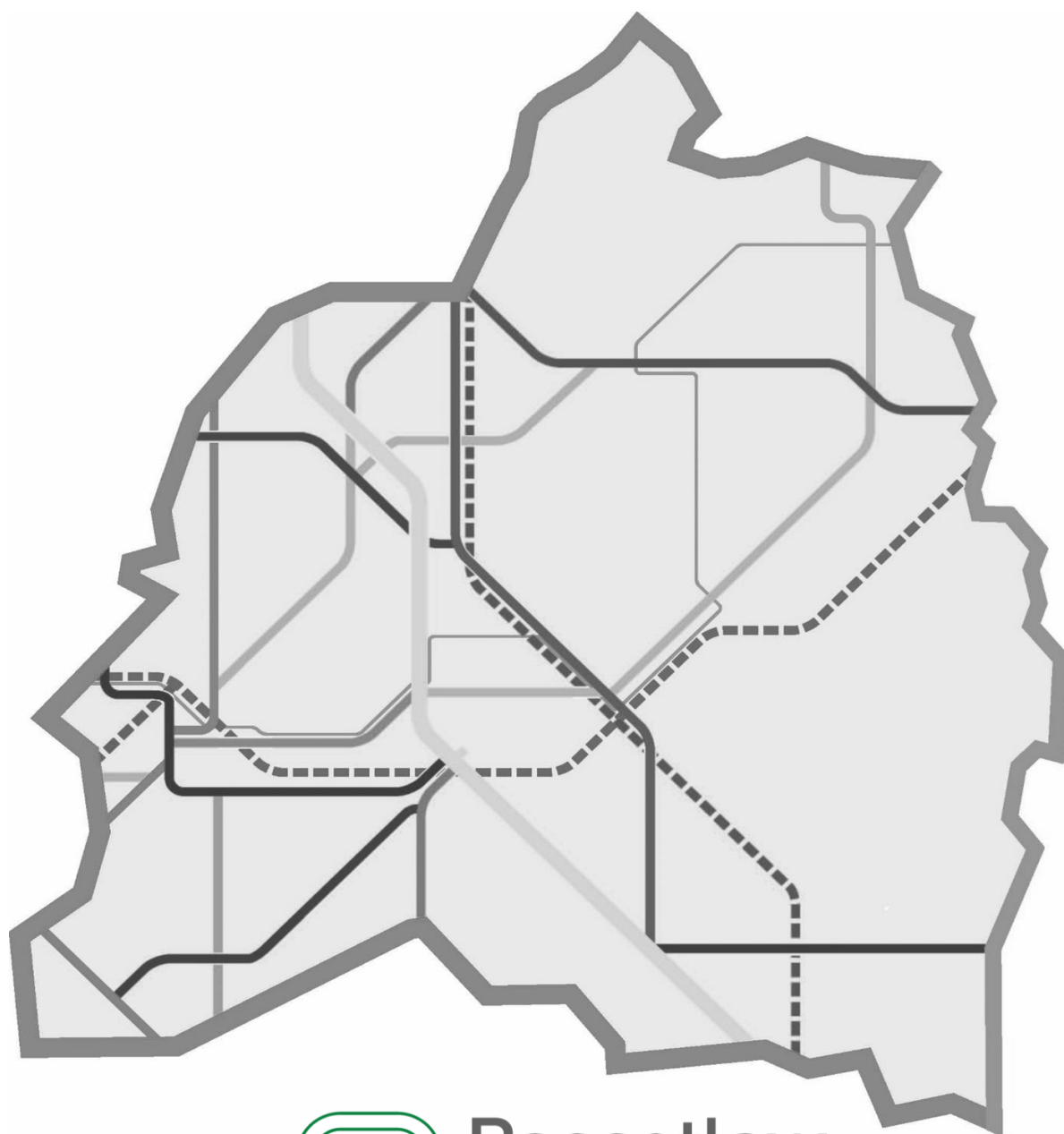


Bassetlaw New Settlement

Addendum Paper

(January 2020)



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

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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 most appropriate place to accommodate a new Garden Village.

In particular, since 2017, the studies detailed in this document have helped to inform the proposals for how growth in Bassetlaw will be managed through the emerging Local Plan.

This paper has been produced to explain how the approach to the proposed Bassetlaw Garden Village was conceptualised and developed moving through the development of the emerging Local Plan.

The National Garden Village Movement

The growth of the garden city/village movement took place towards the end of the 19th century following on into the early 20th century, coinciding with the rising concept of sustainable living – the pursuit of the ideal social community. Ebenezer Howard is regarded as the founder of the principle with his book ‘Garden Cities of Tomorrow’ A mixture of private and public investments was to be made in order to raise the capital for the delivery phase, in essence, making it the interest for both private and public sectors that the community and concept was a success.

At this time the movement was designed to support significantly larger populations ranging from 10,000 to 45,000 residents, for the formation of towns with associated employment provision and allocation. Due to the size of these original proposals, the exact transfer of ideas cannot be exactly replicated on a smaller scale for a Garden village, therefore, some of the principles of the larger towns have been diluted or replicated on a smaller scale. Only two cities in the UK were developed along the concept of the Garden City those being Letchworth Garden City and Welwyn Garden City.

Due to the growing housing shortfall in the UK, the government are taking a pro-active approach to home and community building. Large new settlements have a key role to play in meeting this country’s housing needs and providing a stable pipeline of housing into the future. The design and principles of the Garden City movement can be used to create viable and vibrant communities on a smaller scale.

In 2015 Lord Matthew Taylor worked to produce a policy exchange document titled ‘Garden Villages: Empowering localism to solve the housing crises’. The document prescribes the Garden Villages as a concept which can address the current housing crisis being experienced in the UK. The document provides several proposals in how communities can be constructed. Lord Taylor also created a template feasibility table which offers a broad outline of costs associated with the developments and potential profits the government will be capable of making if they went ahead with his proposals.

Concerns, however, have been raised that by putting emphasis on the feasibility of the communities, such as those of Lord Taylor’s report, that the underpinning goal of the Garden Villages may be sacrificed as a part of cost-cutting measures leading to a watering down version of the urban model being applied. A consequence will be lower quality developments and unsustainable communities.

In January 2017 the DCLG published a report confirming the first new wave of garden villages, the report lists locations which will have access to government funding to support

the growth of new independent communities which will each hold between 1,500 and 10,000 homes. It is recognised that this new settlement falls outside of the timescales/scope of this programme. However, there is strong support in the recent Housing White Paper⁹ for development to allow rural communities to grow and make it easier to build new settlements, such as that proposed by BDC.

The Opportunity for a Garden Village in Bassetlaw

The garden village opportunity advocates long-term housing growth, ensuring that real benefits are secured from the outset, including a quality design with cutting-edge technology, local employment opportunities, accessible green space near homes and a high-quality public realm.

Residential development with good access to existing employment opportunities, located on/near to strategic transport routes and providing a markedly different 'offer' to what is typically available on new suburban housing estates can boost the appeal of an area for skilled workers or firms looking to relocate. Development on this scale also gives scope to deliver affordable housing that can enable younger people to live and work in rural areas, rather than being priced-out and resorting to living elsewhere.

The NPPF is clear in its aims that nationally there needs to be a significant boost to the supply of housing. It sets out a clear agenda that Local Planning Authorities (LPAs) should be delivering a wider choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities in a sustainable manner.

The NPPF also requires LPAs to widen the opportunities for home ownership identifying size, type, tenure and range of housing that is required in particular locations, reflecting local demand. The Government wants to enable more people to build or commission their own home and wants to make this form of housing a mainstream housing option. The Initial Draft Bassetlaw Plan (IDBP) proposes a spatial strategy for the District alongside the vision and objectives that will run throughout the Bassetlaw Plan. This includes the proposed principles for strategic growth and organic developments across the District.

The three dimensions or overarching roles in the pursuit of sustainable development are economic, social and environmental:

- The economic role is about contributing to building a strong and competitive economy, by ensuring that sufficient land of the right type is available in the right places at the right time to support the growth of innovation.
- The social role is about supporting strong, vibrant healthy communities, by providing a supply of housing to meet existing and future needs; by creating a high quality built environment with accessible local services.
- The environmental role is about protecting and enhancing our natural, built and historic environment, improving biodiversity, minimising waste and pollution and adapting to climate change.

2. Context

Bassetlaw District Council began preparing a new Local Plan for the District back in 2016 and had identified the opportunity for a new settlement to be delivered in the Initial Draft Bassetlaw Plan as one of the ideas/options presented to the public during its consultation.

The consultation paper includes an option to develop an entirely new rural settlement or to significantly expand an existing village as set out under Strategic Proposal 6B. This is rooted in the aspiration of the Draft Vision for the Bassetlaw Plan, to deliver residential development

in the right places to support the growth of communities, as well as recognising the contribution that a vibrant rural economy makes to the District and wider sub-region.

The proposal for a new village draws on the approach to rural sustainability set out in the draft plan which sees villages as inter-connected clusters for the purposes of service provision. Due to the scale of a new or an expanded rural settlement, it is required to be in a location that can provide additional services in addition to addressing any shortage of services in surrounding villages.

The option was favourable following the feedback from the consultation and work began on the Bassetlaw New Settlement Study. This document was a high-level desktop assessment which assessed various areas of land for their availability and suitability for a new settlement.

The new settlement could create new integrated housing and employment areas and associated new and improved infrastructure supporting the needs of the District. The settlement will accommodate a minimum of 4000 new homes and around 15 hectares of employment land and be developed throughout this plan period and beyond.

The New Settlement Study assesses the ability of sites within Bassetlaw District to deliver sustainable places for residents to live and work, which follow the garden city/village model. The new community will be free standing and will adhere to the principles of the garden city movement, becoming attractive places which people want to live.

The core principles for the location for a new settlement, included:

1. A free-standing independent community which has its own identity and services to maintain the sustainability of the residents. The settlement will be in 'close' proximity to neighbouring existing settlements where the services and infrastructure being developed can support existing communities elsewhere in the District;
2. The new settlement will need to follow the principles laid out in the Garden Village Prospectus (August 2018);
3. The location of the new settlement should also deliver benefits to existing rural communities, through improvements to a wider number of services, facilities and infrastructure;
4. To work with stakeholders to assess and locate the "most" suitable site and utilise existing opportunities and constraints to benefit the local area and avoid significant impacts to the environment; and
5. The site presents an opportunity to deliver an exemplar development for the 21st Century drawing on well-planned, designed and sustainable garden community.

What sites were considered?

The study's main objective was to identify land for housing purposes which could form an independent settlement without the drawback of coalescence with existing settlements. Bassetlaw's rural communities represent almost a third of the district's population, therefore careful consideration was given to identifying locations that would both benefit from significant investment and provide wider strategic benefits.

The study reviewed Bassetlaw's known environmental and landscape designations, physical constraints and the availability of services and facilities in each Parish. To ensure alignment with the Council's Local Plan process, it drew on the methodology set out in the Council's adopted SA Scoping Report.

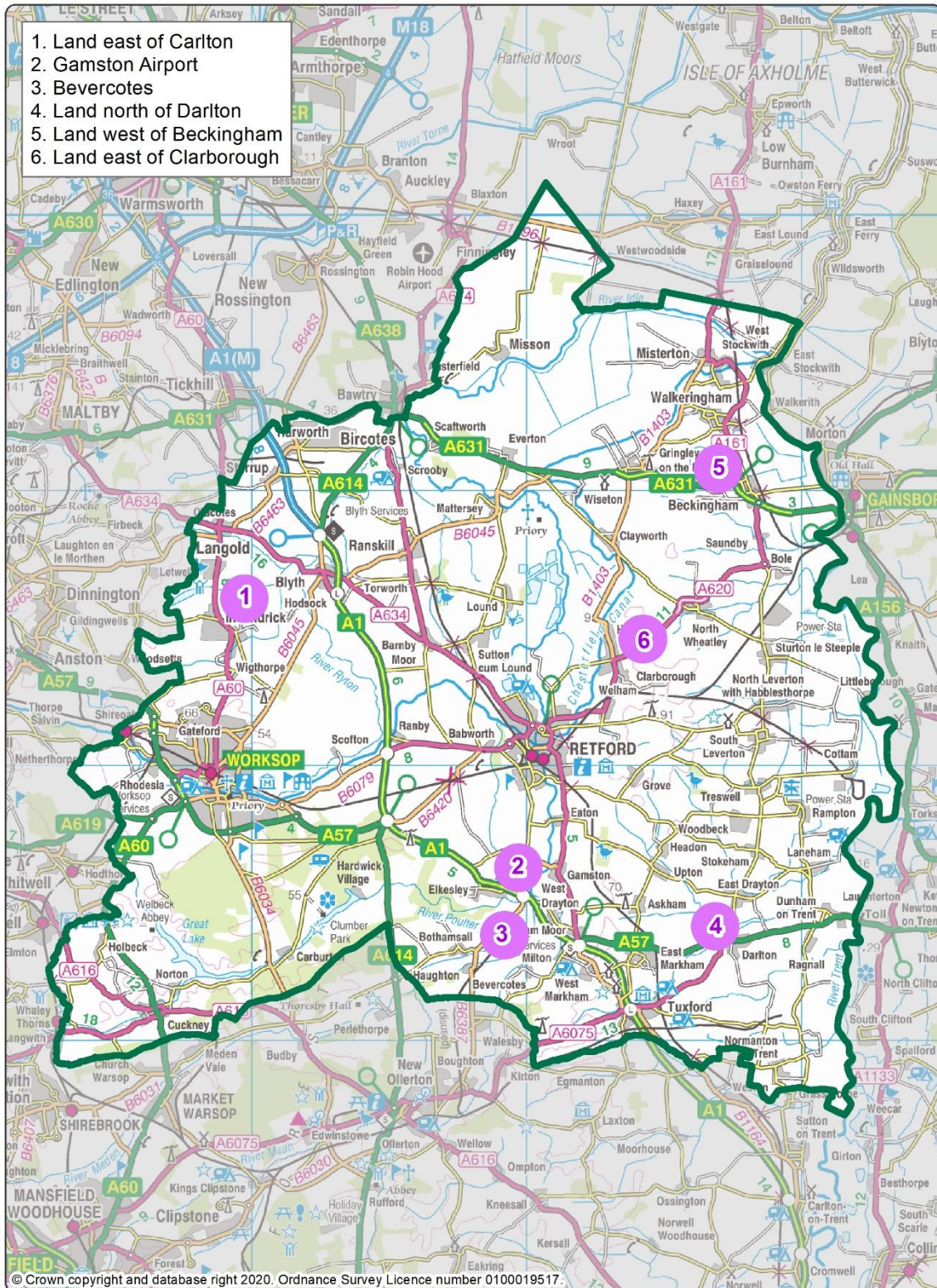
This assessment was high-level, it was also subject to consultation from both statutory and non-statutory consultees. Not detailed viability, environmental or infrastructure assessment was undertaken along with the assessment of sites at this stage of the process.

After an assessment of all Parishes in the District, the study identified six sites for further analysis, including:

- Gamston Airport;
- Former Bevercotes Colliery;
- Land East of Carlton-in-Lindrick;
- Land West of Beckingham;
- Land East of Clarborough;
- Land North of Darlton.

Map 2: The location of Sites being considered across Bassetlaw

Broad locations for a new settlement



The other sites considered in the New Settlement Study were not considered to be reasonable because they were deemed to have significant constraints, either in terms of environmental constraints or sensitivities, physical or technical constraints. In addition, the Council discounted sites that would be located near existing land uses that would be harmful to future residents.

Candidate sites that emerged independently through the study and those that were put forward as part of the plan consultation process or the call for sites were rigorously assessed, while careful consideration was given to how this approach to development (as a component of a spatial strategy) could help deliver sustainable patterns of growth. Following this, it was then narrowed down to three sites which could potentially accommodate and be suitable for a new settlement. Finally, two sites emerged as the most suitable and potentially feasible options for a garden village.

Three of the strategic site options are expected to have significant negative effects in relation to SA objective 1: **biodiversity and geodiversity**. These effects have been identified given that the sites by Clarborough, Gamston Airport and Former Bevercotes Colliery are in close proximity to local wildlife designations as well as national or international designations including the potential future designation of Sherwood Forest ppSPA.

Land north of Darlton is expected to have a minor negative effect in relation to this SA objective given that it lies within 100m of locally designated wildlife sites only. The two remaining sites considered, by Carlton-in-Lindrick and Beckingham respectively are not within 100m of any local wildlife sites or within 500m of any international or national wildlife sites. As such they are expected to have a negligible effect on this SA objective.

All of the strategic site options are expected to have a significant positive effect in relation to SA objective 2: **housing**. This effect is expected given that the proposed garden settlement at each site is expected to provide in excess of 1,000 dwellings making a significant contribution to the District's housing need. Each site would also help deliver a range of housing types and would furthermore contribute to meeting the affordable housing need in the District.

The majority of the strategic site options are expected to have a minor positive effect in relation to SA objective 3: **economy and skills**. The proposed garden settlements to be delivered at each site are expected to provide small scale employment and job opportunities for residents.

The effect expected in relation to the site by Gamston Airport is however expected to be mixed (minor positive and minor negative). The redevelopment of the airport site is expected to lead to a loss of employment opportunities associated with the current use of the site, although the airport is small-scale and does not have a large number of employment opportunities. However, it is likely that a net gain in terms of employment opportunities will result.

All of the strategic site options are expected to have a minor positive effect in relation to SA objective 4: **regeneration and social inclusion**. Each of the proposed garden settlements would provide a new local centre as well as a primary school and GP surgery. It is expected that this provision of new local centres which include new services and facilities would help to address indicators of deprivation in the District. In addition, a number of the sites are

within 800m of existing key services or within 2km of a town centre within the District where more services and facilities are available.

All of the strategic site options are expected to have a significant positive effect in relation to SA objective 5: **health and wellbeing**, as each of the proposed garden settlements is to provide new open spaces, greenspaces and a GP surgery. As such the development would be accessible to health facilities and could encourage increased physical activity among residents. In addition, some of these sites are also within close proximity (800m) to existing sports, recreation and/or healthcare facilities.

However, the significant positive effect identified for three of these sites is expected to be combined with a significant negative effect as part of an overall mixed effect. The sites by Carlton-in-Lindrick, Beckingham and Claborough are located within areas of accessible countryside, which would be lost due to development. As such opportunities for residents to partake of more physical activity may be adversely affected.

Each of the proposed garden settlements to be provided at the strategic site options is to incorporate new sustainable transport links such as bus services and cycle routes. This approach is likely to help promote modal shift and limit the potential for adverse impacts to the existing road network related to issues such as congestion. As such a minor positive effect is expected in relation to all of the sites considered with regards to SA objective 6: **transport**. In addition, a number of sites are also within 400m of existing bus services and cycle infrastructure. However, none of the sites are within 1km of a railway station and as such no significant positive effects have been identified.

All of the strategic site options contain portions of greenfield land, the development of which is seen as a less efficient use of land resources in the District. Four of the sites are expected to have a significant negative effect in relation to SA objective 7: **land use and soils**, as they are located entirely on greenfield land and contain large areas of Grade 3 agricultural land. As the other two sites (Gamston Airport and Former Bevercotes Colliery) comprise areas of both brownfield and greenfield land, an overall mixed effect (minor positive/minor negative) has been identified in relation to this SA objective.

Three of the strategic site options (Land East of Carlton-in-Lindrick, Gamston Airport Former Bevercotes Colliery) lie within Source Protection Zone 3. The delivery of development at these locations may result in the contamination of groundwater sources. As such a significant negative uncertain effect is expected in relation to SA objective 8: **water** for these sites. A negligible effect is expected for the three remaining sites given that they are not within the boundaries of Source Protection Zones.

All of the strategic site options are expected to have a negligible effect with regards to SA objective 9: **flood risk** as they are not situated within flood zone 2 or 3. As such it is not expected that new development at these locations would contribute to any increase in flood risk in the District.

While the promotion of modal shift through the provision of sustainable transport links within each garden village is likely to help improve air quality in the District, the proximity of the strategic site options to sustainable transport links has already been considered separately under SA objective 6. There are currently no Air Quality Management Areas (AQMAs) declared within the District. It has not been possible to appraise the potential effect of

development on air quality at a site specific level as effects will depend largely on the design of sites and onsite practices. As such, strategic site options have not been assessed against SA objective 10: **air quality**.

It has also not been possible to appraise the potential effect of development on the level of greenhouse gas emissions and climate change at a site specific level. The effects on this SA objective will depend largely on the design of sites and onsite practices. The promotion of modal shift may also help to limit the level of greenhouse gas emissions from private vehicles and the proximity of the sites to sustainable transport links has been considered separately under SA objective 6. As such, strategic site options have not been assessed against SA objective 11: **climate change**.

The majority of sites are expected to have negligible effects in relation to SA objective 12: **resource use and waste**. These four sites are not located within a MSA and therefore are unlikely to adversely affect the extraction of finite mineral resources in the District. However, two of the sites (Gamston Airport and Former Bevercotes Colliery) are expected to have a significant negative effect in relation to resource use as they lie within a MSA. Gamston Airport site lies only partially within the MSA, so a level of uncertainty is attached to the overall effect given that it will be dependent upon the precise layout of the site.

All of the sites (apart from Land East of Clarborough) are expected to have minor negative effects in relation to SA objective 13: cultural heritage. Land East of Clarborough site does not contain or lie adjacent to any designated heritage assets beyond elements of ridge and furrow earthworks and the potential for archaeological deposits at the site is considered to be low, leading to an uncertain negligible effect. The remaining five sites contain local heritage assets or lie within the setting of, or within 500m of, designated heritage assets. Development at these sites therefore has the potential to result in adverse impacts on the settings of those identified heritage assets.

Half of the sites (Land West of Beckingham, Land East of Clarborough and Land north of Darlton) are expected to have significant negative effects in relation to SA objective 14: **landscape and townscape**. These sites are located within landscape policy zones which have been identified as being in 'very good condition' and of 'very high' sensitivity. Development in these locations has the potential to adversely affect the existing landscape character at these highly sensitive locations.

The remaining sites are expected to have a minor positive effect in relation to this SA objective. These sites are located within landscape policy zones which are recognised to be of a 'good condition' and 'moderate' sensitivity.

As noted above, since this assessment was presented in the SA Report of the Part 1 Draft Bassetlaw Plan (January 2019). During the consultation on the Draft Bassetlaw Plan in early 2019, additional sites were made available to the Council for consideration of their inclusion for accommodating the proposed Bassetlaw Garden Village. These sites were included in the Land Availability Assessment and have been appraised through the Sustainability Appraisal for their suitability as potential Garden Village locations, along with a review of the existing proposed sites of Gamston Airport and Bevercotes Colliery.

Table 4.5 SA effects for strategic site options

Site	Land East of Carlton-in-Lindrick	Land West of Beckingham	Land East of Claborough	Gamston Airport	Former Bevercotes Colliery	Land north of Darlton
SA objective						
SA1: Biodiversity and Geodiversity	0	0	--	--	--?	-
SA2: Housing	++	++	++	++	++	++
SA3: Economy and skills	+	+	+	+/-	+	+
SA4: Regeneration and Social Inclusion	+	+	+	+	+	+
SA5: Health and Wellbeing	++/--	++/--	++/--	++	++	++
SA6: Transport	+	+	+	+	+	+
SA7: Land Use and Soils	--	--	--	+/-	+/-	--
SA8: Water	--?	0	0	--?	--?	0
SA9: Flood Risk	0	0	0	0	0	0
SA10: Air Quality	N/A	N/A	N/A	N/A	N/A	N/A
SA11: Climate Change	N/A	N/A	N/A	N/A	N/A	N/A
SA12: Resource Use and Waste	0	0	0	--?	--	0
SA13: Cultural Heritage	-	-	0?	-	-	-
SA14: Landscape and Townscape	-	--	--	-	-	--

Based on their individual and combined merits, these sites were take forward two as strategic allocations for growth, former Bevercotes Colliery and Gamston Airport in the emerging Bassetlaw Local Plan for their consideration.

3. The Draft Bassetlaw Plan 2019

In January 2019, the draft Bassetlaw Local Plan – Part 1: Strategic was subject to an 8 week consultation period. The plan included the two sites for a joint Garden Village venture through Policy 12. This element of the Plan was also subject to public consultation. Policy 12 focused heavily on how the redevelopment of these sites would provide benefit to the District in terms of housing and employment growth.

The emphasis of the proposed Garden Village is that both site would complement one another by each offering benefits that the other couldn't provide.

Summary of Consultation Responses

The consultation closed in March 2019 and over 500 responses were received. The majority of these responses were in response to Policy 12 and the Garden Village locations particularly from the surrounding community and existing users of Gamston Airport.

Additionally, other large sites were submitted, into the Council's LAA, for consideration for mixed uses during the consultation period and these were subject to further investigation through the sustainability appraisal for their suitability and deliverability. These sites included land at Morton (Apleyhead), Cottam Power Station and the former High Marnham Power Station.

The loss of Gamston Airfield was opposed on the basis that it would see the loss of an economic asset and general aviation airfield. Additionally, at that time, the Government published 'Aviation 2050', which consulted on whether to protect general aviation airfields from development. Despite the Council seeking clarification on this matter, the Government have been unable to provide clear direction on their future approach and there has been no publication of the outcome of the national consultation exercise. The Council is therefore unable to pursue this as an option as it raises questions about the deliverability of the airport site, which would mean the Plan could be found unsound at Examination.

Bevercotes Colliery site is covered by two Local Wildlife Sites. Although it has a historical planning permission for employment use, and a habitat management package was agreed as part of that permission in 2013, since then the planning process and national legislation has advanced. Local Wildlife Sites are now protected under the updated National Planning Policy Framework and the mitigation agreed previously was for employment use: the initially proposed Local Plan allocation was predominantly for housing (with some employment) which has a very different impact in terms of recreational use impact from the generation of a critical mass of end users in the vicinity of sensitive receptors for example.

Additionally, since then the Council's Habitats Regulations Assessment 2019 identified that the former Bevercotes Colliery had the potential to support the breeding and foraging of bird species protected by the Birds Directive. The Council has a duty under the Conservation of Habitats and Species (Amendment) Regulations 2012 to ensure that all 'reasonable endeavours' have been taken to protect and enhance the habitats at Bevercotes Colliery that these protected bird species use to forage and breed.

4. A Review of the Garden Village

Due to the issues raised from the consultation and the additional sites being made available to the Council, further work was undertaken on all sites to further investigate the issues raised during consultation and, for the new sites, their potential suitability for accommodating a garden village. This was undertaken through the revised Sustainability Appraisal, the Habitat Regulations Assessment and Site Selection process for the emerging Local Plan.

The sites appraised in the revised sustainability appraisal and the Site Selection work, included:

1. Gamston Airport;
2. Former Bevercotes Colliery;
3. Former High Marnham Power Station;
4. Land at Morton; and
5. Cottam Power Station.

These sites will be assessed for their availability, suitability – in terms of meeting the Sustainability Appraisal Objectives and the principles identified within the Government's Garden Village agenda. Due to the changes in national policy, updated local evidence and an updated Council Plan, more focus was also given to the benefits a garden village could bring in terms of reducing its impact on the local environment and providing a net gain in terms of local wildlife and biodiversity. In addition, opportunities to provide more sustainable travel, renewable energy and employment/mixed uses were included in the consideration for the location of the Garden Village. The full outcome and information from the Sustainability Appraisal and Site Selection Methodology is available to view on the Council's website.

Site Selection Methodology

The purpose of the methodology is to provide a robust framework to guide the preparation of a clear and reasoned evidence base to support the proposed site allocations in the Local Plan.

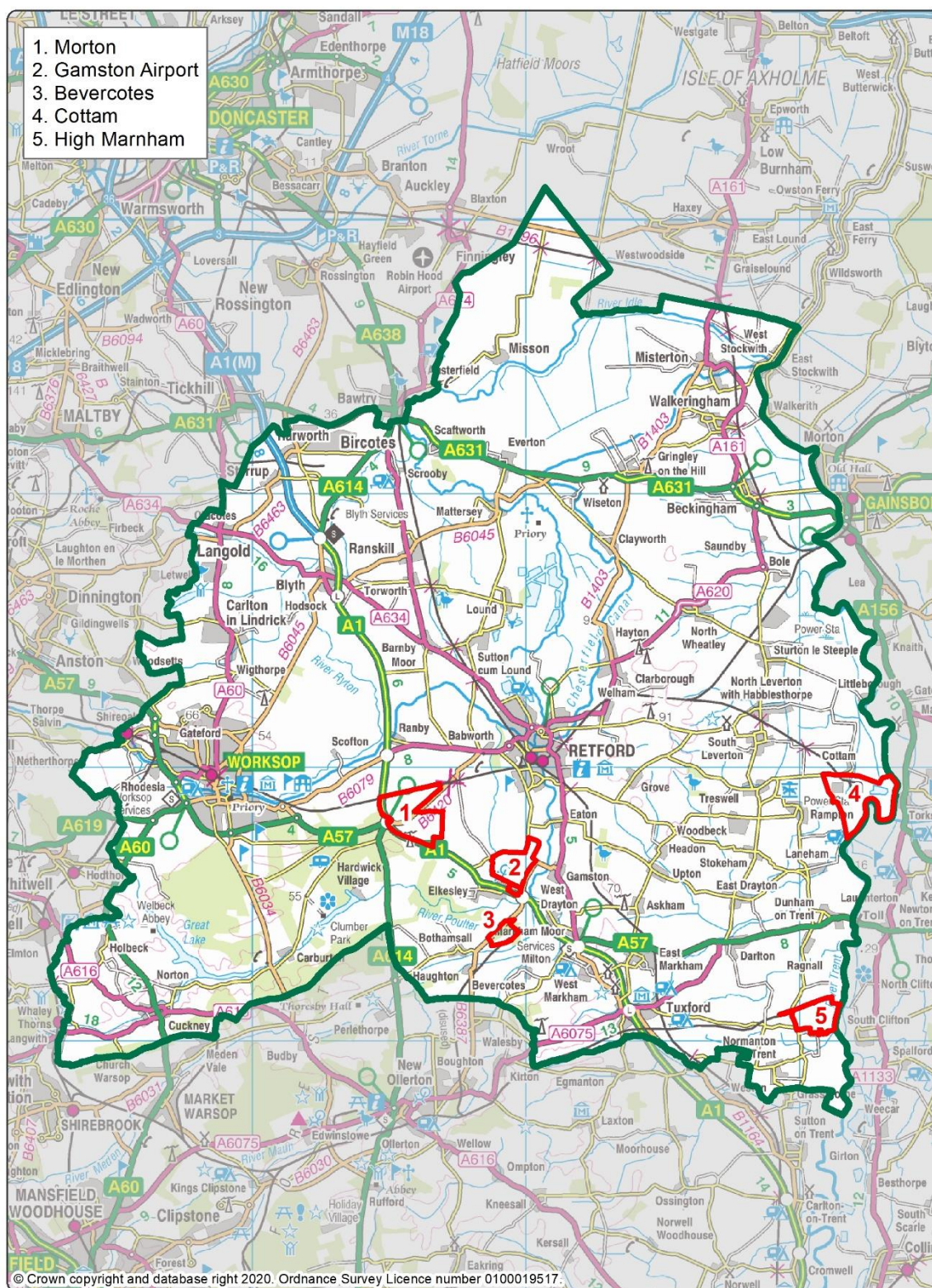
There are four stages in the methodology:

STAGE	DESCRIPTION OF PROCESS
Stage 1	<p>Identification and initial assessment of absolute constraints</p> <ul style="list-style-type: none"> • Identification of potential sites through Land Availability Assessment (LAA), Economic Development Needs Assessment (EDNA), the Brownfield Land Register, call for sites process or through representation to the consultation for the draft Bassetlaw Local Plan 2019, in addition to any other evidence • Identification of existing use. Should this involve a loss of an alternative land use, consideration will need to be given to whether the use needs to be kept or can be appropriately re-located • Identification of any sites that were considered unsuitable for development due to the following absolute constraints: <ul style="list-style-type: none"> - Whole site is in Flood Zone 3 - Sites of Special Scientific Interest (SSSI) - Special Area of Conservation (SAC)/Special Protection Area (SPA)/Ramsar site - Ancient Woodland - Sites containing a Scheduled Ancient Monument - Registered Park or Garden - HSE Consultation Zone inner zone <p>Sites assessed as unsuitable for further consideration due to absolute constraints do not progress to STAGE 2</p>
Stage 2	<p>Assessment of sites not discounted at Stage 1 Land Availability Assessment process, involving:</p> <ul style="list-style-type: none"> - Site capacity threshold: - Site capable of accommodating 5 or more dwellings* or for non residential development 0.25ha or capable of accommodating 1000sqm floorspace - Assessment of site suitability for housing taking into consideration: <ul style="list-style-type: none"> - Site size - Assessment of capacity, with appropriate gross to net ratio - Boundaries - Physical constraints; - Environmental constraints; - Landscape and heritage; - Bad neighbouring uses; - Area character; - Compliance with National Policy and guidance. - Assessment of site availability and deliverability: - Site confirmed by owner/promoter as available for development; - Consideration of viability/abnormal costs - Consideration of relevant planning history - Sites that have been granted planning permission

STAGE	DESCRIPTION OF PROCESS
	<ul style="list-style-type: none"> - Sites that have previously been refused planning permission <p>Sites that did not meet the threshold, or were unsuitable, unavailable, or had relevant planning history do not progress to STAGE 3</p>
Stage 3	<p>Detailed Site Assessments of Reasonable Alternative Sites</p> <ul style="list-style-type: none"> • Detailed site assessments informed by and produced alongside: <ul style="list-style-type: none"> - Sustainability Appraisal - Bassetlaw Habitats Regulation Assessment - Infrastructure Delivery Plan - Landscape Character Assessment - Site Allocations Landscape Study - Green Gap Study - Strategic Flood Risk Assessment - Bassetlaw Transport Study - Bassetlaw Interim Whole Plan and CIL Viability Assessment • Assessment of constraints and opportunities (desktop) • High level assessment of whether constraints could be overcome • Consultation with key stakeholders (including the Highway Authority, Environment Agency, Highways England, BDC Conservation, and Service Providers). • Updated information from site promoters where provided • High level assessment of achievability of each site • Assessment of a sites potential to achieve the objectives of the emerging Local Plan <p>Sites that were not considered to have reasonable potential for development do not progress to STAGE 4</p>
Stage 4	<p>Identification of Preferred Allocations</p> <p>Planning balance has been used to determine the most suitable sites for allocation. This has taken into consideration evidence from Stage 3; and it has also involved the identification of opportunities to deliver development that:</p> <ul style="list-style-type: none"> • will deliver a step-change in the local economy by providing new jobs; • will regenerate large vacant brownfield sites; • will deliver renewable/clean energy; • will provide a net increase in biodiversity, or no loss of biodiversity; • has good access to, or which can improve access to public transport; • has good access to a range of services and facilities, or which can deliver an improvement to/new services and facilities.

More detail on the process of selecting sites is available to view in the Council's **Site Selection Methodology Paper**.

Map 2: The location of the current Sites being considered across Bassetlaw



5 Gamston Airport

The updated Sustainability Appraisal concludes that:

The HRA Screening Report noted the potential for the Gamston Airport site to provide suitable foraging habitat for woodlark, which although not as important as breeding habitat in maintaining the ppSPA bird populations, is still considered likely to have a significant effect in relation to biodiversity.

This combined with the public feedback from consultation and the response from the Civil Aviation Authority (CAA) regarding the Government's 'Aviation 2050 strategy presented a high-risk to the overall availability and suitability of the site and therefore to the 'soundness' of the Local Plan moving forward. It was therefore agreed that the site would be removed as a potential Garden Village location within the next consultation version of the Bassetlaw Local Plan.

6 Former Bevercotes Colliery

The updated Sustainability Appraisal concludes that:

Although there were known environmental constraints identified during the initial assessment of the site, the Council's Habitats Regulations Assessment (2019) has identified that the former Bevercotes Colliery has the potential to support the breeding and foraging of bird species protected by the Birds Directive. On-site mitigation is not possible because the developable area outside the Local Wildlife Sites is minimal. Because the habitats are 'open mosaic habitats on previously developed land' it is also difficult to replicate the habitats elsewhere.

Due to the environmental issues, the constrained site area and

Allocating Bevercotes Colliery is therefore contrary to recently updated national legislation and planning policy so it cannot be taken forward as it presented a high-risk to the overall suitability and deliverability of the site and to the 'soundness' of the Local Plan.

7 Former High Marnham Power Station

The updated Sustainability Appraisal concludes that:

A small portion of the site is a Local Wildlife Site, Marnham Railway Yard, which could be adversely affected by the redevelopment of the site. In addition, two other LWS' (Fledborough to Harby Dismantled Railway and Old Trent, Marnham) are within 100m of the site, to the north-east and south-east, respectively. However, the policy specifies that proposals for the redevelopment of the site will need to assess environmental impacts and minimise and where necessary mitigate or compensate any adverse environmental impacts. Whilst the policy does not explicitly refer to biodiversity, it is expected that this would fall under environmental impacts. As such, a potential mixed (significant negative and minor positive) effect is identified in relation to SA objective 1: **biodiversity**; however effects are uncertain until detailed proposals for the site are submitted.

The site will not include housing provision; therefore a negligible effect is likely in relation to SA objective 2: **housing**. The site would also provide 11.2ha of employment land for energy

efficient uses in addition to a 4.6ha 'energy hub' for low carbon energy production and storage, which are likely to provide substantial job opportunities. Furthermore, the policy safeguards land for future energy intensive land uses and solar energy production which may result in some additional employment opportunities and contribute towards a green local economy. As such, a significant positive effect is also identified in relation to SA objective 3: **economy and skills**.

Whilst development is not expected to provide community services and facilities, in repurposing a former coal-fired powered station this policy will contribute to regeneration and future-proofing energy supply in the area, therefore a minor positive effect is expected in relation to SA objective 4: **regeneration and social inclusion**.

The former High Marnham Power Station site is located within 2km of a cemetery however is not within 2km of any other open space. The site also contains a CROW footpath, which may be lost or re-routed as a result of development. The policy states that impacts on the community arising from the proposals should be assessed and where necessary mitigated. The green buffer zone proposed to be included could provide an open space resource for workers at the site, as such a mixed minor positive and minor negative but uncertain effect is identified in relation to SA objective 5: **health and wellbeing**. The policy proposes to allocate the site for renewable energy generation, with an emphasis on low carbon operations. The policy outlines development zones including zones for an 'energy hub', energy efficient business uses, land for future energy intensive land uses harnessing power from the energy hub and 81.3ha for solar energy production. As such, this policy is expected to have significant positive effects on SA objective 11: **climate change**.

The site is partially situated within 400m of an existing bus stop and there is not a railway station within 1km of the site. As such, potential minor positive effects are identified in relation to SA objectives 6: **transport**. The positive effect on SA objective 6: **transport** is reinforced by the policy's requirement to consider the capacity of the highway network to accommodate additional traffic arising from the development of the site. Furthermore, the policy requires that additional vehicle movements do not result in adverse environmental effects.

The policy promotes development for renewable energy generation. This may have minor positive effects in relation to air quality, as it will contribute to minimising pollutants from burning fossil fuels released into the atmosphere. In addition, the policy requires development proposals for the site to assess the environmental impacts arising from the development, and where necessary mitigate or compensate any adverse impacts, which is likely to include air quality. However, if the development results in an increases in vehicle movements, this may result in minor negative effects on local air quality. Therefore, mixed (minor positive and minor negative uncertain) effects have been identified in relation to SA objective 10: **air quality**.

The policy proposes to allocate development on a site that contains a mix of greenfield and brownfield land. Of the greenfield land, the majority is Grade 3 agricultural land. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 7: **land use and soils**. This site is not within a Source Protection Zone, and the policy requires development proposals for the site to assess the environmental impacts arising from the

development, and where necessary mitigate or compensate any adverse impacts. Although the policy does not explicitly refer to water quality, this is likely to fall under environmental effects, and as such a minor positive but uncertain effect is likely in relation to SA objective 8: **water**.

The eastern part of the site (in the zone for solar energy production) is within Flood Zone 3. The policy states that developments should not result in an increase in flood risk at the site or elsewhere and the scheme should be informed by a Flood Risk Assessment, and Environment Agency and Lead Local Flood Authority advice. Therefore, minor negative but uncertain effects are identified in relation to SA objective 9: **flood risk**.

This site is partly within a Minerals Safeguarding Area, Sand and Gravel Resource and so development here could lead to the sterilisation of mineral resources. However, this may already have occurred as a result of the original development of the site. As such, a potential but uncertain significant negative effect is identified in relation to SA objective 12: **resource use and waste**.

The Council's heritage officer notes that the site is located in the setting of various listed buildings and non-designated heritage assets, including St Gregory's Church (Grade I) and Manor Farm (Grade II) and the viaduct and bridge over the River Trent. In addition, there are numerous other heritage assets located on the eastern side of the River Trent within Newark and Sherwood, and the Council's archaeology officer highlighted that there are undated cropmarks located close to the site. Therefore, development of the site could lead to adverse effects on these assets. The policy requires that the impacts on heritage assets are assessed and where necessary mitigated or compensated. As such, a potential minor negative effect is identified in relation to SA objective 13: **cultural heritage** although this is uncertain until specific proposals for the site come forward.

This site is within Trent Washlands and Mid-Nottinghamshire Farmlands Landscape Character Areas. The site is within Landscape Policy Zones TW20 and MN12. Landscape Policy Zone TW20 is classified for conserve and create. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'moderate'. Landscape Policy Zone MN12 is classified for conserve. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'very high'. This indicates the potential for a significant negative effect on the landscape and townscape. However, the policy supports the redevelopment of a degraded power station site, and states that the effects on the landscape, including the setting of the River Trent, should be assessed and where necessary mitigated. As such, a minor positive effect overall is likely in relation to SA objective 14: **landscapes and townscape**, although this will remain uncertain until detailed masterplans and proposals have been submitted.

Although the site was appraised as a potential location for the Garden Village, discussions with the landowner of the site has led to alternative uses proposed for the site. This is largely renewable energy generation and economic based due to the opportunities for the connection from the site into the wider national grid network. In response to this, the site is no longer being considered for the location of a Garden Village and it is proposed as an allocation for an Energy Hub through Policy ST7 in the next consultation version of the Bassetlaw Local Plan.

8 Land at Appleyhead, Morton

The updated Sustainability Appraisal concludes that:

A very small portion of this site is within 100m of a Local Wildlife Site (Apleyhead Wood) and the site is located entirely within 5km of the Sherwood Forest ppSPA. However, the proposals for the garden village will seek to enhance the natural environment through the promotion of multifunctional green infrastructure, including a community woodland, which would result in an achieved net biodiversity gain. The development will also include innovative habitat planting and food growing. In addition, a project level HRA screening is required to assess the likelihood of significant effects on the ppSPA. Overall, a mixed (significant positive and minor negative uncertain) effect is likely in relation to SA objective 1: **biodiversity**, as the effect on the ppSPA will not be known until the scheme design and project level HRA screening is undertaken. However, it is noted that the HRA expects that any adverse impacts on the integrity of the ppSPA could be avoided.

The site will provide a minimum of 750 new dwellings which will contribute to meeting housing needs within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures and meets the needs of people from a wide range of age groups and taking into account affordability. As such, a significant positive effect is likely in relation to SA objective 2: **housing**. The policy will also provide a minimum of 20 hectares of employment and commercial land, which will increase opportunities for employment and provide residents of the garden village with the opportunity to live and work within close proximity. Furthermore, the policy requires the provision of starter units to support entrepreneurship. As such, a significant positive effect is likely in relation to SA objective 3: **economy and skills**.

The policy will contribute towards health and educational facilities and will provide a new local centre and community hub, which will support well-being and social cohesion and help to create a vibrant community. While the site is not within 2km of any existing key services or a town centre, it is anticipated that the new development will provide the majority of day-to-day services and facilities within the garden village. As such, a significant positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.

The Bassetlaw Garden Village site is partially within 2km of country parks, and CRoW open access areas and the policy supports the development of green spaces, including a country park and a community woodland, as part of the garden village. The policy also supports innovative habitat planting and food growing areas and states that the Garden Village will seek to improve opportunities for access to sport and physical activities, including cycling and pedestrian links between communities, as well as the development of a new health centre (the site is not located within 2km of a GP surgery and in any case an existing surgery may well not be able to accommodate the increase in demand from a development of this size). As such, a significant positive effect is likely in relation to SA objective 5: **health and wellbeing**.

The policy encourages the use of sustainable transport and seeks to ensure that the development reduces the reliance on motorised vehicles and will promote a step-change towards active and public transport through the creation of cycling and pedestrian links between communities. In terms of existing links, there is not a railway station within 1km of

the site. The co-location of housing and employment development should enable more people to live and work within close proximity and travel less day-to-day (although it is acknowledged that the site is unlikely to be self-sufficient and some residents will likely travel for work or facilities in larger centres). As such, minor positive effects are expected in relation to SA objective 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the site will champion green and low carbon energy and technology.

The policy proposes to allocate development on greenfield land which is Grade 3 agricultural land. As such, a significant negative effect is likely in relation to SA objective 7: **land use and soils** although this is uncertain as it is not known whether the land is Grade 3a (classified as high quality) or Grade 3b. The site is also situated within a Source Protection Zone and so development here may have a negative effect on ground and surface water quality. As such, a significant negative effect is likely in relation to SA objective 8: **water**.

The site is within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**, particularly because the provision of green infrastructure within the site will provide benefits in terms of flood risk mitigation. Furthermore, the site is not within a Minerals Safeguarding Area and the policy states that the development will seek to make effective use of natural resources including minerals, energy and water efficiency. As such, a minor positive effect is likely in relation to SA objective 12: **resource use and waste**.

The Council's heritage officer notes that Morton Hill Farm and Upper Morton Grange are located within the development site and possible minor negative effects have been identified as a result of development. Both are non-designated heritage assets, for which the surrounding countryside contributes to their setting, and this could be partly lost. The Council's archaeology officer notes that the development is located near potentially regionally significant archaeology remains, including brickwork fields, cropmarks, and small nucleated agricultural settlements. Further information is required to evaluate the archaeological potential of the sites in order to determine an appropriate mitigation strategy. As such, a potential minor negative effect is identified in relation to SA objective 13: **cultural heritage** but this is currently uncertain.

The majority of the Bassetlaw Garden Village site is within Sherwood Landscape Character Area. The site is within Landscape Policy Zone SH40 and is classified for conserve and create condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'moderate'. This indicates the potential for a minor negative effect on SA objective 14: **landscape and townscape**. However, the policy seeks to enhance the natural environment through promoting green infrastructure such as country parks and community woodland. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 14: **landscape and townscape**, although this is uncertain until detailed proposals for the site come forward at the planning application stage.

9 Cottam Power Station

The updated Sustainability Appraisal concludes that:

The proposed site for the new settlement at the Former Cottam Power Station site is further than 2km of any services or facilities, the policy states that the development of the new

settlement should incorporate key services and facilities such as a Local Centre with a social and retail hub, community facilities including sports pitches, and a new public transport facility. The policy also requires appropriate contributions towards primary and secondary education provision and health care facilities. As such, a potential significant positive effect is identified in relation to SA objective 4: **regeneration and social inclusion** but this is uncertain depending on the nature and timescales of any future development at the site, particularly where 'contributions' are required because if these services are provided off-site they must be accessible to residents.

The policy states that proposals should seek to extend the existing green infrastructure network to incorporate publicly accessible open space. In addition, the policy states that sports pitches should be provided as part of the development, and that appropriate contributions to healthcare facilities will be required. As such, a potential significant positive effect is identified in relation to SA objective 5: **health and wellbeing**, but this is uncertain, particularly where 'contributions' are required because if these services are provided off-site they must be accessible to the new residents.

The proposed site is within 400m of an existing bus stop, and 1km of a railway station, which may encourage the use of sustainable transport modes. The policy requires a new onsite public transport facility (e.g. rail station) to be provided, and that the development supports sustainable and public transport modes throughout the development (although it is acknowledged that the site is unlikely to be self-sufficient and some residents will likely travel for work or facilities in larger centres). As such, minor positive effects are identified in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change** although these are uncertain depending on the detailed settlement proposals for the site.

The policy states that at the masterplan stage, there should be provision for the comprehensive demolition, remediation, reclamation and redevelopment of the whole site. As such, a significant positive effect is likely in relation to SA objective 7: **land use and soils**. This site is not within a Source Protection Zone, and the policy requires development proposals for the site to protect the water quality of the River Trent. As such, a minor positive effect is likely in relation to SA objective 8: **water**.

A significant portion of the site is within Flood Zone 2, with a small portion of the site within Flood Zone 3. However, the policy requires the development to be of an appropriate scale, layout and form as informed by a Flood Risk Assessment. Furthermore, the policy requires that development adopts an integrated approach to surface water drainage and multifunctional greenspace which may help to mitigate any negative effects on flood risk. Therefore, despite part of the site being located within Flood Zone 2, it is likely that there will be a mixed (minor positive and minor negative) effect in relation to SA objective 9: **flood risk**, although this remains uncertain depending on detailed proposals for the site.

This site is within a Minerals Safeguarding Area, Sand and Gravel Resource and so development here could lead to the sterilisation of mineral resources. The policy outlines that non-minerals development in the MSA will be permitted where the requirements, as outlined in the Nottinghamshire Minerals Local Plan have been met. However, as the site has been previously developed, sterilisation of mineral resources may already have occurred as a

result of the original development of the site. As such, a potential uncertain minor negative effect is likely in relation to SA objective 12: **resource use and waste**.

The Council's heritage officer notes that although the power station is recognised as a non-designated heritage asset, this has not secured a future for the historic buildings on the site, such as the cooling towers and engine house and these may be lost to development. A Scheduled Ancient Monument, the Fleet Plantation Moat, is within close proximity to the site, and therefore the development of a new settlement could lead to adverse effects on this asset. In addition, there are other important heritage assets in the vicinity of the site, including other scheduled monuments and Grade I and II* listed buildings, such as Torksey Castle, Torksey Medieval Settlement, St Peter's Church, and Torksey Viaduct. The policy requires the development to respect the surrounding character and setting and be supported by a heritage impact assessment and archaeological assessment. As such, a potential mixed (minor positive and significant negative) effect is identified in relation to SA objective 13: **cultural heritage** although this is uncertain until specific proposals for the site come forward.

The proposed new settlement is not located within a Landscape Policy Zone. The regeneration of the degraded land of the former power station could have beneficial effects on the character of the landscape. Furthermore, the policy requires landscape-led design which creates a distinctive sense of place. Therefore, a significant positive effect is likely in relation to SA objective 14: **landscape and townscape**, although this remains uncertain until specific proposals for the site are submitted.

10 The Outcome of the Sustainability Appraisal

Of the five new settlement site options considered by the Council, Bassetlaw Garden Village (LAA453/455) and Cottam Power Station perform particularly well in sustainability terms.

Cottam Power Station performs well as both a new settlement and employment site option. As an employment site it would provide a continued employment use in the area and may require less investment in terms of remediation of contaminated land. However, as a new settlement it could better promote co-location of housing, employment and services, reducing the need for people to travel to this relatively remote site for work. For Morton, significant negative effects are only expected in relation to three SA objectives: SA 7: **land use and soils**, SA 8: **water** and SA1: **Biodiversity**. The negative effects for SA 7 however, relate to loss of Grade 3 agricultural land, which cannot be mitigated. Further investigation should be undertaken as to whether this is Grade 3a, which is considered best and most versatile agricultural land, or Grade 3b, which is not. SA1 is largely due to the fact there are Local Wildlife sites and is it close to the proposed Sherwood Forest ppSPA, although appropriate migration is likely achievable due to the size of the site.

As discussed with regards to employment site options, the potential negative effects identified as a result of redeveloping Cottam Power Station are likely to be minimised by the fact the site currently houses a power station. Whilst High Marnham Power Station (LAA369) could have potential significant negative effects on more SA objectives than Cottam Power Station, the same principle applies. However, the same principle does not apply to Bevercotes (LAA431), as this site has started to re-naturalise and contains Local Wildlife

Sites. In line with the HRA, it is recommended that if Bevercotes (LAA431) is taken forward, bird surveys would need to be carried out first to determine whether the site is used by nightjar and woodlark and, if so, whether suitable mitigation can be secured to avoid significant adverse effects on the population of these species. As noted above, the HRA identifies Gamston Airport (whole site) (LAA432) as having potential to provide foraging opportunities for woodlark during winter. Given the extent of such habitat (arable) in the landscape, its loss would not be expected to be significant. Nevertheless, the potential for it to contribute to provision of foraging habitat should be investigated further if the site is taken forward.

As described above, with the exception of SA 7 and SA 12, most potential negative effects identified could be mitigated to some extent.

Sustainability Appraisal Outcomes for New Settlement locations

Site	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Cottam Power Station	--?	0	++	N/A	+	+	++	0	-	N/A	N/A	--	--?	+/-
New Settlements														
High Marnham Power Station (LAA369)	--	++	+	+	++/-?	+	+/-	0	--	N/A	N/A	--	--	+/-
Upper Morton Garden Village (LAA453/455)	--	++	+	+	++	+	--	--	0	N/A	N/A	0	-?	-
Gamston Airport (LAA432)	--	++	+/-	+	++	+	+/-	--	0	N/A	N/A	--	-	-
Bevercotes (LAA431)	--	++	+	+	++	+	+/-	--	-	N/A	N/A	--	-	-
Cottam Power Station	--?	++	+	+	++	+	++	0	-	N/A	N/A	--	--?	+/-

Site Selection Outcomes for New Settlement locations

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
LAA369	High Marnham Former Power Station	Marnham	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to housing delivery and health and wellbeing. It scores a minor positive on economy and skills, regeneration and social inclusion, and access to transport. There are likely to be significant negative effects on biodiversity, flood risk, minerals safeguarding, and heritage.	Yes (not as new settlement)	High Marnham is a large brownfield site with a legacy of contamination due to its previous uses as a coal fired power station. It ceased operation in 2008 and was demolished in 2011. The landowner of the site is seeking to deliver low carbon energy generation and associated employment on the site. These proposed uses will transform energy delivery in the district and wider region. This accords with the Government's aim of reducing carbon emissions by 2050, and with the Local Plan Strategy and the Council's Corporate Objectives of tackling climate change and promoting a low carbon economy. This proposed use will provide far more benefits in terms of tackling climate change and addressing the energy needs of the district than a new settlement would deliver, particularly given the closure of Cottam Power Station. There is a need to increase low carbon energy production to serve communities in Bassetlaw and to deliver local employment opportunities.
LAA453/455	Upper Morton Garden Village (Bassetlaw Garden Village)	Worksop	The SA finds that, in terms of its sustainability credentials, the site scores a significant positive with regard to housing delivery and health and wellbeing. It scores a minor positive on economy and skills, regeneration and social inclusion, and access to transport.	Yes (Garden Village)	The site in Morton is located on the Lincoln to Sheffield Rail Line, which serves Sheffield, Worksop, Retford, Lincoln and Gainsborough. It is also adjacent to the A1 and A57 transport corridors and close to existing employment. This site is situated between the two main towns of Worksop

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
			There are likely to be significant negative effects on soils (loss of Grade 3 Agricultural land) and water quality (within Source Protection Zone 3).		and Retford and provides an opportunity to deliver a settlement which is highly sustainable and self-sufficient. It can provide many benefits, including a new Railway Station and associated park and ride car park, a significant amount of housing and employment, and associated infrastructure, such as new schools, a new health centre, a local centre with convenience retail, a bus service, recreation space, cycle and footpath routes to Clumber Park, Retford, Worksop and nearby villages.
LAA432	Gamston Airport	Gamston		No	The site has been assessed in terms of its ability to deliver a sustainable new garden settlement. The responses to the Bassetlaw Plan Consultation from January to March 10th 2019, indicated that it is not appropriate to take the site forward as a new settlement at this time due to the Government's emerging Aviation Strategy. A review of aviation sites is currently being undertaken on a national level and this creates uncertainty with regard to the site's suitability and the deliverability of development.
LAA431	Bevercotes	Bevercotes		No	Following the removal of Gamston as a new settlement, the suitability of Bevercotes as a new settlement has been reviewed. Given the environmental (ppSPA/HRA recommendations/Local Wildlife Site status/Tree Preservation Orders) and

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					physical constraints (highway improvements/Twyford Bridge improvements), and the size of the developable area, which is constrained in comparison to other sites considered, the Council has concluded that there is uncertainty with regard to viability and the ability of the site to deliver the required policy requirements. Therefore, it is not appropriate to take the site forward as a new settlement. The area is a designated Local Wildlife Site and it has a Tree Protection Order which seeks to prevent the loss of trees. These are a significant constraints to development. Bevercotes could only deliver a maximum of approximately 1500 homes and very limited employment.
n/a	Cottam Power Station (Cottam Priority Regeneration Area)	Cottam		Yes (Priority Regeneration Area)	The recent closure of Cottam Power Station has resulted in the site becoming available for consideration as a new settlement. This has resulted in the loss of approximately 300 jobs and there is a need to regenerate the site to address the subsequent effects on local businesses and communities. Whilst it is acknowledged that there are environmental constraints (i.e. flooding and LWS), the size of the site provides the opportunity to develop a sustainable new settlement that will deliver a mix of new homes, significant employment opportunities, and the creation of new habitats and recreational spaces. The

Reference	Site Address	Settlement	SA results as summarised by the Council	Proposed allocation Y/N?	Council's reasoned justification for taking site forward for allocation or not
					development of this site will support neighbouring communities where local services are limited. As identified by the SA, existing services are located over 2 kilometres away, and are inaccessible to most people unless travelling by private vehicle. There are existing opportunities to connect the site to neighbouring settlements, such as Rampton, via Green Infrastructure routes. The site can accommodate a minimum of 1,500 new homes and 14.4 hectares of employment, along with associated infrastructure (schools, health provision, recreation space, convenience retail). There is potential for a rail connection to Retford due to the existing minerals line being safeguarded in the Local Plan. With regard to deliverability, there is strong developer interest from a large company that specialises in the regeneration of large, constrained brownfield sites.

11 The Proposed Garden Village – January 2020

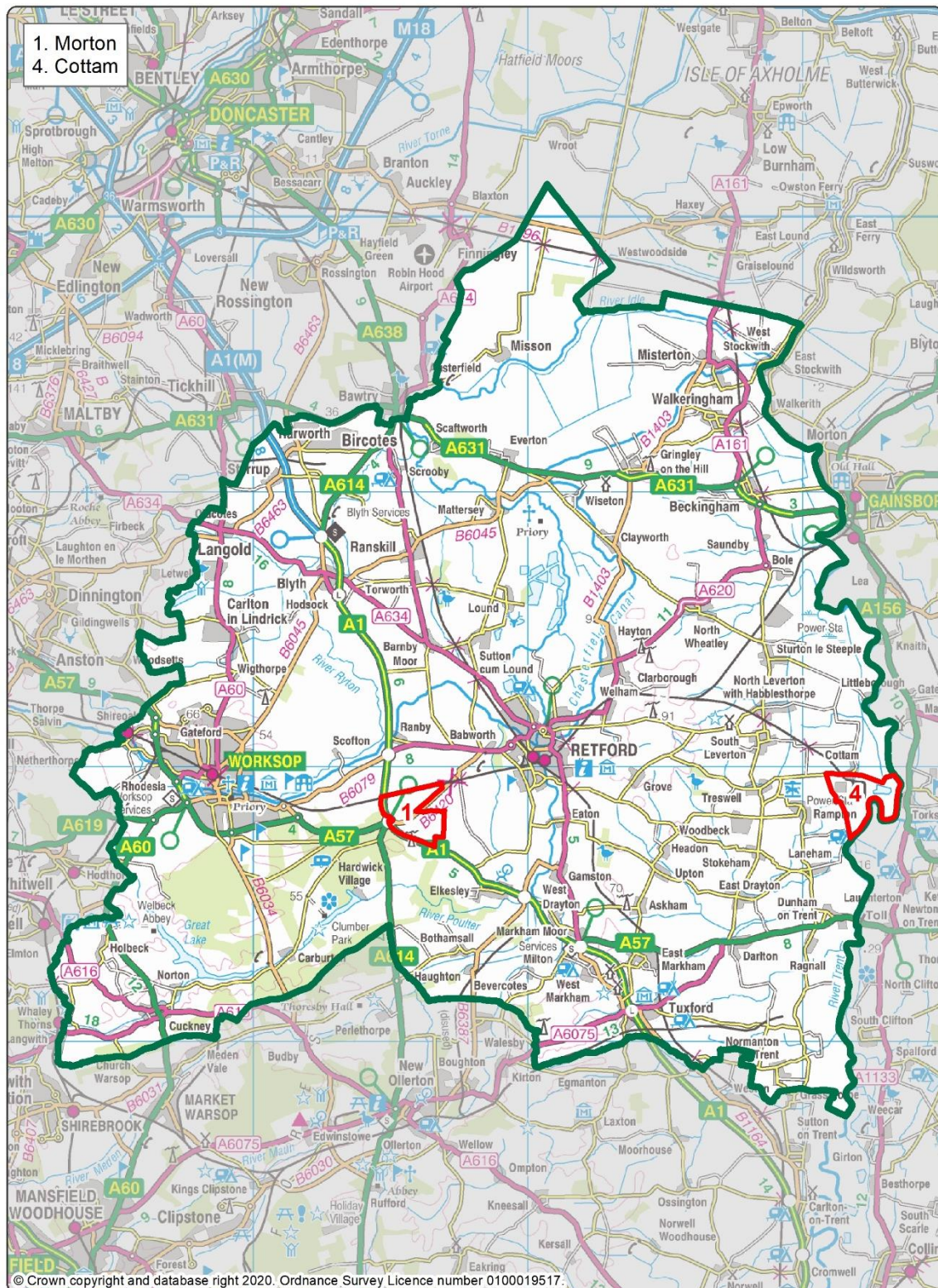
Following the outcome from the revised Sustainability Appraisal and Habitat Regulations Assessment has led to the location for the Garden Village being relocated as a single settlement at Land at Apleyhead, Morton located between Worksop and Retford and adjacent to the A1 and A57 highway network.

Although this will be subject to public consultation, the revised location provides multiple social, economic and environmental benefits which could be accommodated on site and provide improved opportunities to the wider region.

These benefits include; the opportunity to create onsite renewable energy generation, sustainable construction materials, the creation of a community woodland, a net gain in local wildlife, significant investment in public transport with the potential to create a transport hub for cycle, bus and rail. With its close proximity to Clumber Park, there is also the opportunity to improve the green infrastructure offer and provide connections to other locations and assets in the area.

The proposed Garden Village is explored in further detail through Policy ST3 in the Draft Bassetlaw Local Plan (January 2020). In addition, Cottam Power Station has been identified as a priority regeneration area through Policy ST5. These sites and associated planning policies will be subject to public consultation in early 2020.

Map 3: Preferred locations for Garden Village and Priority Area for Regeneration



12 Conclusion

Since 2016, the Council has continued its support for exploring a potential location to accommodate a Garden Village in the District. Initial work undertaken was explored potential locations back in 2017 and 2018. These sites were streamlined to the more suitable sites at that time and were then subject to public scrutiny in early 2019. Responses received from consultation and updated evidence has led to a change in the location of the garden village between the previous proposed Local Plan in early 2019 and the proposed version in early 2020.

The change in location reflects the most up to date evidence, discussions with statutory consultees and initial work on the social, environmental and economic benefits that could be provided as part of any development, and the sites provide the most sustainable option for the revised version of the Bassetlaw Local Plan.