

Normally, only comments received from members of local community in the village or its immediate surroundings need be taken into account. For the Council to be satisfied that there is community support for a scheme a simple majority of individuals who respond expressing this view will normally be sufficient to indicate that the proposal has “demonstrable evidence of clear local community support”. However, the proximity of objectors or supporters to the proposed development site may be considered and given appropriate weight where a range of views have been given. All responses will be considered, but only those that are based on planning issues will be given due weight.

## 9: Monitoring of Growth in Rural Settlements

The Council will publish a monitoring table of the 'remaining growth' allowances for each settlement that applies to Policy ST2. The remaining growth table sets out details of the planning permissions and committed developments which have already contributed towards the planned growth of that community (since 1st April 2018), as well as confirming the number of houses remaining to be delivered through the remainder of the local plan period, to 2037. This will be updated on a monthly basis to maintain a regular monitoring of housing delivery in rural Bassetlaw.

Neighbourhood planning areas/groups will be encouraged to allocate sites to meet their housing figure. Where neighbourhood plan groups do not intend to allocate sites to meet their housing figure, and in areas without a neighbourhood plan, the Council is proposing to adopt a criteria based policy (windfall policy) for assessing and determining housing proposals. Where housing allocations are made in neighbourhood plans, and there is evidence to demonstrate that they are deliverable in line with the NPPF, it is the intention of the Council to recognise these and count them towards the delivery of the district housing growth.

## 10. Development Boundaries

The role of the development boundary is to define the built limits of a settlement and differentiate between the built form of a settlement - where the principle of residential development is usually acceptable, and the countryside where housing is restricted. The development boundary defines what is countryside and therefore defines what planning policy should be applied to a particular development.

Development boundaries guide development to sustainable locations demarking a concentration of existing residential and employment premises, services and facilities. In addition, they provide clarity and certainty for developers and the public by highlighting the areas that will be more acceptable than others for particular types of development. A development boundary is a planning designation only and has no other administrative relevance. Development boundaries do not necessarily reflect land ownership boundaries, parish boundaries or the exact curtilage of dwellings.

Whilst the principle of development, particularly residential development is usually acceptable within the development boundary, this does not automatically grant planning permission to such a proposal or mean the Local Planning Authority will grant planning permission. All proposals, whether within, adjacent or outside of the development boundary will be determined in accordance with the relevant policies of local and neighbourhood plans unless material considerations indicate otherwise. Development boundaries in Bassetlaw were last reviewed during the preparation of the Core Strategy in 2011.

Since 2011, the three main urban areas have experienced various incremental changes to physical features that now form an integral part of a settlement but are not included in the existing boundary. A review also provides the opportunity to remedy any errors or inconsistencies in the original boundary. A review enables development boundaries to be assessed using a transparent and standard methodology, which takes account of the built development or change since the adoption of the Core Strategy.



### **Which Development Boundaries in Bassetlaw are being reviewed?**

Currently, there are 27<sup>3</sup> development boundaries in the Core Strategy. However, it is not necessary to review all of these as the approach to development in the wider rural part of Bassetlaw is being reviewed with the intention of the majority of these being removed at a strategic level. It is proposed that the emerging Bassetlaw Local Plan will remove all existing development boundaries for settlements outside Worksop, Retford, Harworth Bircotes, Blyth, Carlton in Lindrick, Misterton, Langold and Tuxford. The reason for keeping the development boundaries for these settlements is to prevent urban sprawl and concentrate development to the proposed allocations in the emerging Local Plan or Neighbourhood Plans for these settlements.

The existing settlements, which have been subject to this development boundary review only include:

1. Worksop;
2. Retford;
3. Harworth Bircotes;
4. Blyth;
5. Carlton in Lindrick;
6. Misterton;
7. Langold; and
8. Tuxford.

### **How have the Development Boundaries been reviewed?**

#### **Methodology and Principles**

Existing Development Boundaries for Worksop, Retford, Harworth Bircotes, Langold, Misterton, Carlton in Lindrick, Blyth and Tuxford will remain unchanged unless any of the following have occurred since the adoption of the Core Strategy in December 2011:

#### **Development boundaries will include:**

- 1) *Implemented (completed) permissions for sites, directly adjoining, but outside of the existing development boundary of Worksop, Retford, Harworth Bircotes, Blyth, Carlton in Lindrick, Misterton, Langold and Tuxford.*
- 2) *Sites under construction of sites, directly adjoining, but outside of, the existing development boundary of Worksop, Retford, Harworth Bircotes, Blyth, Carlton in Lindrick, Misterton, Langold and Tuxford which have either started construction or completed construction as recorded from 1st April 2018;*
- 3) *Brownfield sites, directly adjoining, but outside of, the existing development boundary of Worksop, Retford, Harworth Bircotes, Blyth, Carlton in Lindrick, Misterton, Langold and Tuxford.*

#### **Development boundaries will exclude:**

- 1) *Areas previously included that had planning permission to which has since lapsed and are not under construction or completed since 31<sup>st</sup> December 2011;*
- 2) *Areas of public or private open spaces or sports facilities, previously included, that are located*

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<sup>3</sup> Beckingham, Blyth, Carlton –in – Lindrick, Claborough and Hayton, Cuckney, Dunham –on – Trent, East Mergham, Elkesley, Everton, Gamston, Gringley – on – the - Hill, Harworth Bircotes, Langold, Mattersey, Mission, Misterton, Nether Langwith, North Leverton, North and South Wheatley, Rampton, Ranskill, Sturton-le-Steeple, Sutton-cum-Lound, Tuxford, Walkeringham, Retford, Worksop.

*on the edge of the existing built form of a settlement and relates more to the surrounding countryside;*

- 3) Any existing errors or inconsistencies that are included within the existing development boundaries since the adoption of the Core Strategy in 2011; and*
- 4) Proposed housing allocations (within the emerging Bassetlaw Local Plan directly adjoining, but outside of the existing development boundary of Worksop, Retford, Harworth Bircotes, Blyth, Carlton in Lindrick, Misterton, Langold and Tuxford (unless otherwise stated in a made Neighbourhood Plan for these areas).*

The revised development boundaries for those settlements are provided on the Policies Maps as part of the Local Plan consultation. In addition, those other settlements that have a development boundary within an existing Neighbourhood Plan will be recognised. For those who are proposing to establish a development Boundary through a Neighbourhood Plan will be supported if it is produced in - conjunction with the District Council.

## **11: Public Consultation in Early 2020**

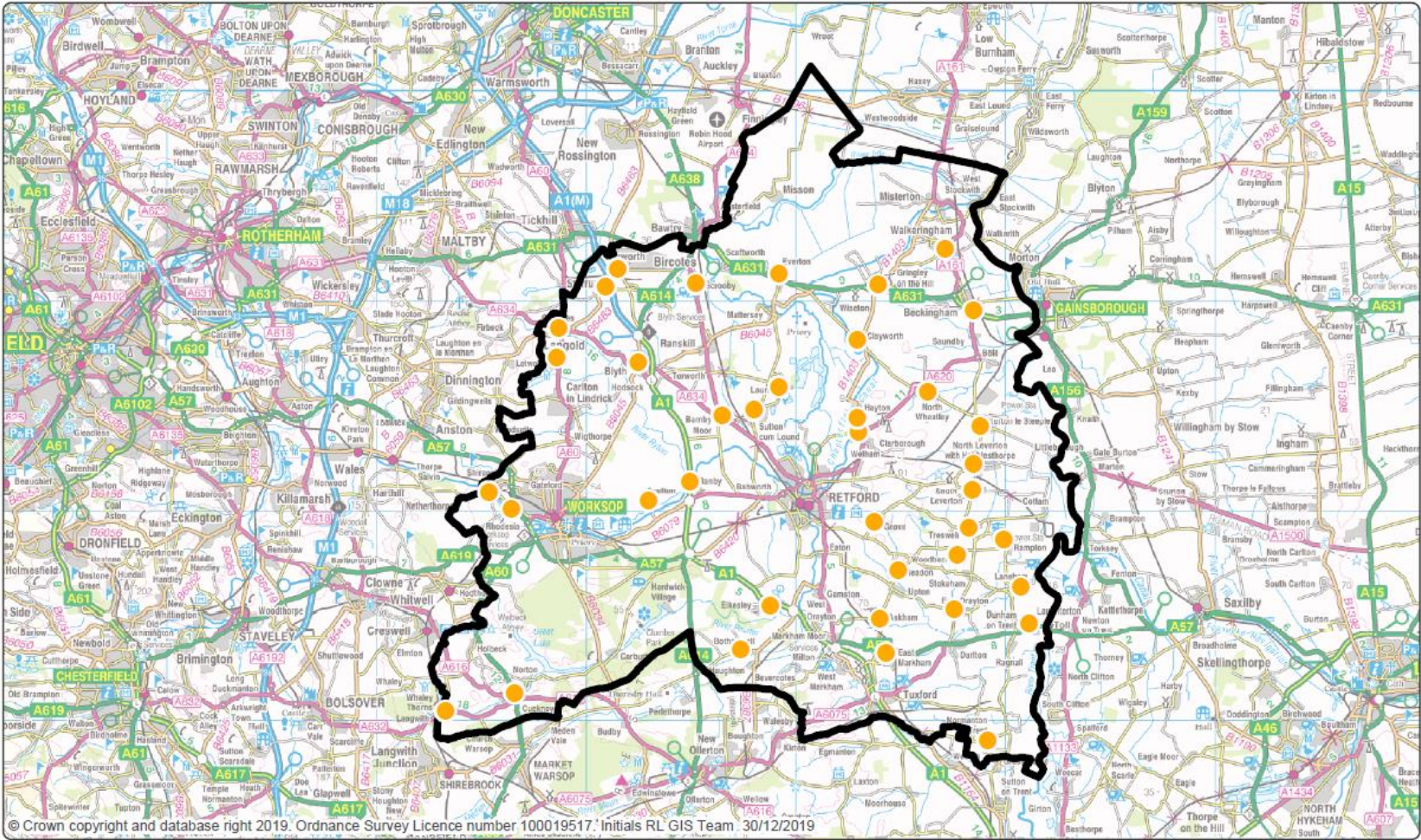
This document details the process by which the spatial strategy presented in the 2016 and 2018 previous Draft Bassetlaw Plans was reviewed and revised, culminating in the proposed approach to housing and employment growth detailed in the 2020 Draft Bassetlaw Local Plan. Comments on the changes that have been made to the strategy are welcomed as part of the public consultation on the Draft Bassetlaw Plan, which runs from the 15<sup>th</sup> January to the 26<sup>th</sup> February 2020. Full details, and all supporting documents, are available on the Bassetlaw District Council website.



Location of Village Halls

Bassetlaw District Council

Village Halls



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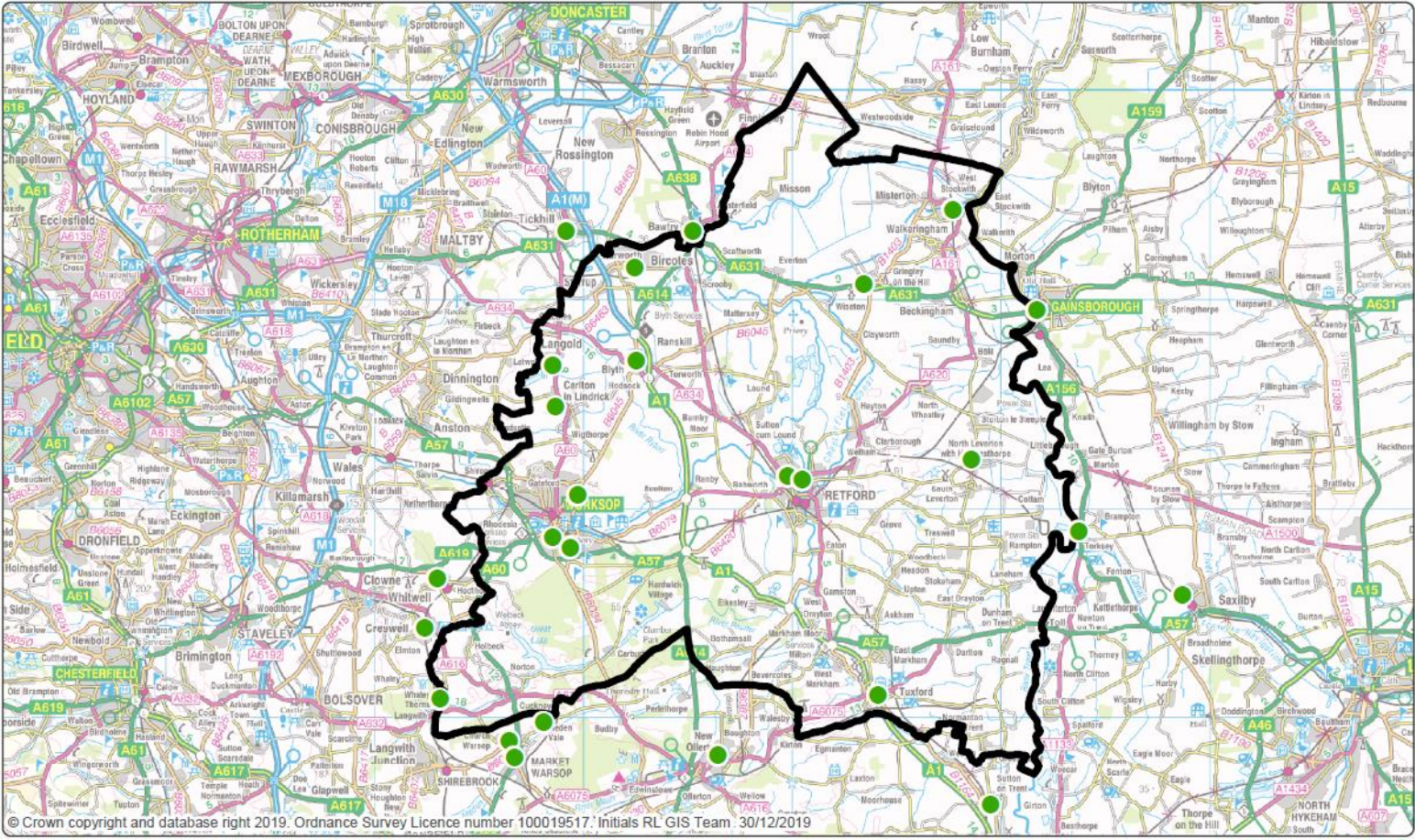
- Village Halls
- ▬ Bassetlaw Boundary



Location of Doctor's

Bassetlaw District Council

Doctors



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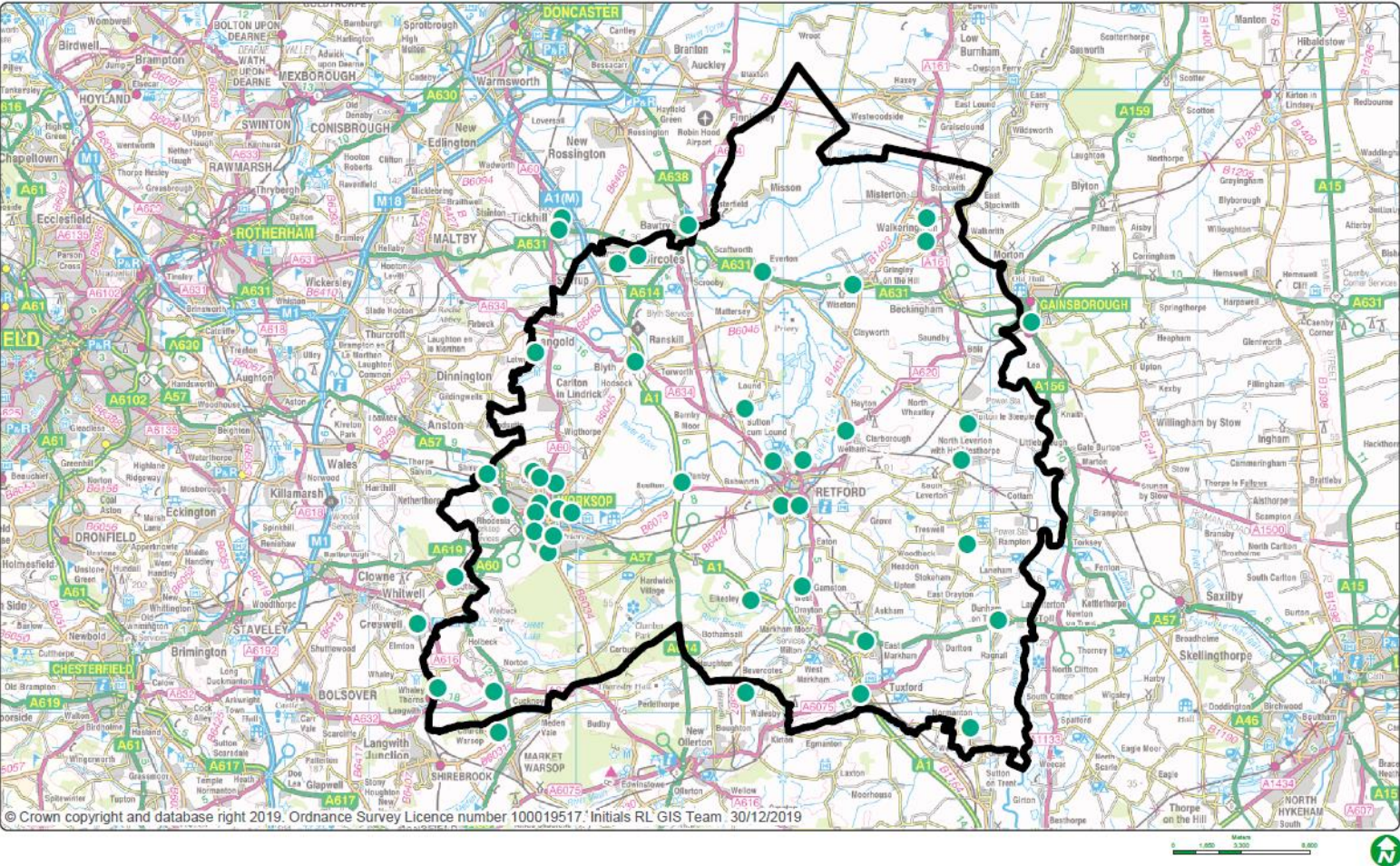
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- Doctors
  - ▬ Bassetlaw Boundary



Location of Primary Schools

Bassetlaw District Council

Primary Schools



**Key**

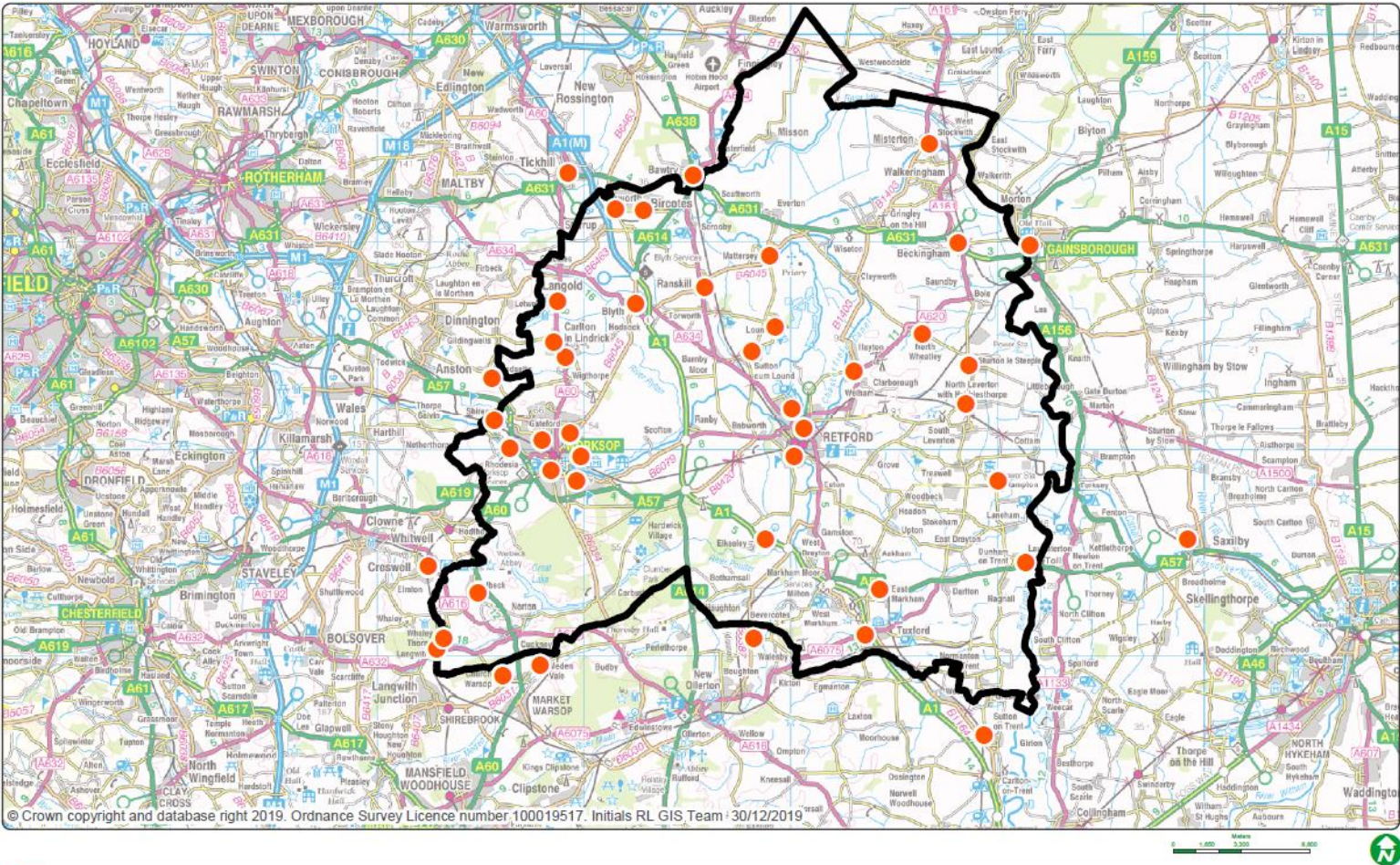
-  Primary Schools
-  Bassetlaw Boundary



Location of Post Offices

Bassetlaw District Council

Post Offices



Key

- Post Offices
- ▭ Bassetlaw Boundary

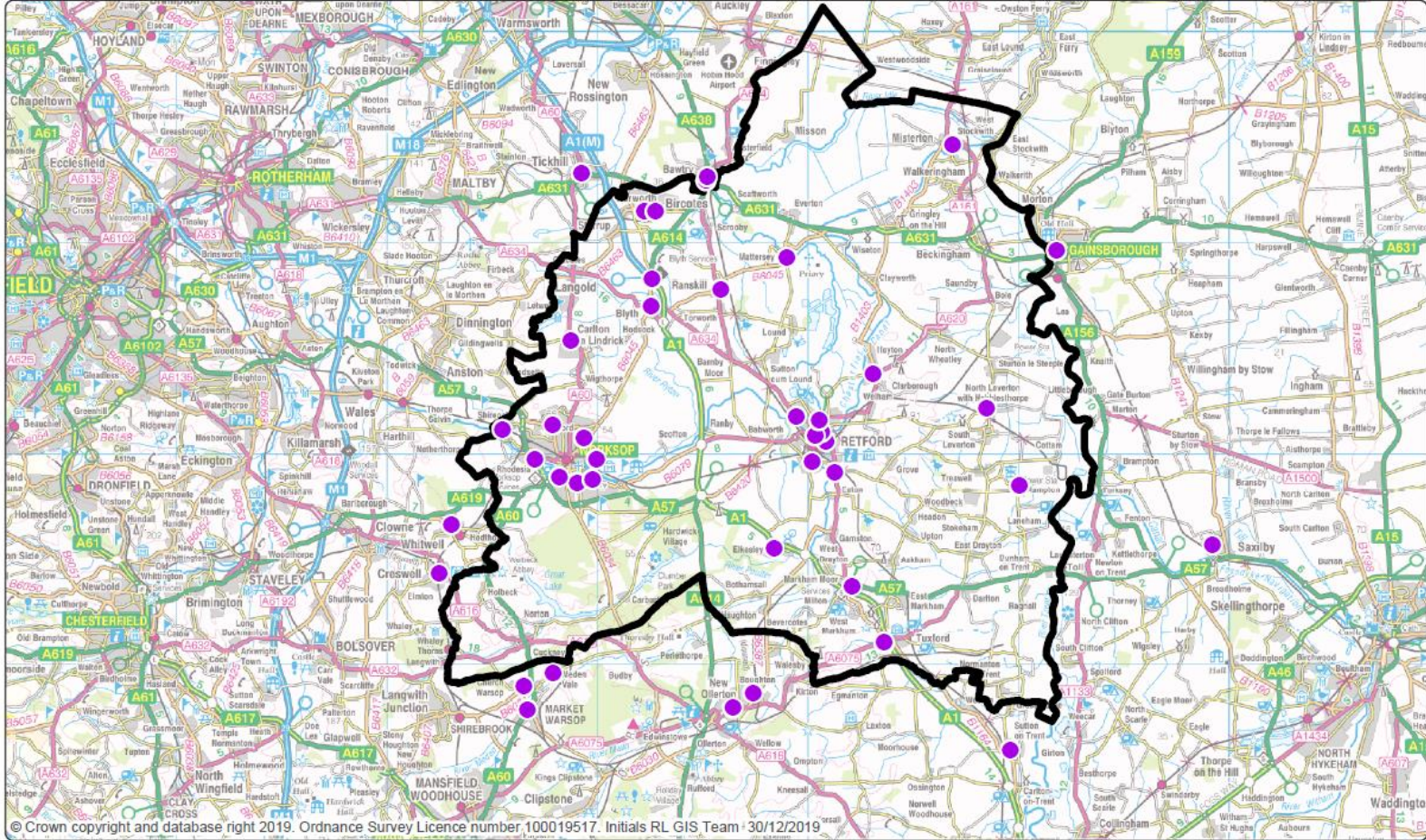




Location of Convenience Stores

Bassetlaw District Council

Convenience Retail



Key

- Convenience Retail
- ▭ Bassetlaw Boundary