

# Draft Bassetlaw Local Plan

2020



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

# Foreword

This new draft Bassetlaw Local Plan is more than a traditional tool for land-use planning: it provides an ambitious, innovative and positive planning framework for addressing the District's housing and economic needs and other social and environmental priorities by 2037.

This Plan promotes a step-change in the local economy: by encouraging growth and investment across the District and in our town centres, more people will be able to live and work in Bassetlaw, and more

residents will have access to better paid, higher skilled jobs, both in the towns and rural area.

This Plan also sets out an ambitious housing strategy: by making the best use of available land, new housing will go in places accessible by sustainable and public transport. The beginnings of the new sustainable Bassetlaw Garden Village will create a high quality living and working environment while a new settlement at the former Cottam Power Station will positively regenerate this significant site.

This Plan helps improve infrastructure capacity: all necessary physical, community and green infrastructure will be delivered at the right time to support all our new communities.

This Plan promotes an innovative green agenda helping the District better adapt to the impact of climate change. Significant new tree planting, new wildlife habitats and a unique Energy Hub at the Former High Marnham Power Station site will put the District on the map in terms of renewable and low carbon technology development.

This Plan places a new emphasis on healthy, green places, where high quality design will protect the fabric of our heritage and distinctive villages, and promote the sense of place that helps communities to thrive.

Following on from our successful consultation on the Bassetlaw Local Plan: Strategic Plan last year, this is the next stage of our conversation with local people, businesses and communities. For the first time, the Bassetlaw Local Plan sets out the Council's aspirations for how land is allocated for jobs, housing, investment and increased opportunities for local people. It also provides a wide range of strategic and local planning policies that will be used in future to enable local decision making and guide development.

This is one of the most important pieces of work the Council is carrying out as it will have a major influence on the shape of this area for a generation. It is absolutely vital that people take a look at what is being proposed and have their say.



Councillor Jo White  
Portfolio Holder for Regeneration and Deputy Leader of the Council

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# 1.0 Introduction

## 1.1 What is the Local Plan?

- 1.1.1 This draft Local Plan sets out the Council's development strategy, policies and proposals, including site allocations, to guide land use and planning decisions in the District up to 2037. This document is the written statement of the Local Plan and should be read alongside the draft Local Plan Policies Map which provides a visual representation of the Local Plan policies.
- 1.1.2 The draft Local Plan provides an important strategy for Bassetlaw District. It will play a significant role in delivering sustainable development in appropriate locations and in helping to protect the countryside, important green spaces and the built and natural environment from inappropriate development, thus enhancing the quality of life for people and communities.

## 1.2 What does the Local Plan cover?

- 1.2.1 The Local Plan covers the whole of Bassetlaw District as shown in Figure 1. The Local Plan may be supplemented by more detailed policies and proposals in neighbourhood plans where these are prepared for parts of the District.
- 1.2.2 The Local Plan explains how many new homes and businesses are needed, where they should be located and how and when they will be delivered. It sets out how the town centres will be supported and improved and also identifies any additional infrastructure (such as new roads and schools) which is needed to support development and explains how this infrastructure will be delivered.
- 1.2.3 Once adopted, the Local Plan will replace the Bassetlaw Core Strategy and Development Management Policies DPD (2011). Appendix 1 provides a Policies Schedule which shows which Core Strategy policies have been replaced by those in this Plan. On adoption the Local Plan will, along with 'made' neighbourhood plans and adopted minerals and waste local plans form the overall development plan for the District.
- 1.2.4

The Local Plan is the starting point for considering whether planning applications (apart from for minerals and waste development) can be approved. Decisions on planning applications will be taken in accordance with its policies, unless material considerations indicate otherwise.

The Local Plan covers a range of issues and **it is likely that several policies will be relevant to any proposed development. It is important therefore that the plan is read as a whole rather than considering policies in isolation.**



## 1.3 How has the Local Plan been prepared?

1.3.1 Following the adoption of the Core Strategy in 2011, the Council began the production of a Site Allocations Development Plan Document which aimed to identify strategic business and residential allocations to deliver the Core Strategy. The following changes in circumstances, meant work on this document ceased:

- the revocation of the East Midlands Regional Spatial Strategy in April 2013 which meant that reliance on the RSS housing figure was no longer a valid approach to determine housing numbers for site allocations;
- the publication of new national policy – the National Planning Policy Framework – firstly in 2012, and accompanying Planning Practice Guidance; which included several new requirements, including the need to have a five year housing land supply. This resulted in some of the Core Strategy policies being out of date;
- the Council's positive approach to neighbourhood planning introduced by the Localism Act 2011, to develop neighbourhood plans and plan for sustainable housing growth, particularly in the rural parts of the District.

On that basis an evidence base review began in 2014 to inform a new Local Plan.

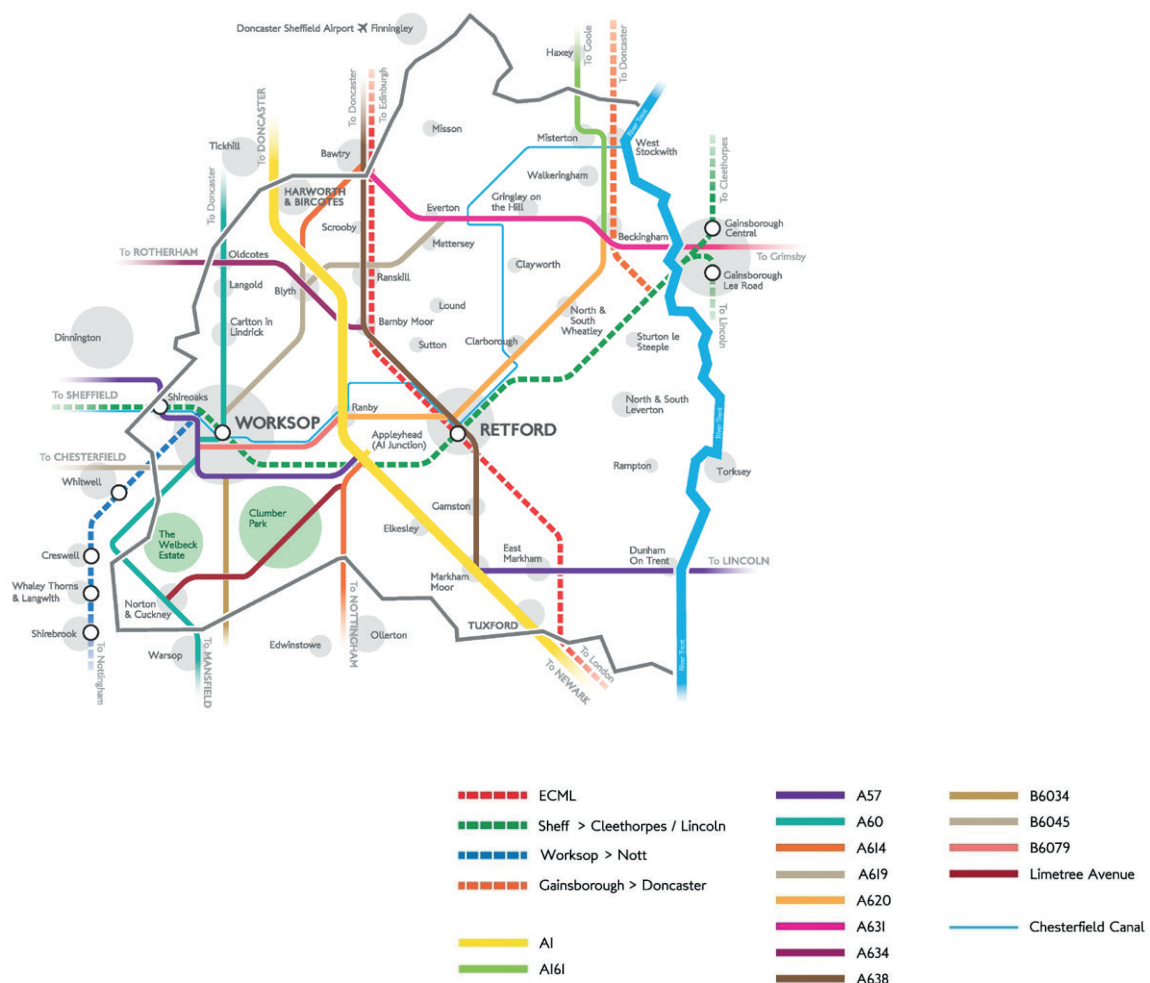


Figure 1: Bassetlaw District

## **1.4 Local Plan Process**

- 1.4.1 In accordance with the Council's Statement of Community Involvement (2020) and the Local Plan Regulations the Council has engaged with stakeholders, including residents, businesses, developers, statutory consultees and other interested parties to ensure that their views inform the Local Plan production. The content of this Local Plan is also built on the requirements of national planning policy and the content of the Council's evidence base (see 1.7).
- 1.4.2 An Initial Draft Bassetlaw Plan was consulted upon in 2016. This engagement has provided the Council with the views of the community and interested stakeholders, and led to additional evidence base work being undertaken. Together, this informed policy development in the Draft Bassetlaw Plan: Strategic Plan in January 2019.
- 1.4.3 Figure 2 outlines the various stages to the adoption of a Local Plan. We are currently at Stage 3 which is the consultation stage for the draft Bassetlaw Local Plan.

## **1.5 Review of the Local Plan**

- 1.5.1 This draft Plan covers 19 years, with the development strategy looking ahead 15 years from expected adoption (2021-2022). A development strategy over this timeframe allows the Plan to promote a real step change in economic, social and environmental conditions in the District. Even so, the Local Plan will be subject to a regular review - at least every 5 years from the date of adoption – to see whether the policies need updating.

## **1.6 Implementation and Monitoring**

- 1.6.1 The Council will monitor the implementation of the Plan's objectives and the effectiveness of its policies through the Monitoring Framework. This will be reported annually, in the Authority Monitoring Report. This monitoring will inform any review of the plan.



Figure 1: Bassetlaw District

## 1.6 What else needs to be considered?

### **National Planning Policy**

- 1.6.1 Local Plans must be consistent with national policy to ensure the delivery of sustainable development. This is set out in the National Planning Policy Framework, 2019 (NPPF). Consistency with the NPPF is one of the tests of soundness considered at the Independent Examination of Local Plans. Alongside the NPPF, the national Planning Practice Guidance provides more practical guidance for the implementation of planning policy. This draft Local Plan takes full account of, and is consistent with, the provisions of national planning policy and guidance.

### **D2N2 Strategic Economic Plan: Vision 2030**

- 1.6.2 Bassetlaw is part of the D2N2 Local Economic Partnership along with other Nottinghamshire and Derbyshire authorities. The priority for D2N2 is to deliver a more prosperous, better connected and increasingly resilient and competitive economy.
- 1.6.3 Driven by innovation, action will be co-ordinated to ensure that investment in technologies, processes and innovation drive up the demand for skills, connectivity and market access as well as productivity, transforming the region into a high value economy. This draft Local Plan reflects the themes and priorities of the Strategic Economic Plan in spatial planning terms at the District level.

### **Sheffield City Region Strategic Economic Plan 2015-2025**

- 1.6.4 Moving forward Bassetlaw will remain part of the Sheffield City Region Combined Authority but will no longer be a part of the Local Economic Partnership. As the District borders the Sheffield City Region the Local Plan will continue to have regard to the Strategic Economic Plan and its strategic objectives:
- Ensure new businesses have the support they need to realise their full growth potential
  - Become more outward looking
  - Provide the conditions that businesses need to prosper and become more resilient

### **Nottinghamshire Minerals Local Plan Publication**

#### **Version 2019-2036 and Nottinghamshire Waste Local Plan 2002**

- 1.6.5 Nottinghamshire County Council are the minerals and waste planning authority and produce the Minerals Local Plan and the Waste Local Plan for the County. These Plans form part of the development plan for the District. This Local Plan must complement those Plans. The Policies Map for these plans can be viewed at [www.nottinghamshire.gov.uk](http://www.nottinghamshire.gov.uk)

### **Bassetlaw Council Plan 2019-2023**

- 1.6.6 The Council has an ambitious Plan to continue to transform the District by 2023. This Local Plan will reflect in spatial planning terms the relevant priorities of the three themes of:
- Investing in Place
  - Investing in Housing
  - Investing in Communities

By doing so, the Local Plan will help deliver a District the community can be proud of.

## 1.7 What evidence have we used?

1.7.1 Alongside this consultation, we have published the following documents:

**Sustainability Appraisal:** This report is an assessment of the social, economic and environmental effects of the policies in the plan as a whole. It incorporates a Strategic Environmental Assessment (SEA) which focuses on the environmental impacts of the policies.

**Habitats Regulations Assessment:** This assesses, under the Conservation of Habitats and Species Regulations 2010, the potential impact of the plan on the integrity of any internationally designated biodiversity sites which includes Special Areas of Conservation for habitats and Special Protection Areas for birds.

**Whole Plan Viability Assessment:** This is an assessment of the financial viability impacts of the Local Plan policies, individually and cumulatively, to ensure that the total cost of the policies does not undermine the deliverability of the Local Plan. This includes a viability assessment for the strategic sites – these are the sites which are critical for delivering the strategic priorities of the plan.

**Infrastructure Delivery Plan:** The Plan sets out the baseline infrastructure in the District and assesses what additional infrastructure will be needed to deliver the development identified in the Local Plan. For key infrastructure it sets out cost estimates, timings, funding sources and those responsible for delivering each infrastructure project.

## 1.8 Evidence Base

1.8.1 As well these documents, the Council has undertaken a significant amount of research to help inform the proposals and policies in this Plan. This is called the Evidence Base, and includes background information, the Council's existing strategies and current planning policy as well as specially commissioned studies on particular topics where more information was helpful.

1.8.2 A list of key evidence base documents can be viewed on our website [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

1.8.3 As the Local Plan progresses these documents will be revised and where necessary added to.

1.8.4 The Council has taken into account the findings of these reports when preparing the Local Plan, alongside consultation responses from the Initial Draft Local Plan, 2016 and the draft Local Plan: Strategic Plan, 2019.

## 1.9 Community Infrastructure Levy

1.9.1 The Community Infrastructure Levy (CIL) is a charge that local authorities can require of most types of new development in their area (based on £ per sqm), in order to help pay for the infrastructure needed to support development. CIL charges will be based on the size, type and location of the development proposed. The Council introduced CIL in 2013.



- 1.9.2 Alongside this Local Plan, the Council is reviewing the CIL Charging Schedule. The Council is consulting on a Draft CIL Charging Schedule alongside this Local Plan. Further information is available at [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

## 1.10 How does Bassetlaw relate to neighbouring places?

- 1.10.1 The District cannot be viewed in isolation from adjoining areas. Figure 3 shows the local authorities which neighbour Bassetlaw. Bassetlaw has a particularly strong relationship with Nottinghamshire, Sheffield City Region and Derbyshire.
- 1.10.2 The District lies within the North Derbyshire and Bassetlaw Housing Market Area (HMA) shown in Figure 2 below. Bassetlaw does not sit within a single Functional Economic Market Area (FEMA), benefitting from multiple linkages with Sheffield City Region, north Nottinghamshire and north east Derbyshire.

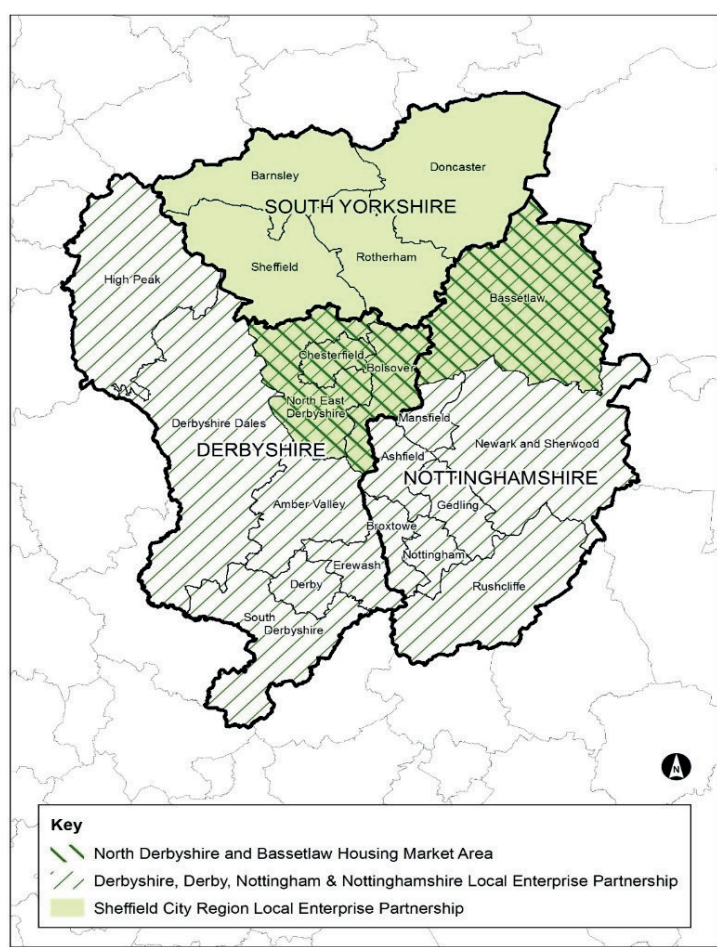


Figure 2: North Derbyshire and Bassetlaw Housing Market Area, Derbyshire, Nottingham & Nottinghamshire LEP and Sheffield City Region Combined Authority areas

- 1.10.3 From April 2020 Bassetlaw District will no longer form part of the Sheffield City Region LEP. But it will remain in the Sheffield City Region Combined Authority.

## 1.11 Duty to Cooperate

- 1.11.1 The Duty to Cooperate was established in the Localism Act 2011. The Duty to Cooperate requires all Local Planning Authorities, county councils and public bodies such as Historic England, Natural England and the Environment Agency to engage constructively, actively and on an ongoing basis in relation to cross-boundary issues identified in Figure 3 below. This approach is also promoted in the NPPF.

Housing	Strategic Housing Needs
Economic Growth	Strategic Economic Growth Needs Economic Growth Site Selection
Transport and Infrastructure	Strategic Road Network Local Road Network Sustainable Transport Education Facilities Other Infrastructure
Natural, Built and Historic Environment	Mitigating the Impacts of Climate Change Natural Environment Green Infrastructure

Figure 3: Cross boundary issues

- 1.11.2 The District adjoins seven local authority areas: Bolsover, Doncaster, Mansfield, Newark and Sherwood, North Lincolnshire, Rotherham and Central Lincolnshire which includes West Lindsey. It is considered that the housing and economic needs of Bassetlaw can be met within the District. To date the Council has not accommodated housing and economic needs of neighbouring authorities.
- 1.11.3 This will be evidenced in Statements of Common Ground between the relevant parties: Signed Statements with Sheffield City Region and the authorities within the North Derbyshire and Bassetlaw HMA form part of the evidence base, and others will be signed and added in due course.
- 1.11.4 In respect of infrastructure, the Council has worked positively with infrastructure partners such as Nottinghamshire County Council, the Integrated Care Partnership, Anglian Water and Severn Trent Water. This engagement will continue during the production and implementation of the Local Plan.

## 1.12 Neighbourhood Planning

- 1.12.1 The Localism Act 2011 gave communities the right to shape their local area through the preparation of neighbourhood plans. Once 'made' neighbourhood plans form part of the Development Plan and have the same status as this Local Plan in making decisions on planning applications.
- 1.12.2 There has been significant community interest and engagement in neighbourhood planning in Bassetlaw, with more than half of Parish Councils across the District having engaged in preparation of a plan. The Council anticipates that the coverage of neighbourhood plans will continue to increase across the District over the plan period. More information on the status of Bassetlaw's Neighbourhood Plans can be found at [www.bassetlaw.gov.uk/neighbourhoodplans](http://www.bassetlaw.gov.uk/neighbourhoodplans)
- 1.12.3 The Council is committed to working positively with local communities where they wish to develop a neighbourhood plan and to support them through the statutory processes. This includes ensuring that neighbourhood plans are in general conformity with strategic policies, as set out in this Bassetlaw Local Plan, together with minerals and waste local plans, and helping to avoid duplication of local policies.
- 1.12.4 Many of the policies in this Local Plan are strategic. These are identified by ST in front of the policy number. However, Neighbourhood Plans may cover other topics and provide a greater level of local detail to deliver community aspirations which the Local Plan will not cover.

- 1.12.5 Following adoption of this plan, as new planning policies are approved at national, local and neighbourhood plan level - the most recent policies always take precedence. If as a consequence of this Plan or new national policy being introduced part of a Neighbourhood Plan becomes out of date, the Council will support Parish Councils to revise their plans accordingly.

## **1.13 Workop Central Area Development Plan Document**

- 1.13 The Council's Local Development Scheme identifies that a Development Plan Document will be produced to establish a vision, objectives and planning framework to enable the regeneration of the Workop Central Area. Further details are set out in Policy ST4.

## **1.14 Supplementary Planning Documents**

- 1.14.1 The Council's Local Development Scheme identifies the Supplementary Planning Documents that will be produced to help deliver the policies and proposals in this Local Plan. The Council may also set out proposals for new SPDs in a future Local Development Scheme.
- 1.14.2 These include the Affordable Housing and Developer Contributions SPD, the Design Quality SPD and the Greening Bassetlaw SPD. A draft of each will be consulted upon alongside the Publication Draft version of the Local Plan in August 2020. But they will only be adopted after the Local Plan's adoption.

# **2.0 Structure of the Draft Bassetlaw Local Plan**

- 2.1 The Introduction explains this Plan's role and purpose. The vision and objectives of the Plan flow from the Context and provide the overall aims of the policies that follow. Each policy relates to more than one objective. The relevant objective is identified by a symbol within each policy box.
- 2.2 Policy ST1: Bassetlaw Spatial Strategy sets out the overall strategy for the District during the plan period to 2037 and explains how development needs will be met. Policy ST2: Rural Bassetlaw provides the framework for housing development in the rural area.
- 2.3 All strategic policies are identified by the prefix ST. Strategic policies relate to the following key topics: housing; business and employment; retail, town centres and tourism, heritage and community facilities, green infrastructure, climate change and infrastructure.
- 2.4 Local policies apply to all development proposals as appropriate and relevant. These set out more detailed policies for specific areas, neighbourhoods or types of development, including site allocations and other development management policies.
- 2.5 A site-specific policy is provided for each of the sites allocated within the Plan for housing and/or employment uses without planning permission.
- 2.6 All monitoring data used to inform this draft plan is taken from the 30 November 2019. This applies to housing, employment and retail commitments and completions.
- 2.7 At the end of each section there is a list of section specific references. The full list of references will be provided in Appendix 2.
- 2.8 The Appendices contain important information to support the Local Plan.

- 2.9 The Council is required to include a Policies Map which illustrates the Local Plan's policies and proposals. This is available alongside the Local Plan on the Council's website at [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan) . In accordance with the Local Planning Regulations where there is a conflict between the interpretation of the text in this Plan and boundaries shown on the Policies Map, the text prevails.

## 3.0 Context

### The Economy

- 3.1 Bassetlaw forms a vital part of the wider Nottinghamshire and Sheffield City Region economies, and has a successful history of working in partnership to create the best conditions for economic growth in the District. The D2N2 LEP covers Bassetlaw and the Local Authority areas for Derby and Nottingham as well as those that sit within Nottinghamshire and Derbyshire. Meanwhile the Sheffield City Region Combined Authority includes the eight Local Authority areas of Sheffield, Rotherham, Doncaster, Barnsley, Bassetlaw, Bolsover, Chesterfield and North East Derbyshire. As a result the District sees a substantial level of out-commuting to work by residents, although there is a significant amount of in-commuting of people from neighbouring authorities to work in the District. This means that Bassetlaw does not sit within a functional economic area, different parts of the District are distinct in terms of business composition, strong business locations, growth sectors, assets and infrastructure, and have ties to different neighbouring authority areas<sup>1</sup>.
- 3.2 The performance of the local economy is a key driver that shapes Bassetlaw into a successful and growing location. Our businesses are an integral factor in creating and sustaining a diverse and strong local economy, and are essential to the continued prosperity of the District; to accelerate economic growth and to increase the District's economic contribution to the northern, East Midlands and national economies.
- 3.3 Taking account of the current composition of the sub-regional economy, existing industrial specialisms and their potential for growth, five priority sectors have been identified by the D2N2 Strategic Economic Plan<sup>2</sup> based on their high productivity and future job creation potential: creative and digital technologies; the visitor economy; construction, particularly modern methods of construction; renewable energy and low carbon energy production; engineering and civil engineering; and leisure.
- 3.4 Much of the District's traditional economic base (milling, heavy industry, heavy manufacturing, mining and power generation) have long since closed or are declining. In recent years the District has had to adapt and respond to changes in economic conditions at a national and regional level, and has made several successful steps towards delivering a modern industrial, logistics and service based economy.
- 3.5 The employment structure has changed over the past few years with growth seen in local manufacturing, transport and storage, finance and insurance and human health and social work (by 1000 jobs in each sector from 2015)<sup>3</sup>. Notably the existing manufacturing base accounts for 18.4% of Bassetlaw's jobs - this is nearly twice the British average (8.5%) and higher than that for the East Midlands (12.9%)<sup>3</sup> - making a significant contribution to the local economy by supporting a technical and highly skilled workforce. The logistics sector continues to grow, with significant investment taking place, and market interest evidenced, along the A57 and A1 corridors.
- 3.6 In 2018, the Bassetlaw economy supported 49,000 employee jobs; with almost 69.4% of these being full-time. The broad industry sectors of Manufacturing (18.4%), Wholesale and Retail Trade (18.4%) and Health and Social Care (16.3%) (ONS: 2019)<sup>4</sup> accounted for the majority of employment.

- 3.7 But only an estimated 20.3% of residents are qualified to NVQ Level 4+, and only 29.1% residents work in high value managerial, professional and technical occupations<sup>5</sup>. Therefore, the District would benefit from having a greater proportion of highly skilled jobs, which could support high paid employment and reduce out-commuting, with associated benefits to the local economy.
- 3.8 There were 4,855 registered businesses located in Bassetlaw in 2018. The business base has continued to grow since 2011 and all sectors have more businesses than they did in 2011. The Bassetlaw economy is dominated by smaller firms comprising of 0-9 employees, which is consistent with regional and national averages<sup>3</sup>. But a growing number of businesses have their headquarters and/or distribution centres in the District: Scania, Premier Foods, MBA Polymers UK Ltd, Cinch Connectivity Solutions, Wilko's and B and Q together employ a large number of people.
- 3.9 Bassetlaw has three town centres which serve the District. The Town Centres have a good retail offer, but like other parts of England is experiencing a change in fortune, with less demand for retail and more scope for leisure and café culture uses. Opportunities exist to diversify all three town centres to attract more footfall and expenditure.
- 3.10 The District has a number of key attractions which bring visitors from further afield, such as the two National Trust properties at Clumber Park and Mr Straws House. Other heritage and green infrastructure assets, particularly the District's green links, such as along the Chesterfield Canal, contribute to tourism and the local economy, and have the potential to add further value to the local economy in a sensitive way.

### The People

- 3.11 Between 2011 and 2018 the District's population increased by 3.4% (NOMIS: 2018) and currently exceeds 116,000 people<sup>3</sup>. Figure 4 below provides a summary of the population of the District, Nottinghamshire and England & Wales in 2018, the baseline for population projections in this Local Plan.

Population	Bassetlaw	East Midlands	Great Britain
All Ages	116,800	4,804,100	64,553,900
Males	57,900	2,375,400	31,864,000
Females	58,900	2,428,800	32,689,900

Figure 4: Population in Bassetlaw, Nottinghamshire and England and Wales (NOMIS: 2018)

- 3.12 Work has been carried out in recent years to look at the changing profile of the District's population, and the impact this is likely to have on housing, jobs and infrastructure. The District's population is projected to increase by 3.8 % by 2037 equating to more than 4350 additional residents compared with 2017<sup>5</sup>.
- 3.13 The number of residents aged over 65 in the District are also projected to increase by 43.1% during this period and of these, the population aged over 80 will rise significantly, by over 83%(ONS:2019)<sup>4</sup>. The rise in the 65+ population between 2018 and 2037 is equivalent to 10,978 residents aged 65 and over whilst over the same time period the population aged 16-64 is projected to fall by 7.3% which is the equivalent to 5115 fewer residents in this age group<sup>4</sup>.
- 3.14 Life expectancy as a whole is increasing across the District but remains lower than that for England; male life expectancy is 78.7 compared to the national 79.6 (-0.9) and female life expectancy is 81.9 compared to the national 83.1 (-1.2)<sup>7</sup>.



3.15 The Government's Indices of Multiple Deprivation 2019<sup>8</sup> has ranked Bassetlaw as 106 out of the 317 Local Authorities in England making it within the 35% most deprived areas nationally. In practice, there are areas of contrast in the District where discrete areas of multiple and isolated types of deprivation sit alongside areas of relative affluence: 7.1% of the population live within the top 20% of least deprived areas of England, but 21.4% live in the 20% most deprived areas. At a more detailed level, 5 out of the 70 Lower Super Output Areas (LSOAs) across Bassetlaw are within the 20% least deprived LSOAs in England, whereas 13 of the LSOAs are within the 20% most deprived LSOAs in England.

3.16 This may have an impact on other economic, social and environmental issues in the District. For example, Public Health England state that life expectancy is 8.9 years lower for men and 7.6 years lower<sup>7</sup> for women in the most deprived areas of Bassetlaw than in the least deprived areas. Health inequalities therefore remain a priority in the District.

### **The Place**

3.17 Bassetlaw is a District of wide contrasts with a mixture of town centres, urban residential areas, growing and changing settlements and rural villages. In 2018, 67% of the population were living in the three largest towns of Worksop, Retford and Harworth and Bircotes. 15% of the population lived in the Large Rural Settlements, which are Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford<sup>5</sup>. A further 18% live in the District's numerous Small Rural Settlements and in the rural area<sup>5</sup>.

3.18 The District has excellent connectivity and is bisected north-south by the A1, a major arterial road, as well as the A57 (east/west) and the A60 (north/south). The A1 connects Bassetlaw directly to South Yorkshire and the A1M to the north and the East Midlands to the south, whilst the A57 provides good accessibility to the M1 (10 miles to the west), and the A60 to Nottingham, 30 miles or so to the south. Doncaster Robin Hood Airport is about 10 miles from the District. Retford rail station provides direct access to the East Coast Mainline and London within 2 hours, whilst Worksop, Retford and Shireoaks stations have good connections to the Sheffield-Lincoln railway line, with Worksop also having a direct rail link to Nottingham.

3.19 A good network of bus services from Worksop and Retford bus stations give access to the wider District as well as to nearby towns of Chesterfield, Gainsborough and Doncaster. But some of the rural parts of the District have less frequent coverage, reflected in 41% of households in the rural area owning at least one car<sup>9</sup>. The local cycle network in Worksop and Retford makes cycling between residential areas, work and leisure possible, whilst National Cycle Network routes 6 and 647 connect Worksop to Sheffield to the west, Nottingham to the south and Lincoln to the east. Coverage elsewhere is more limited; expanding the network, particularly to provide better access to employment and leisure by non-car modes of transport continues to be a priority.

3.20 Bassetlaw is a District heavily influenced and characterised by natural, built and historic landscapes. Bassetlaw's landscape is diverse reflected by its classification within five National Character Areas<sup>10</sup>. The District supports a large rural area, with vast swathes of farmland dominating the District's landscape. The District also contains several areas and sites, which are designated for their biodiversity and geodiversity interest, including 19 Sites of Special Scientific Interest, 1 Country Park, 3 Local Nature Reserves, over 290 Local Wildlife Sites and 24 Regionally Important Geological Sites. Reflecting its close historical ties with Sherwood Forest the District supports its northernmost reaches: over 10,000 ha of woodland, including 600 ha of ancient woodland are found within the District, almost double the average woodland coverage for England, bringing with it a wide range of biodiversity, air quality and amenity benefits.



3.21 The District's rich heritage includes sites as varied as the Last Ice Age caves and rock shelters at Creswell Crags, the buildings and landscapes of the ducal estates of Welbeck, Clumber and Worksop Manor and the 18th century industrial heritage found along the Chesterfield Canal. These sites are complemented by more recent heritage, such as the late 19th and early 20th century collieries. Designated heritage assets within the District include 33 Scheduled Monuments, 4 Registered Parks and Gardens, 33 Conservation Areas and over 1100 Listed Buildings (with the highest concentration being in Worksop, Cuckney, Blyth and Retford). The District also has an extensive network of recorded archaeological sites and findspots, well in excess of 3000. With such an extensive catalogue of heritage assets, it is not uncommon for some to be considered 'at risk'. The Council have also identified assets of local significance.

3.22 Within the rural area are two significant redundant brownfield sites in the form of the Former Marnham and Former Cottam Power Stations. Extensive remediation, reclamation and redevelopment are priorities to positively regenerate these significant sites to the benefit of the economy, communities and the environment.

### **The Housing**

3.23 As the economic base has changed, Worksop and Retford have expanded, with the population growing alongside. The delivery of new homes has spearheaded the regeneration and renewal of many parts of the District – acting as a catalyst for physical change and often well-needed investment in social and environmental infrastructure - Harworth & Bircotes for example will effectively double its size in the future, attracting new industry and national retail chains as a result of the growth in the town.

3.24 Even though the supply of new homes in the District remains buoyant, with more homes delivered in recent years than previously, the need for new housing remains as important as ever.

3.25 Although the District is relatively affordable when compared to the national picture, housing affordability can be an issue for many. Many residents have lower than average wages (£548 a week gross full time)<sup>9</sup> and with house prices having risen by 8% since 2008 and the average price of a home estimated to be around £139,950 (in 2016), home ownership can become out of reach for first time buyers and young families. Private rents have increased in that time as well, meaning quality rental accommodation could also be out of reach. Existing social housing stock in the District is around 6,725 dwellings but this does not meet needs. Therefore, the SHMA<sup>11</sup> identifies a need for 2814 affordable homes 2014-2035. Due to the increasing ageing population, specialist housing is also required to meet this age groups changing needs over their lifetime, potentially releasing family homes and aiding the churn in the housing market.

### **The Green Agenda**

3.26 Fundamental to the role of spatial planning is the delivery of sustainable development and the promotion of development that maximises resource efficiency and the use of more sustainable forms of energy. Climate change presents probably the biggest challenge to the delivery of sustainable development not only in this Plan's lifetime but in the longer term as well. But the District is well-placed to address these challenges.

3.27 The capacity for renewable energy and low carbon technologies in the District is increasing. Annual monitoring shows that the amount of renewable energy generated in the District increases year on year – increasing by 63.5MW in 2016/17<sup>12</sup> - with the scale of provision varying significantly to meet individual or business needs. Importantly the type of provision is also changing biomass increasing for use as at a smaller scale for heating, while solar panels on roofs or as a solar farm are more prominent.

- 3.28 Monitoring shows that there is more interest in low carbon technologies such as battery storage. Although not a renewable energy these can positively work towards the decarbonisation of the electricity sector and therefore reduce environmental impact.
- 3.29 Significant opportunities exist through the redevelopment of the former Marnham and Cottam power station sites to re-use existing electricity infrastructure positively to address the green agenda.
- 3.30 The District contains the northernmost reaches of Sherwood Forest. Although the extent has reduced over time, the Council has made a commitment to re-creating woodland coverage. With 1 hectare of forest absorbing 5 tonnes of carbon annually once mature, new tree planting on this scale would absorb 192,760 tonnes of carbon per year, equivalent to 959 return flights between London and New York. This will bring significant benefits in terms of biodiversity and air quality, but ensure the District is more resilient to climate change.

## References

- <sup>1</sup>Bassetlaw Economic Development Needs Assessment, GL Hearn, 2019
- <sup>2</sup>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2018
- <sup>3</sup>NOMIS (2018)
- <sup>4</sup>ONS (2019)
- <sup>5</sup>Facts about Bassetlaw, by ward, Local Government Association (LGA) (2018)
- <sup>6</sup>ONS (2018)
- <sup>7</sup>Bassetlaw Health Profile, Public Health England, 2019
- <sup>8</sup>Indices of Multiple Deprivation, [www.gov.uk](http://www.gov.uk), 2019
- <sup>9</sup>Bassetlaw District profile, Nottinghamshire Insight, 2019
- <sup>10</sup>National Character Areas, [www.gov.uk](http://www.gov.uk), 2019
- <sup>11</sup>North Derbyshire and Bassetlaw Strategic Housing Market Assessment, GL Hearn, 2017
- <sup>12</sup>Bassetlaw Authority Monitoring Report 2016/17, BDC, 2017

## 4.0 Bassetlaw Vision and Objectives

### 4.1 A vision for Bassetlaw in 2037:

- 4.1.1 In 2037, Bassetlaw District will be a vibrant, prosperous place known for providing residents with a high quality of life, increased access to: quality, suitable housing, a wider range of higher skilled jobs, high quality services and facilities which promote healthy and active lifestyles within a low carbon environment.
- 4.1.2 The District will have a diverse and thriving economy, with Worksop, Retford and Harworth and Bircotes, and the Large Rural Settlements acting as employment and service centres for their surrounding rural areas. The diversity and quality of Bassetlaw's countryside, natural and historic environment will have improved for the benefit of residents and visitors. There will be better access to the countryside and an improved range of open spaces for local people to enjoy.
- 4.1.3 Bassetlaw will have successfully transitioned to a modern manufacturing, logistics and service led economy with a greater variety of more better paid, higher skilled employment available, encouraging more people to live and work in the District. The economic base of the District will have been strengthened through the fostering of new enterprise and the sustainable growth of existing businesses. All will have maintained their significance to the local, sub-regional and regional economies in terms of employment provision.
- 4.1.4 Prominent businesses in key growth sectors of manufacturing; logistics; construction; renewable and low carbon energy production and engineering; will be capitalising on the District's locational advantage in terms of proximity to the A1, the A57 and Sheffield Doncaster Airport, and also to existing electricity and gas infrastructure and will have attracted significant investment to the District, facilitating a significant shift in the District's economic base.
- 4.1.5 A significant amount of employment in the renewable and low carbon energy and green technologies sector will have been delivered at High Marnham and at other sites across the District, putting Bassetlaw on the map as a key location for developing and promoting emerging green technologies, bringing with it new opportunities for investment and growth.
- 4.1.6 New development will have been delivered in the most sustainable locations. Worksop will have sustainably grown, with new road and community infrastructure in place to support the needs of the new residents and existing communities alike. Worksop town centre and the wider area will be benefitting from the start of comprehensive regeneration and associated environmental improvements bringing with it an improved retail, culture and leisure offer to the benefit of residents, businesses and visitors.
- 4.1.7 The historic market town of Retford will have retained and enhanced its character through a significant public realm intervention strengthening its town centre offer and providing an attractive base for cultural and visitor economy events. The regeneration of Harworth town centre will be complete: additional services will have positively added to the retail and town centre offer, while the impact of heavy goods vehicles and traffic more generally in Harworth will have been reduced and the environmental quality improved.
- 4.1.8 Together with development within the Large Rural Settlements of Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford residential development will have been delivered to meet strategic and local needs. Necessary physical, social, green and digital infrastructure and community facilities needed to support this growth will have been delivered on time.

- 4.1.9 Small Rural Settlements will have seen small-scale, sensitively located development to support local community objectives and aspirations, to meet local housing needs and sustain village services. Communities across the District will continue to embrace neighbourhood planning, affording them the opportunity to shape the future of their environment and oversee what development takes place and where. In the wider countryside only limited development will have taken place to meet specifically identified housing needs and support long-term rural sustainability.
- 4.1.10 The beginnings of the new low carbon Bassetlaw Garden Village will be growing around a new transport hub and employment offer which will help put Bassetlaw on the map as a unique genuinely sustainable, green destination to live and work in the future.
- 4.1.11 Significant remediation and reclamation will have been completed at the former Cottam Power Station, fostering the regeneration of this significant brownfield site for a new settlement, where housing and employment sit side by side.
- 4.1.12 New housing will reflect local needs in terms of type, size and tenure and enable equality of access to suitable accommodation. Older people will have increased access to accommodation to better suit their changing needs and affordable homes will have been delivered to enable a new generation of home owners to get onto the housing ladder and to meet the needs of those unable to afford market housing for sale. New housing developments will be high quality, well designed, energy efficient and respectful of their setting in order to ensure that the character of the District's towns and villages is maintained and protected.
- 4.1.13 Communities will have access to well designed, safe, inclusive, high quality improved social, recreational, sports, health, educational facilities and a multifunctional green and blue infrastructure network close to home, benefitting the health and well-being of all. Existing valued community services will have been retained and necessary new ones delivered to keep pace with development.
- 4.1.14 New development will have helped minimise the District's health inequalities, pockets of deprivation and skills gaps to create a more prosperous, desirable and equal place for our residents to live, work and enjoy.
- 4.1.15 The District will have improved resilience to the impacts of climate change, and will be making the transition to a low carbon District. Low carbon and energy efficient design techniques and technologies, extensive tree planting, increased provision for walking and cycling, and improved access to public transport for new development will have contributed to a reduction in the District's carbon footprint, while new development located in areas of low flood risk and sustainable drainage systems (SuDs) will manage run-off sustainably.

## 4.2 Strategic Objectives

4.2.1 This vision will be achieved by meeting the following objectives:



1. To locate new development in sustainable locations and through new settlements that respect the environmental capacity of the District, support a balanced pattern of growth across urban and rural areas, makes best use of previously developed land and buildings and minimises the loss of the District's highest quality agricultural land



2. To provide a choice of land to ensure that the District's housing stock better meets local housing needs and aspirations of all residents by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations



3. To encourage and support sustainable economic growth by promoting a competitive, diverse and stable economy by providing the right conditions, land and premises to meet District and sub-regional employment needs and those of inward investors, while helping to create more jobs, education and training opportunities that meet local employment needs and aspirations



4. To support the sensitive regeneration of previously developed, vacant or underused sites and spaces, within urban and rural Bassetlaw to facilitate their comprehensive redevelopment for housing, employment and leisure, to secure social, environmental and landscape improvements, and deliver positive amenity benefits for all



5. To promote the delivery of a new sustainable landscape-led Garden Village developed around well-connected locally distinctive neighbourhoods and spaces, which have all the benefits of quality place-making, with innovation and smart low carbon living at its core.



6. To promote rural Bassetlaw as a living and working landscape, by protecting and improving opportunities for homes, jobs, services and community infrastructure so that the District's rural settlements continue to support their local communities, and so that quality countryside is retained but utilised appropriately



7. To support and enhance the vitality and vibrancy of town centres and local centres as places for shopping, leisure, cultural, commercial, community and residential activities, and secure their positive regeneration by promoting an appropriate mix and scale of development and environmental improvements which maximise their potential for residents, businesses and visitors alike



8. To ensure new development, places and spaces are of high quality and sustainable design which reflects local character and distinctiveness, respects residential amenity and enables people to live safe, healthy, accessible, green and active lifestyles



9. To promote more healthy communities and help to reduce health inequalities, by minimising locational disadvantage, promoting healthy and active lifestyles and reducing human exposure to environmental risks to achieve equitable outcomes for all



10. To protect and enhance the District's diverse historic built and natural environments, the distinctive separate character of settlements and their wider landscape and townscape settings, thereby recognising the important contribution heritage assets, their settings and archaeology make to securing a high quality environment and to the visitor economy



11. To protect, restore and enhance the quality, diversity, character, distinctiveness, biodiversity and geodiversity of the District's natural environment, by creating links within and to the green/blue infrastructure network to create a series of high quality, multifunctional, well-connected spaces, sites and landscapes that improve people's quality of life and where biodiversity can thrive, respond and adapt to change



12. To support Bassetlaw's transition to a low carbon District through the careful planning and design of new development, making more sustainable use of land and resources, promoting tree and woodland planting, reducing exposure to flood risk, promoting energy and water efficiency, minimising waste generation and promoting the use of low carbon, renewable energy, and other alternative technologies, with sustainable construction methods



13. To make efficient use of the existing transport infrastructure and improve accessibility for all to jobs and facilities by sustainable and public transport, to help reduce the need to travel by car, make travel as easy and affordable as possible, both within the District and along key routes to and from Bassetlaw



14. To ensure that new settlements and new development contributes to the provision of necessary physical, social and green infrastructure to deliver planned levels of growth at the right time and to mitigate its impacts on existing communities and the environment.



## 5.0 A Spatial Strategy for Bassetlaw



## 5.1 Bassetlaw Spatial Strategy

- 5.1.1 This Local Plan positively supports growth and the benefits that growth will bring to communities across the District. At the heart of the spatial strategy is the need to use sustainable development as the framework for growth and change in Bassetlaw. This Local Plan provides an ambitious and positive framework for addressing local housing and economic needs and other social and environmental priorities to better enable the Council to invest in its place, housing and communities, make the most of investment opportunities as they arise and effectively address spatial planning challenges that may come forward over the plan period.
- 5.1.2 The spatial strategy promotes a 'step change' in the District's economy to reflect the priorities of the D2N2 Strategic Economic Plan<sup>1</sup> and Bassetlaw's emerging Local Industrial Strategy<sup>2</sup> to: reduce levels of out commuting; retain employment and skills locally; increase productivity; address housing affordability issues; and improve infrastructure capacity, with growth focussed around a number of strategic corridors and growth zones including the A1 and A57, the three Main Towns and the redevelopment of the Former Power Station sites at Cottam and High Marnham.

### **Supporting sustainable development in Bassetlaw**

- 5.1.3 On that basis, this Plan is in accordance with the national policy<sup>3</sup> presumption in favour of sustainable development and seeks to fully meet the demands for new homes, jobs and services in the District in the most sustainable manner. This means that the Main Towns are the primary focus of growth but that the sustainability and prosperity of Bassetlaw's rural settlements and countryside are supported appropriately.
- 5.1.4 National policy<sup>3</sup> requires planning policies to promote an effective use of land, which makes as much use as possible of previously developed land. This is important for this Local Plan which promotes a significant amount of previously developed land for re-use, ensuring that the District achieves a balanced use of natural resources, buildings and land. Even so, Policy ST1 also encourages the effective and efficient use of greenfield land where this will bring social, economic and environmental benefits.

### **The formation of the spatial strategy**

- 5.1.5 The distribution of development, particularly in relation to housing, has evolved over time, and is detailed in the Spatial Strategy Background Paper, 2019<sup>4</sup>.
- 5.1.6 In summary, the Initial Draft Bassetlaw Local Plan, 2016<sup>5</sup> proposed a hybrid spatial settlement hierarchy. Worksop, Retford and Harworth & Bircotes formed individual tiers and would accommodate a proportionate level of growth to support their role, regeneration and employment aspirations. These were supported by ten Functional Clusters of Defined Rural Settlements that share services and a geography. Housing growth in each of the Defined Rural Settlements was capped at 20%, with most expected to be delivered through Neighbourhood Plan allocations. Their settlement boundaries were to be removed.
- 5.1.7 Other settlements were part of Wider Rural Bassetlaw, were less sustainable and growth was limited to that identified by Neighbourhood Plans or to meet a rural need.
- 5.1.8 A new settlement or the expansion of a Defined Rural Settlement was proposed of a sufficient size to trigger the needs for local infrastructure and be located to maximise accessibility to other settlements not served by a Functional Cluster. The Bassetlaw New Settlement Study 2018<sup>6</sup> identified feasible locations and realistic candidate sites.



5.1.9 In response to the consultation for the Initial Draft<sup>5</sup>, a better understanding of land availability, service provision and viability was needed to inform the approach in the Draft Bassetlaw Local Plan: Strategic Plan, 2019<sup>7</sup>. This identified the equitable distribution of growth across all settlements in Bassetlaw. The largest towns would see the largest growth but 73 rural settlements would be able to increase their populations by up to 20% (rather than just the Defined Rural Settlements), whilst creating opportunities for facilities to meet local needs.

5.1.10 Five interconnected Spatial Strategy strands were proposed (rather than a settlement hierarchy): Worksop, Retford, Harworth & Bircotes, Rural Bassetlaw and New Villages. Each outlines the spatial priorities and role of their respective settlement, settlements or area. Together, these provided a comprehensive strategy that covers the District. The Strategic Plan<sup>7</sup> retained the Garden Village concept but identified two potential areas to accommodate a combined garden village community at the former Bevercotes Colliery and at Gamston Airfield.

### **Progress since January 2019**

5.1.11 In response to views expressed by statutory consultees, developers and the community and to better achieve the Council's sustainable development aspirations, Policy ST1 re-introduces a settlement hierarchy (as proposed by the Initial Draft<sup>5</sup>).

5.1.12 This is an appropriate structure for organising the plan, acknowledging the inter-relationships between Worksop, Retford and Harworth & Bircotes and the rural area, and the inter-relationships between the Large and Small Rural Settlements and the countryside. The settlement hierarchy guides key principles and policies for development that are set out through this plan, as well as providing a context for the preparation of neighbourhood plans, and the monitoring of the plan.

5.1.13 Policy ST1 acknowledges the importance of taking a strategic and integrated approach to growth, which reduces the need for travel for work and leisure and places sustainable development at its heart. It prioritises major growth in the three Main Towns, whilst also providing sufficient growth in the Large and Small Rural Settlements to meet their local needs, whilst protecting their special character and unique function.

5.1.14 The role of each level of the hierarchy 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<sup>8</sup>. The Sustainability Appraisal<sup>9</sup> identified potential sensitivities which were taken into account.

### **Worksop**

5.1.15 Worksop is the principal town in the District with a population of approximately 41,820<sup>10</sup>, and enjoys relative ease of access to the range of higher order health, education, cultural, retail and employment opportunities.

5.1.16 Worksop is the most sustainable location for significant growth and provides the best opportunity to deliver the objectives of regional<sup>1</sup> and local industrial strategies<sup>2</sup>: it is expected to deliver substantial employment growth (see Policy ST6) commensurate with its place in the settlement hierarchy and its easy access to the A1 and A57 corridors and its ability to maximise opportunity for sustainable transport choices. As such, it is the place where most new jobs will be created over the lifetime of the plan. Significant regeneration is expected in the town centre and through other brownfield sites by 2037.

5.1.17 Worksop will deliver a minimum of 2180 new dwellings over the plan period (2018 to 2037). Since the start of the plan period Worksop has seen 230 housing completions and currently has 1404 commitments (at 30/11/2019). Combined, this equates to a supply of 1634 dwellings. Consequently, there is a requirement to allocate land for a minimum of 546 dwellings in Worksop.

5.1.18 However, the level of housing identified by Policy ST1 in Worksop is broadly comparable with the promotion of successful economic growth and regeneration and to facilitate the infrastructure required in support.

### **Retford**

5.1.19 In contrast, Retford is a smaller market town, with 22,013 residents<sup>10</sup>, is relatively self-contained with a wide range of services, facilities, shops, employment opportunities and good public transport links.

5.1.20 Designated as a Main Town, Retford remains a good location for development and the continued prominence of the town is an important element of the spatial strategy. But there are a number of constraints which must be taken into account in determining the level of development to be directed to the town in this Local Plan. Safeguarding the landscape setting, preventing coalescence with neighbouring settlements, avoiding areas of flood risk, protecting the heritage and the ecological value of Retford's environment all influence the level and location of growth directed to the town.

5.1.21 Unlike Worksop and Harworth & Bircotes, Retford is not expected to accommodate as much economic growth in the plan period. Local economic growth will be balanced with the level of housing proposed (see Policy ST6) to improve the sustainability of the town.

5.1.22 Retford will continue to deliver the same level of housing development as identified in the Bassetlaw Core Strategy (2011)<sup>11</sup>. This sets a housing requirement of 1574 dwellings for Retford for the period 2010 to 2028 which equates to 87.4 dwellings per annum. Projecting this forward to 2037, the housing requirement equates to 2360 from 2010 to 2037 (87.4 multiplied by 27 years). At 30 November 2019, 1057 dwellings had been delivered in Retford. This leaves a residual requirement of 1303 for the period 2019 to 2037.

5.1.23 In terms of housing supply, there are currently 666 dwellings with planning permission in Retford. Additionally, there is a resolution to grant permission for a further 109 dwellings (subject to the signing of a section 106 agreement). This leaves a requirement to allocate land for a minimum of 528 dwellings. This reflects the Core Strategy residual requirement<sup>11</sup>.

### **Harworth & Bircotes**

5.1.24 Harworth & Bircotes has benefitted from significant investment and regeneration in recent years. Focussed around the ongoing regeneration of the former Harworth Colliery and reflecting the aspirations of the Harworth and Bircotes Neighbourhood Plan<sup>12</sup>, its population is 7,94810.

5.1.25 Harworth & Bircotes has a good range of services, shops and facilities and benefits from easy access to the A1 (M) and South Yorkshire. Harworth & Bircotes is a strategically advantageous economic location and is expected to deliver significant employment growth (see Policy ST6) commensurate with its place in the settlement hierarchy and reflecting its easy access to the A1 (M). Given the 1853 (at 30/11/2019) homes in the pipeline and delivery of 185 homes since the start of the Plan period, no further allocations are proposed to 2037. This level of housing reflects the level of general employment growth planned.

- 5.1.26 Given its growth to date, the town centre is also expected to experience some growth to broaden the services and infrastructure required to meet the needs of the growing community.

Settlement	Housing Requirement (No. Dwellings)
Worksop	2180
Retford	1303
Harworth	2000
Large Rural Villages	1764
Small Rural Villages	1090
Garden Village	750

Figure 5: Housing Distribution

### Large Rural Settlements

- 5.1.27 Policy ST1 and Policy ST2 recognise that the size of the rural settlements, and the level of services and facilities in them varies considerably. Similarly their ability to accommodate growth in keeping with their character and form varies.
- 5.1.28 Evidence<sup>4</sup> finds that the District's largest rural settlements - Blyth, Carlton in Lindrick and Costhorpe, Langold, Misterton and Tuxford - are the most sustainable due to them having the largest populations, having higher numbers of journeys made to employment, shops and services and having the most frequent and commercially viable public transport services to nearby larger towns and cities. All serve both the settlements themselves and the surrounding rural area. Focusing rural development there will help to support existing facilities and provide a focal point for use by residents of surrounding smaller villages and hamlets.
- 5.1.29 Over the plan period the regeneration of the former Cottam Power Station is expected to come to commence<sup>13</sup> (see Policy ST5). This provides a significant opportunity to create a new Large Rural Settlement: with comparable level of services and facilities to the existing settlements in the hierarchy to support its residents and those from nearby villages (reflecting the concept identified by the Initial Draft<sup>5</sup>).
- 5.1.30 To enable successful regeneration of this part of the District, Policy ST5 promotes a balanced approach to housing and employment development on this site.
- 5.1.31 Overall, Policy ST1 proposes a minimum housing requirement of 1764 dwellings across the Large Rural Settlements (Blyth, Carlton in Lindrick and Costhorpe, Langold, Misterton, Tuxford, and Cottam).

### Small Rural Settlements

- 5.1.32 A minimum, combined, housing requirement of 1090 is proposed for the Small Rural Settlements. In terms of housing supply, at 30/11/2019 these settlements had a combined total of 1409 dwellings with planning consent and a further 338 dwellings without planning consent allocated in Neighbourhood Plans. Whilst Large Rural Settlements will be the main focus for development in rural areas, proportionate growth to a maximum of 20% per Parish settlement - as identified by the previous two draft Plans<sup>5,7</sup> - will be supported where it will not have an adverse effect on the character or amenity of the settlement. This will help to sustain those villages and also recognises their often greater environmental constraints (see Policy ST2). In most cases, their growth will be identified through Neighbourhood Plans and the local communities themselves.
- 5.1.33 Settlements which do not meet the criteria for identification as a Small Rural Settlement are not considered sustainable locations for development and are at the bottom of the settlement hierarchy.

They are considered to be in the countryside and proposals for residential development and employment uses will be assessed against other relevant policies in this Plan.

### Bassetlaw Garden Village

- 5.1.34 Delivery of a new Garden Village remains. However, consultation responses identified significant concern from the public and statutory consultees about the suitability of the two proposed sites identified by the draft Local Plan in January 2019<sup>7</sup>. In addition, further sites were made available to the Council for a Garden Village.
- 5.1.35 In response, the Bassetlaw Garden Village Background Paper, 2019<sup>14</sup> assessed the potential of the new sites, and for consistency the remaining sites to deliver the Government's Garden City Principles (as advocated through the NPPF<sup>3</sup>). The Sustainability Appraisal<sup>9</sup> added a further scrutiny.
- 5.1.36 The outcome identified by Policy ST3 is that an additional site was more suitable as a Garden Village: it is better situated in terms of access, has a lower impact on the surrounding landscape, biodiversity, economy and existing communities. The Whole Plan Viability Assessment 2019<sup>15</sup> also shows that this new site can deliver Garden City Principles as part of a viable scheme.
- 5.1.37 Located strategically at the A1/A57 junction the new Garden Village is not associated with meeting the growth needs of any particular settlement. Rather it contributes to achieving the wider aspirations of the D2N2 Strategic Economic Plan<sup>1</sup> and Bassetlaw's emerging Local Industrial Strategy<sup>2</sup>, including investment within strategic economic growth corridors (A1 and A57), increasing the productivity of the local economy and increasing the number and quality of jobs. Together with the provision of significant additional housing this will result in a positive opportunity to generate greater resilience in housing delivery through increased choice and competition and contribute to improved infrastructure and local services.
- 5.1.38 Bassetlaw Garden Village will deliver a minimum of 750 dwellings by 2037.
- 5.1.39 This settlement hierarchy is shown on the Key Diagram below.



Figure 6: Key Diagram



### **Meeting the District's objectively assessed housing and employment needs**

- 5.1.40 This Local Plan is ambitious in its housing delivery in order to facilitate a step change in the local economy and improve infrastructure capacity in the District. Policy ST1 seeks to increase economic growth across Bassetlaw, provide more jobs and more opportunities for better paid higher skilled jobs by making more employment land available. The knock-on effect will help to address housing affordability, which will significantly boost the supply of homes to support sustainable communities and meet the needs of those with specific housing requirements.
- 5.1.41 In order to meet identified development needs, the Spatial Strategy sets out the scale and distribution of new housing, employment and retail development across the District during the Local Plan period up to 2037. It is based on a number of considerations including national planning policy, the Local Plan's Vision and Objectives, environmental and infrastructure constraints, and the availability and viability of land for development.

### **Housing Need**

- 5.1.42 National planning practice guidance<sup>16</sup> 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.
- 5.1.43 National policy<sup>3</sup> 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<sup>18</sup>.
- 5.1.44 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.
- 5.1.45 On that basis, the Economic Development Needs Assessment, 2019<sup>18</sup> 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.
- 5.1.46 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. Appendix 3: 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.
- 5.1.47 Bassetlaw is able to meet all of its housing requirement within the District, as evidenced by the Land Availability Assessment 2020<sup>8</sup>. At this stage no other local authority within the Housing Market Area, or adjoining the District has indicated that they are unable to meet their housing needs. The Council has signed a Statement of Common Ground with the local authorities in the Sheffield City Region Combined Authority<sup>19</sup>, and another with the authorities in the Housing Market Area<sup>20</sup>, which confirms this.

- 5.1.48 The 5 Year Housing Land Supply Report, 2019<sup>21</sup> shows that a 5% buffer has been applied, to ensure choice and competition in the market for land.
- 5.1.49 Policy ST1 provides for delivery of the housing requirement and 5% buffer, plus an additional contingency to help deliver a step-change in the local economy and significantly boost the supply of housing, consistent with national and local objectives. Delivering more quality housing than is required will ensure this Plan can better address affordable and specialist housing needs.
- 5.1.50 In order to provide choice in the housing market, provide a mix of sites and make sites available to small and medium size house builders, consistent with national policy<sup>3</sup>, Policy ST1 also ensures that at least 10% of the sites are smaller (sites of less than 10 dwellings).
- 5.1.51 Across the District, there are some issues with infrastructure capacity, such as locations where roads and junctions are approaching capacity and broadband provision can be insufficient in some rural parts of the District. This higher figure will help realise aspirations for infrastructure, a central part of the strategy for growth over the plan period. Policy ST1 prioritises growth in locations where there may be opportunities for infrastructure improvements alongside development.

### **Gypsy & Travellers and Travelling Showpeople Need**

- 5.1.53 Policy ST1 identifies a requirement to deliver a minimum of 10 new pitches for Gypsy and Travellers in the first five years of the Plan (up to 2024), with a further 30 pitches up to 2037. The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment, 2019<sup>22</sup> notes that most of the need, if not all, can be accommodated on existing Gypsy sites. Policy ST29 identifies that this land should be considered first when seeking to meet the needs of Gypsies and Travellers. The evidence<sup>22</sup> indicates that there is no requirement for new sites for Travelling Showpeople in Bassetlaw.

### **Employment Needs**

- 5.1.54 Future employment needs consider completions trends as well as economic forecasts from Oxford Economics, Cambridge Econometrics and Experian<sup>18</sup>. Given the strength of performance in the District in the last decade or more in transport and manufacturing sectors, the evidence<sup>18</sup> applies uplift scenarios to the baseline forecasts to more accurately reflect the District's recent performance in the labour market and commercial property data. The evidence<sup>18</sup> identifies jobs growth of 3,400 to 2035, which when projected forward to 2037, to balance with the housing requirement, totals 5550 jobs in Class B1, B2 and B8 use and for other employment uses.
- 5.1.55 This Local Plan will help create new jobs in a variety of ways: through new employment development, safeguarding existing employment sites in Policy ST10 and indirectly by, for example, promoting town centre regeneration, supporting local services in rural areas and supporting education and training.
- 5.1.56 But the District has a high level of employment permissions and available employment land (at least 108ha) – it is generally accepted that 75% will come forward in the plan period (at least 81ha) but that the location and timing will be market led. On that basis, Policy ST1 identifies sufficient land to balance with Bassetlaw's housing requirement: of a minimum of 9087 dwellings, subject to further monitoring and a market review to inform policy development.
- 5.1.57 Past employment trends<sup>18</sup> indicate that there may be potential for growth above this for strategic logistics growth: the Economic Development Needs Assessment<sup>19</sup> acknowledges that stronger performance in the transport and distribution sectors could lead to greater growth and jobs demand.

Bassetlaw is increasingly being seen as a good location for logistics operators evidenced by the significant 50,000sqm B floorspace development taking place on the A57, and the recognition by the Sheffield City Region<sup>24</sup> of the importance Doncaster Airport Growth Area at Harworth could play for the logistics sector.

- 5.1.58 The distribution of employment development reflects established centres of economic activity, the priorities of the emerging Local Industrial Strategy<sup>2</sup>, the D2N2 Strategic Economic Plan<sup>1</sup>, the pattern of housing growth, the increasing prominence of the A1 and A57 corridors and the availability of land for employment purposes.

#### **Retail Needs**

- 5.1.59 The retail sector is characterised by rapid change and changing consumer demands related to new technologies. The Bassetlaw Retail and Leisure Study, 2017<sup>24</sup> states there is no identified need for new retail development to 2035. It identifies limited identified opportunities in and around the town centres for growth. The exception is a sustainable addition to Harworth & Bircotes's town centre (in Policy ST13) to support the wider regeneration ambitions of the town and its Neighbourhood Plan<sup>12</sup>.

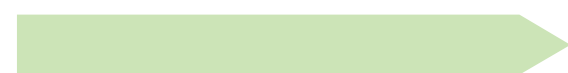
## **POLICY ST1: Bassetlaw's Spatial Strategy**

- A. Bassetlaw's Spatial Strategy will focus on delivering sustainable development and growth, appropriate to the size of each settlement, that meets the evidenced need for new homes and jobs, regenerates the District's town centres, and supports necessary improvements to infrastructure, services and facilities.
- B. This will be achieved by:
1. Promoting the efficient and effective use of land and the re-use of previously developed land in sustainable locations, unless there are overriding amenity, biodiversity or heritage matters that preclude such use; and minimising the use of the most versatile Grade 1-3 agricultural land, where practicable;
  2. Directing development to appropriate locations, in accordance with the following settlement hierarchy:
    - a) through allocations in the Main Towns and Large Rural Settlements and through appropriate forms of development within their settlement boundaries; and, in the case of Cottam Priority Regeneration Area within the site boundary, as defined on the Policies Map;
    - b) by supporting the individual growth of the Small Rural Settlements by up to 20% in accordance with Policy ST2;
    - c) by supporting appropriate forms of development within the Bassetlaw Garden Village, in accordance with Policy ST3;
    - d) by supporting development in the countryside necessary to that location, including those which support the rural economy and where consistent with other policies in this Local Plan.

Category	Settlement
Main Town	Worksop, Retford and Harworth
Large Rural Settlement	Blyth, Carlton in Lindrick and Costhorpe, Langold, Misterton, Tuxford, Cottam Garden Community
Small Rural Settlement	Askham, Barnby Moor, Beckingham, Bothamsall, Bole, Clarborough 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 Habbleshthorpe, 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
Garden Village	Bassetlaw Garden Village
Countryside	All areas not identified above.

C. Enabling housing and employment development for the period 2018-2037 including:

1. **Housing:** provision of land for a minimum of 9087 dwellings (478 dwellings per annum), 10% of which will be on sites of no larger than 1ha. This housing requirement will be distributed as follows:
  - a) A minimum of 5483 dwellings in Worksop, Retford and Harworth;
  - b) A minimum of 1764 dwellings on sites allocated or to be allocated in Neighbourhood Plans for the Large Rural Settlements;
  - c) A minimum of 1090 dwellings on non-allocated sites or sites to be allocated in Neighbourhood Plans for the Small Rural Settlements;
  - d) A minimum of 750 dwellings at the Bassetlaw Garden Village;
  - e) 10 pitches in the first 5 years and a further 30 beyond that for pitches for Gypsy and Travellers.
2. **Employment:** provision of land in appropriate locations to meet future economic development needs and safeguard existing employment sites for B1 offices, B2 industry and B8 storage and distribution as follows:
  - a) At least 22.1 ha of employment land completed;
  - b) At least 108ha of new employment land, of which at least 81ha is expected to come forward by 2037;
  - c) At least 199.6ha of strategic employment land to address a sub-regional/regional employment need and/or the significant expansion of a local business.
3. **Town Centres:** Safeguard, regenerate and enhance the role of the District's town centres Worksop, Retford and Harworth and Bircotes to secure their longevity as vibrant centres that provide appropriate housing, business, retail, leisure and community facilities to serve each settlement and their catchment effectively.



## 5.2 Rural Bassetlaw

- 5.2.1 The National Planning Policy Framework<sup>3</sup> states that sustainable development should be located where it will enhance or maintain the vitality of rural communities, that new rural housing and other development should also support the broader sustainability of villages, and that all settlements can play a role in delivering sustainable development in rural areas.
- 5.2.2 As a rural District, Bassetlaw's settlements have varying levels of access to local services, facilities and public transport. Whilst it is important that the settlements identified in Policy ST2 are allowed to grow appropriately in order to maintain rural vitality, this policy also ensures that these rural communities retain their identity and distinctiveness, as reflected by a settlement's size, scale of services, form and character.
- 5.2.3 Policy ST2 sets out housing figures for the most sustainable rural settlements in line with Policy ST1, and national policy<sup>3</sup>. Policy ST2 allows for some flexibility to accommodate housing exceptions to meet local needs but ensures the spatial strategy and the plan-led system are not undermined. Once the 20% housing figure in Policy ST2 has been met (by completions and/or planning permissions, including allocated sites in this Local Plan, a Neighbourhood Plan or any 'made' successor) only housing exceptions will be supported by Policy ST2 D.

### **Large and Small Rural Settlements**

- 5.2.4 The Spatial Strategy Background Paper, 2019<sup>4</sup> assessed all 103 settlements in rural Bassetlaw. The settlements in Policy ST2 have the potential to accommodate housing development over the plan period due to their size, location and role in providing local services and facilities. In order to respect the variance in the size of settlements in this group, these settlements are defined as either Large Rural Settlements or Small Rural Settlements.
- 5.2.5 Large Rural Settlements play a role as a 'service centre' for other smaller settlements, have 500 or more dwellings and have a Primary School, Doctors Surgery/ health centre, a community centre/ hall, a convenience store, a church and a public house.
- 5.2.6 Small Rural Settlements have 50 or more dwellings and, at least, one of the following: a Primary School, Doctors Surgery/ health centre, a community centre/hall and a convenience store, a church or a public house. Each settlement must also be able to accommodate some development, in terms of its character and form.
- 5.2.7 The evidence<sup>4</sup> identified that a number of settlements were either too small or too dispersed in nature to support additional housing development. These are classified as being in the countryside.

### **20% Cap**

- 5.2.8 Growth in these settlements will be limited by a cap, amounting to 20% of the existing number of dwellings in the Parish as of August 2018 (the base date when the data was collated), and is consistent with other relevant policies in this Plan.
- 5.2.9 Rural Growth Monitoring (on the Council's website [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)) shows the 'remaining growth' allowances for each settlement. This sets out details of the planning permissions and completed 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 to 2037. This will be updated monthly and ensures the level of growth is consistent with the spatial strategy.

- 5.2.10 Rural Growth Monitoring should be checked prior to submitting a planning application to determine whether the settlement is capable of accommodating the level of growth proposed. It will also establish whether a pre-application community consultation is required.

### **Supporting Neighbourhood Planning**

- 5.2.11 In designated neighbourhood plan areas, in accordance with national policy<sup>3</sup>, the Council has identified a housing figure, which is also the 20% figure in Policy ST2.
- 5.2.12 Figure 7 sets out the housing delivery routes available to neighbourhood plan areas. In terms of housing delivery, national policy<sup>3</sup> lists criteria which will apply to neighbourhood plans where development plans are out of date. Neighbourhood plan areas choosing routes 3, 4 or 5 will be less vulnerable to unplanned housing development because it would positively address the requirements of national policy<sup>3</sup>.
- 5.2.13 Neighbourhood plan groups will be encouraged to allocate sites to meet their housing - Rural Growth - figure. Where sites have not been allocated to meet housing needs, and in areas without a neighbourhood plan, the criteria based approach in Policy ST2 for assessing and determining housing proposals will apply.
- 5.2.14 Where housing allocations are made in neighbourhood plans, and there is evidence to demonstrate that they are deliverable in line with national policy<sup>3</sup>, these will be counted towards the District's housing supply.
- 5.2.15 Flexibility is built in: should the community wish to seek a higher percentage of growth, Policy ST2 is supportive by providing for exceptions housing. This gives flexibility to local communities on how they choose to plan for growth, with options to determine the most appropriate locations and type of housing growth for their area within the context of this spatial strategy. It also means communities can choose how they wish to manage their housing numbers, whether through housing allocations, or through windfall policies in accordance with Neighbourhood Planning PPG, Paragraph: 097, 2018<sup>25</sup> and Policy ST2.

### **Demonstration of clear local community support**

- 5.2.16 Part D of this policy requires community consultation to be undertaken where a proposal would result in the total Rural Growth requirement for a settlement being exceeded. Where a 'made' Neighbourhood Plan allocates a site that exceeds the Rural Growth requirement 'evidence of clear local community support' will have been satisfied.
- 5.2.17 In other cases, the Rural Growth requirement can only be exceeded if there is evidence of clear local community support, following a proportionate pre-application consultation exercise, which should be submitted with their planning application. Further details are in Appendix 4.





Figure 7: Housing Delivery Routes for Neighbourhood Plan Areas

## POLICY ST2: Rural Bassetlaw

- A. The Council will support the delivery of sustainable development to meet the needs of Bassetlaw's rural area over the plan period 2037.

### Large Rural Settlements

- B. Unless otherwise promoted through Neighbourhood Plans or through a masterplan framework agreed with the Council, residential development in Large Rural Settlements within the Parishes as identified below or in the case of Cottam within the red line boundary identified on the Policies Map, will, collectively, accommodate a minimum of 1764 new dwellings of the District's housing requirement.

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*	-	450 (To be delivered in this plan period)

(\*Former Power Station Site)

Most of this growth will be delivered through existing planning permissions or through allocated sites in made Neighbourhood Plans or this Local Plan, as identified on the Policies Map.

All other housing development in these settlements will be located within settlement boundaries to provide the type and mix of housing to address local housing needs. The scale and density of development proposed should be appropriate to the character, shape and built form of that part of the settlement and should not normally exceed 1 hectare in size.

### Small Rural Settlements

- C. Residential development in the Small Rural Settlements within the Parishes listed below, will, collectively accommodate a minimum of 1090 dwellings of the District's housing requirement.

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
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

- D. Unless otherwise promoted through Neighbourhood Plans or Part E of this policy applies, additional development in the Small Rural Settlements over the plan period will be supported provided all the criteria below are satisfactorily met, and the proposal is consistent with other policies in this Plan:
1. the proposal should not increase the number of dwellings in the Parish by over 20%. Proposals will be considered in combination with other housing development granted planning permission since 1 April 2018 (see Rural Growth Monitoring) to ensure 20% growth is not exceeded;
  2. The site is located within an existing settlement boundary in a Neighbourhood Plan;
  3. A single proposal should not exceed 10 dwellings, unless it can be demonstrated that it will provide a community benefit, including affordable housing or open space provision;
  4. The location and size of the proposal does not conflict with the existing character and built form of that part of the settlement and it can demonstrate how it responds positively to the development principles as identified by Policy ST32 and relevant characterisation studies as part of a made Neighbourhood Plan;
  5. It would not lead to the coalescence with any neighbouring settlement(s);
  6. A proposal for non-minerals development in Minerals Safeguarding Areas meets the requirements set out in the Nottinghamshire Minerals Local Plan.

### Rural Exceptions

- E. 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; and
  5. It can be demonstrated that the development can be accommodated within the capacity of public services, and has the support of the relevant statutory agencies.

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.



## 5.3 Bassetlaw Garden Village

- 5.3.1 The Bassetlaw Garden Village will deliver significant growth for Bassetlaw and North Nottinghamshire, contributing to wider regional<sup>1</sup> and local aspirations<sup>2</sup> in terms of promoting a step-change in economic growth, delivering quality housing, and securing wider social and environmental benefits.
- 5.3.2 Situated between Worksop and Retford, at the key strategic A1/A57 junction, this 216ha site will over time transform into a sustainable new community. The Bassetlaw Garden Village will have a unique identity, becoming a destination in its own right, distinctive from surrounding towns and villages.
- 5.3.3 Development will be provided within a high quality, highly biodiverse landscape, dominated by green infrastructure and community woodland, where residents and employees can easily move by sustainable transport to new community facilities, shops and services. A new railway station and public transport hub will provide sustainable access to the wider area. New road links will enable the Garden Village to become an attractive destination for residents and businesses alike.
- 5.3.4 The scale of development will mean that this provides the basis of a genuinely long-term sustainable growth plan for Bassetlaw, beyond the lifetime of the Local Plan; an approach consistent with the National Planning Policy Framework<sup>3</sup>.

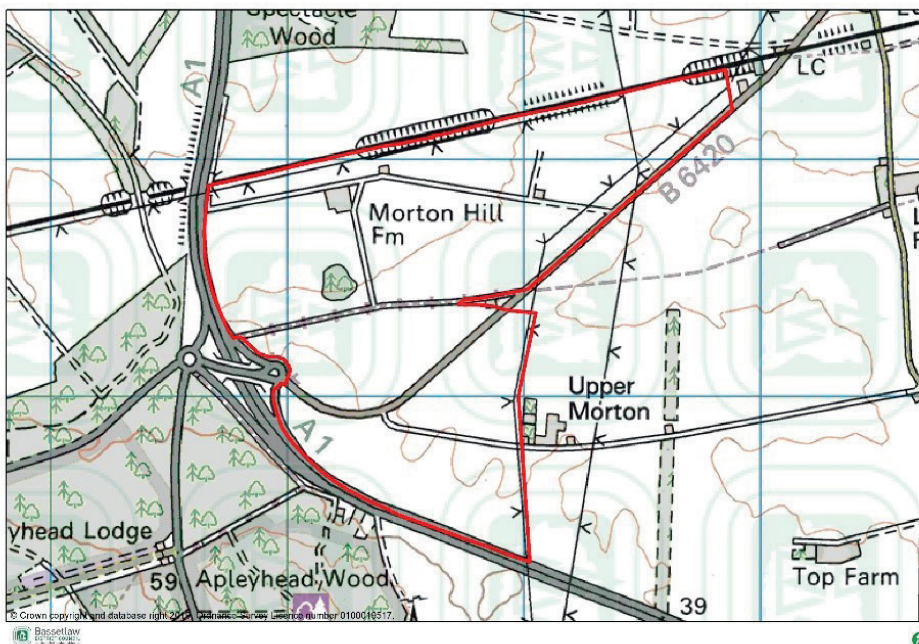


Figure 8: Bassetlaw Garden Village

- 5.3.5 The development will be guided by the preparation of a comprehensive masterplan framework facilitated by a Consultative Group. Facilitated by the Council this key delivery mechanism will ensure stakeholder and community buy-in from the outset, ensuring the Garden Village is a destination of which Bassetlaw can be proud of, in generations to come.
- 5.3.6 An independent design review and community consultation will promote a genuinely collaborative approach. The masterplan framework will be adopted by the Council as a Supplementary Planning Document.

### **Bassetlaw Garden City Principles**

- 5.3.7 The Bassetlaw Garden Village will incorporate the highest standard of place-making and place-keeping that promotes innovation and sustainability across all aspects of its planning and delivery. On that basis, the Garden Village should not be treated as another housing allocation, rather Policy ST3 requires additionality in terms of quality, character, delivery, innovation and sustainability.
- 5.3.8 To ensure this vision is realised the Garden Village should be developed to the following nationally identified Garden City principles<sup>3</sup>:
1. **Clear identity:** a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.
  2. **Sustainable scale:** built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.
  3. **Well-designed places:** with vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities.
  4. **Great homes:** offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.
  5. **Strong local vision and engagement:** designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.
  6. **Transport:** integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.
  7. **Healthy places:** designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & wellbeing priorities and strategies.
  8. **Green space:** generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and promotes opportunities to deliver environmental and biodiversity net gain and enhancements to natural capital.
  9. **Legacy and stewardship arrangements:** should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.
  10. **Future proofed:** designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include opportunities presented by technological change such as driverless cars and renewable energy measures.

### **Design, Environment and Landscape**

- 5.3.9 The Garden Village will provide a high quality, low carbon, landscape-led design influenced by the surrounding local character and distinctiveness of its rural location, which champions pioneering architecture and sustainable and modern construction methods.
- 5.3.10 Green infrastructure should be at the heart of the community: a series of green corridors will link a country park, community woodland and smaller neighbourhood spaces for recreation, play and wildlife through and around the site and should be at the forefront of the design. An arboriculture survey and management plan will ensure the mature trees on site are carefully integrated into the development. Strong boundary treatment, particularly along the A1 corridor, will be required to enhance the quality of the new community and protect amenity for future users. This will help to achieve a net gain in biodiversity and contribute towards the Sherwood Forest Reforestation Project.



- 5.3.11 The Garden Village should fully embrace the green agenda: design should maximise the effective use of natural resources including energy and water, sustainable methods of construction, and explore opportunities for renewable and low carbon energies. The development of appropriate community energy schemes will be supported. Sustainable drainage should be fully integrated with green infrastructure as part of a bespoke wildlife friendly scheme. Innovative habitat creation and tree planting will characterise the Garden Village and, in turn, will support quality of life and health, allow for climate change adaptation and minimise carbon emissions ensuring the Village's longevity.
- 5.3.12 The Habitats Regulations Assessment<sup>26</sup> identifies that development at the Garden Village will need to be subject to a project level Habitats Regulations Assessment screening to determine potential impacts on the Sherwood Forest ppSPA.
- 5.3.13 The Garden Village lies within a Minerals Safeguarding Area in the emerging Nottinghamshire Minerals Local Plan<sup>27</sup>. The County Council will be consulted on this scheme to ensure it does not lead to the unnecessary sterilisation of mineral resources.

### **Housing and Employment Land**

- 5.3.14 Policy ST3 supports the development of this highly accessible location, providing around 4000 new homes over its lifetime. Given the complex nature of delivering a Garden Village, it is considered appropriate to set a local plan growth target of 750 dwellings to help meet local needs in this plan period, with the remaining homes to be delivered thereafter. On that basis the Housing Trajectory shows that development is not expected to start until 2027.
- 5.3.15 The site will provide a range of house types and sizes to meet housing needs, including affordable homes, specialist housing and self-build plots.
- 5.3.16 To be truly sustainable, the Village should include employment opportunities to support the new housing. An opportunity will be provided to showcase the energy and low carbon sector and modern methods of construction within a green business park setting, alongside land for more traditional B Class employment uses (15ha in total).
- 5.3.17 Dedicated starter units/live work units will be developed to provide supportive incubation space for entrepreneurs. This will allow for small, flexible workshops and business incubation units to accommodate new and growing businesses in the community.
- 5.3.18 Complementing this will be an eco-friendly commercial hub to support residents and employees as well as those travelling along the A1/A57.

### **Services and Infrastructure**

- 5.3.19 This significant new community will be large enough to sustain its own local shops and facilities. Policy ST3 requires a range of community facilities to help meet the day to day needs of its residents and which will have multiple benefits for the surrounding rural area. Sustainable access, including bus connectivity will ensure the existing and new communities are well-integrated, so all are able to benefit from a new Local Centre, health and education facilities and a community hub with associated sports facilities.
- 5.3.20 All development should be future proofed: Connectivity to digital infrastructure is essential from the outset, as is the requirement for high environmental standards in the built environment, the ability to support electric vehicles and for development to meet emerging working practices.

## Highways and Transportation

- 5.3.21 Bassetlaw Garden Village will promote a step-change towards active and public transport through a highly legible, attractive and accessible movement network, including a new railway station and integrated public transport hub. The Garden Village will seek to improve opportunities for cycling and pedestrian links between the Garden Village, the surrounding communities, in particular Retford, and over the A1 to natural and heritage assets such as Clumber Park.
- 5.3.22 The Bassetlaw Transport Strategy: Part 228 considers the impacts of the Bassetlaw Garden Village on a number of strategic junctions around the locality and considers measures to help deal with traffic, including junction improvements at the A1 slip road (south) and to ensure that the development has no adverse impact on air quality, particularly along the A57. Financial contributions will be sought to enable these works to take place in a timely manner. More detailed evidence will be required through a Transport Assessment and Air Quality Assessment for the site.
- 5.3.23 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>29</sup>.
- 5.3.24 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>15</sup> reviewed the infrastructure requirements in Policy ST3 to understand the individual and cumulative impact of them on site viability. The WPVA<sup>16</sup> states that the infrastructure requirements can reasonably be sought through on site provision and developer contributions as part of a deliverable scheme provided that the site is exempt from a Community Infrastructure Levy charge.

## POLICY ST3: Bassetlaw Garden Village

- A. The Council will support the delivery of a new Garden Village on 216ha of land adjacent to the north-east/east of the A1/A57 Apleyhead Junction, as identified on the Policies Map.
- B. This new community will be developed comprehensively in accordance with a masterplan framework, including bespoke design codes, delivery and phasing arrangements, to be adopted by the Council as a Supplementary Planning Document, and informed by an independent design review and community consultation.
- C. A Consultative Group facilitated by the Council and comprising all key stakeholders and landowners will facilitate the delivery of the masterplan framework for the site.
- D. The masterplan framework will be expected to lead by example in terms of the design quality, significantly contributing to sustainable and inspirational environmentally-led living and will make provision for:
- 1. Good Quality Design and Local Character**
- a) Landscape-led high quality design that integrates the new with the existing landscape, that adds value to the local area and endures over time;
  - b) Sustainable, innovative design of buildings and spaces in accordance with Policy ST32 and the forthcoming Design Quality SPD;
  - c) The delivery of green and low carbon energy and technology in part delivered through strengthened physical and transport connections;
  - d) Non-minerals development in Minerals Safeguarding Areas where the requirements set out in the Nottinghamshire Minerals Local Plan have been met.

## **2. Great Homes and Employment**

- a) At least 750 dwellings during the plan period to 2037, with at least 3250 dwellings in the following plan period;
- b) A mix of housing types, to address the requirements of the community over time, including: affordable housing, starter homes; family housing; level access accommodation; sheltered accommodation for older people; and self-build units;
- c) Housing standards to promote climate resilience in accordance with Policy ST45;
- d) A range of housing densities, with lower densities towards the rural boundaries of the site, and higher densities around the Local Centre, transport hub and commercial area;
- f) At least 15 ha of employment land for B1, B2, B8 use to 2037;
- g) A commercial hub to support the needs of the community and road users to include small scale A3/A5 use and visitor accommodation.

## **3. Social and community facilities**

- a) Appropriate contributions towards primary and secondary education provision;
- b) A Local Centre providing space for a retail hub to include an A1 convenience goods store of an appropriate size, commensurate to the settlement's size;
- c) Appropriate contributions towards health care facilities;
- d) A community hub including sports pitches;
- e) Appropriate digital infrastructure to provide high speed broadband capability for housing and employment use.

## **4. Transport and Movement**

- a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority, which further details:
  - i. New junctions and points of access on to the B6420 from the site;
  - ii. Contributions towards upgrading and improving the slip road off from the A1 (south);
  - iii. Contributions towards the improvement of the junction at the B6420/ A620;
  - iv. Contributions towards the improvements to the roundabout at A614 Blyth Road/A57/A1;
  - v. Well-connected street patterns that deliver high quality, safe and direct walking, cycling and public transport routes through the development;
  - vi. New and improved pedestrian and cycle links from the site to nearby facilities, Retford and over the A1;
  - vii. A new onsite public transport facility and railway station;
  - viii. Connectivity to the public rights of way network;
  - ix. A parking and servicing strategy to ensure that such provision does not dominate the built environment;
- b) Impacts of development on air quality through traffic and other emissions are mitigated and an air quality assessment is submitted to and approved by the Local Planning Authority.

## **5. Landscape, Biodiversity and Green Infrastructure**

- a) A scheme of an appropriate scale, layout and form which respects the surrounding character and setting supported by an archaeological desk based assessment;
- b) Retention, enhancement and integration of important hedgerows, woodland and trees on site as identified by an arboriculture assessment;
- c) An integrated approach to surface water drainage and multifunctional greenspace;
- d) Provision of at least 0.5ha for community woodland in this plan period and land identified for 1.5ha thereafter;

- e) A multifunctional green infrastructure network comprising 5ha in this plan period, and 5ha thereafter, that connects to the existing, to incorporate publicly accessible open space to meet the standards set out in Policy ST41. The future management and maintenance shall be agreed through a planning application;
- f) A project level Habitats Regulation Assessment screening in accordance with Policy ST36.

E. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress this site through the planning system.



## 5.4 Priority Regeneration Areas

5.4.1 The regeneration of brownfield sites forms a key part of the Local Plan Vision and Objectives. Providing support to the comprehensive redevelopment of brownfield sites, particularly within town centres and at the former power station sites is a key Council Plan objective<sup>14</sup>.

### Workshop Central Area

5.4.2 Workshop Central Area has a unique historic character and is the largest retail, service, administrative and commercial centre in the District. With good transport accessibility by rail and road, it has good connectivity to the rest of the District as well as to neighbouring authorities by road, rail and bus.

5.4.3 The Central Area is centred on the linear Bridge Street/Carlton Road spine running north-south, with the green corridors of the Chesterfield Canal and the River Ryton crossing east-west, and the railway station situated to the north. Related to this, the centre has striking topography, rising from the Chesterfield Canal in both directions, with long views north and south. The historic street pattern of the Workshop Conservation Area are a vital part of its special character as is the range and concentration of designated and non-designated heritage assets.

5.4.4 Despite recent investment in its local college, the development of a cinema in the town centre and an ongoing programme of grant funded work through the Townscape Heritage Scheme, Workshop has struggled to secure significant investment to regenerate its town centre.

5.4.5 The strategy for the Central Area aims to build on these recent improvements and deliver significant change: delivering a better connected town centre where people will want to live, work and experience the environment and the attractions it offers, with high quality town centre housing and a concentrated retail offer better equipped to evolve with the changing nature of retail in the future. The Workshop Central Area as identified in Figure 9 below, should function as the key focus for a more intense vibrant mix of uses including residential, office, retail, leisure, tourism, education and cultural facilities.

5.4.6 Enhancing the vitality and vibrancy of the Central Area cannot occur solely through more intense uses, nor greater numbers of residents. The enhancement of the public realm, the green and blue infrastructure and its amenity value will ensure the area becomes a more attractive place to live, work and visit and will be a key component of the area's regeneration. A quality public realm needs to support day-to-day activities as well as forming the basis for the area's attractiveness. As such, it will play a key role in securing investment and development to the town.



Central Workso DP Boundary

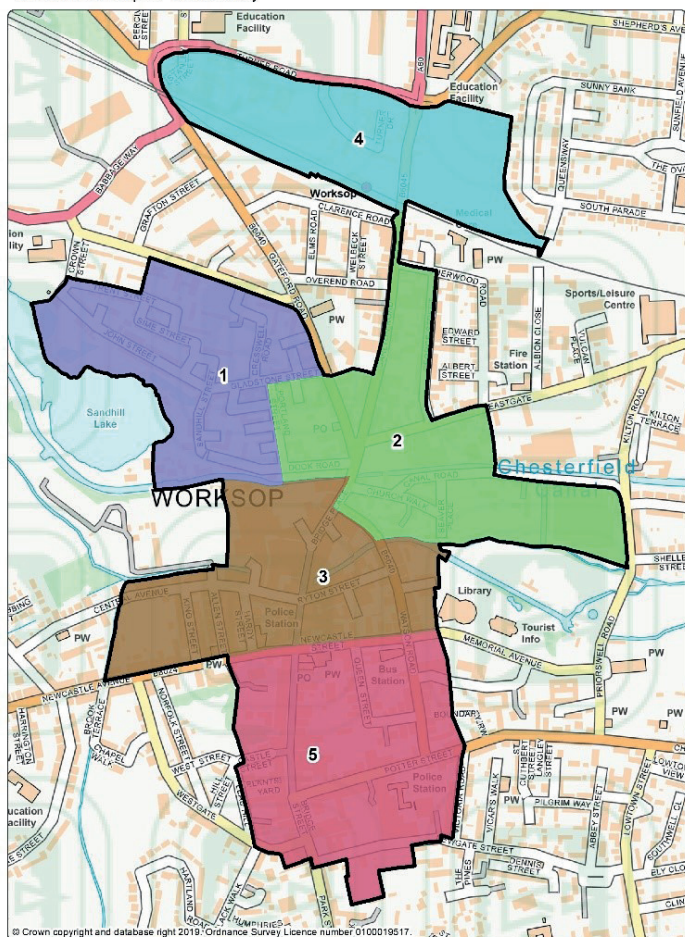


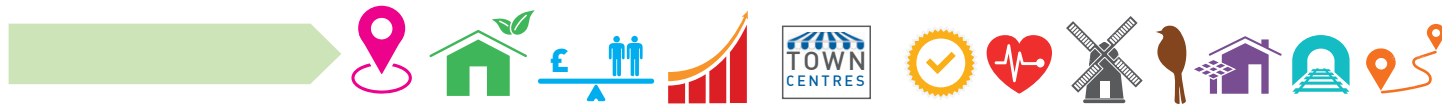
Figure 9: Workso Central DP boundary

- 5.4.7 The Central Area will focus on the following delivery zones: 1.New Sandhills; 2.The V2 Experience; 3.Concentrated Retail Centre; 4. Workso Station Gateway and 5. Old Town.
- 5.4.8 Policy ST4 provides the framework for realising this significant change. In recognition of the extent of change required and to better facilitate this significant regeneration scheme the detailed framework for development and investment will be undertaken through the Workso Central Area Development Plan Document.
- 5.4.9 Whilst the Council will play a key facilitating role, partnership working, such as with Nottinghamshire County Council, the Rivers and Canal Trust, D2N2 Local Enterprise Partnership, businesses, landowners and developers is central to the successful delivery of this ambitious scheme.

## POLICY ST4: Workso Central Area

- A. Development proposals for the Workso Central Area as defined on the Policies Map, will be supported if they are in accordance with the Workso Central Area Development Plan Document, or do not prejudice its delivery, and where they:
1. preserve and enhance the significance of the historic character and appearance of the Area's designated and non-designated heritage assets;
  2. provide the opportunity to appropriately regenerate areas of underused or vacant land and positively re-use existing buildings;
  3. introduce a range of complementary and compatible land uses, such as high quality residential, recreational, commercial, leisure, cultural, retail and temporary uses to support the diversification and regeneration of the Area;
  4. create the opportunity to provide high quality, sustainable new buildings, which contribute positively to their surroundings. Innovative design will be supported;
  5. create and enhance areas of high quality public open space and public realm to promote improved safe, active movement and connectivity;
  6. provide the opportunity to improve and better integrate the environmental, biodiversity and social amenity of the Chesterfield Canal and River Ryton;
  7. improve vehicular, pedestrian and cycle connectivity through the area;
  8. provide sufficient parking and servicing areas to minimise impacts on the local highway network;

- B. The specific land uses, phasing and implementation of development within the Workso Central Area will be established and detailed through the preparation of the Workso Central Area Development Plan Document.



### Former Cottam Power Station Priority Regeneration Area

- 5.4.10 This Priority Regeneration Area comprises the 348 ha former Cottam Power Station site. Located to the east of Retford, the site lies between the villages of Cottam, Rampton and adjacent to the River Trent, in close proximity to the boundary with West Lindsey District Council.
- 5.4.11 The site is predominately brownfield with a legacy of contamination due to its former uses associated with a coal fired power station and associated buildings and infrastructure. Securing its positive re-use is a key priority of the Council Plan<sup>13</sup>.
- 5.4.12 The Cottam Wetlands Local Wildlife Site forms the eastern part of the site and contributes positively towards the character of the Trent washlands.
- 5.4.13 The site provides the opportunity to create a sustainable new settlement in the eastern part of the District. The scale and mix of development means that in the long term, the development will become a new Large Rural Settlement - providing the services and facilities – which are lacking in this part of the District.
- 5.4.14 The development will be guided by the preparation of a comprehensive masterplan framework prepared by the promoter who specialise in redeveloping significant brownfield sites of this type. It will be subject to an independent design review, community consultation and Council approval.

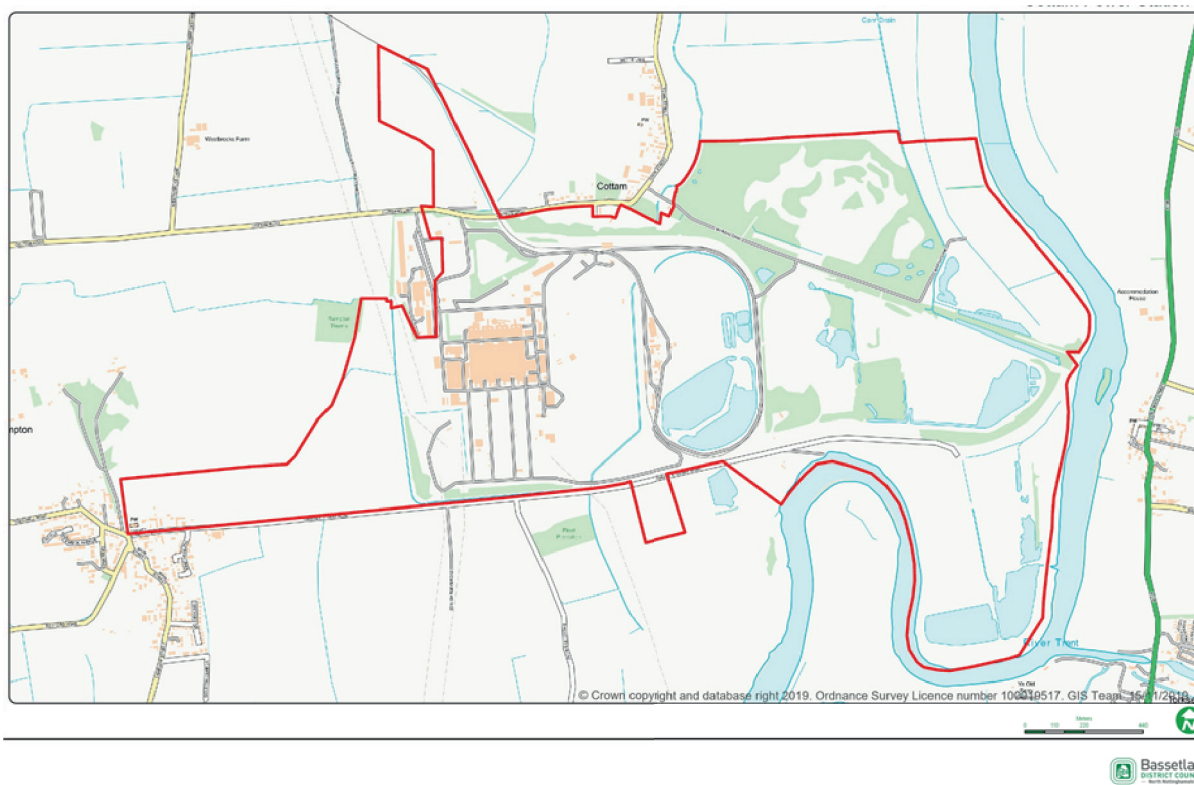


Figure 10: Former Cottam Power Station Priority Regeneration Area



### **Design, Environment and Landscape**

- 5.4.15 This site is in a relatively prominent location, in landscape terms, adjoining the River Trent, with open views from the east. On that basis the design of this development should be landscape-led with place-making at its core. Any design should be influenced by its rural location, natural on site features and should embrace its riverscape setting. Sustainable, innovative design will be supported.
- 5.4.16 Its proximity to the River Trent means that part of the site lies within Flood Zone 3 and Flood Zone 2, although the land benefits from flood defences which were built to protect the former power station. Policy ST5 requires a Flood Risk Assessment to ensure that the mix of development proposed can be safely accommodated, through appropriate flood management, so that the development generates no increase in flood risk up or downstream.
- 5.4.17 Careful, sensitive design will ensure the Flatlands Plantation Scheduled Monument to the south of the site is protected and enhanced. Use of green infrastructure will ensure the continued separation of the site from the villages of Rampton and Cottam ensuring their individual character, distinctiveness and identities are protected.
- 5.4.18 Development of the site will be sensitive to the Cottam Wetlands Local Wildlife Site. As such it will remain outside the developable area of the site ensuring its nature conservation interests are preserved during and post-construction. A full ecological survey will be required to ensure the qualities of the site are adequately considered, mitigated and compensated for.
- 5.4.19 The site lies within a Minerals Safeguarding Area in the emerging Nottinghamshire Minerals Local Plan<sup>27</sup>. The County Council will be consulted on this scheme to ensure it does not lead to the unnecessary sterilisation of mineral resources.

### **Housing and Employment Land**

- 5.4.20 Given its long term former use, there is a significant programme of demolition, site clearance and remediation required in the first instance. This is expected to take at least five years and will also involve necessary land raising to deliver flood mitigation.
- 5.4.21 Following that the promoters confirm their commitment to regenerate the site for mixed use development: Policy ST5 therefore identifies approximately 450 dwellings in this plan period and a further 1150 thereafter. The Housing Trajectory identifies this site being available for development from 2029.
- 5.4.22 3.0ha of employment land will meet the needs of local businesses in this plan period, with 11.4ha thereafter.

### **Services and Infrastructure**

- 5.4.23 Consultation responses highlight the need for additional community facilities in the eastern part of the District. This development will not only ensure the day to day needs of its residents are met but will bring significant benefits to the wider community. A better range of local shops and community facilities will mean that more local journeys can be done on foot or by bike and will promote active lifestyles for all.

### **Highways and Transportation**

- 5.4.24 An integrated and accessible transport solution should be identified. This should include promotion of a new public transport hub and associated services, as well as walking and cycling routes, so

that the new community is easy to navigate, and provides sustainable access to jobs, education, and services. Opportunities should be provided to connect to the public rights of way network particularly along the River Trent.

- 5.4.25 New and improved access to Outgang Road will be a requirement of any planning application<sup>29</sup>. More detailed evidence will be required through a Transport Assessment for the new development.
- 5.4.26 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>29</sup>.
- 5.4.27 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>15</sup> reviewed the infrastructure requirements in Policy ST5 to understand their individual and cumulative impact on site viability. The WPVA15 states that the infrastructure requirements can reasonably be achieved through on site provision and developer contributions as part of a deliverable scheme provided that the site is exempt from a Community Infrastructure Levy charge.

## POLICY ST5: Cottam Priority Regeneration Area

- A. The Council will support the delivery of a new Large Rural Settlement at the former Cottam Power Station site as defined on the Policies Map.
- B. This new neighbourhood will be developed comprehensively in accordance with a masterplan framework prepared by the developer, including delivery and phasing arrangements, to be agreed with the Council and informed by an independent design review and community consultation.
- C. The masterplan framework will guide the creation of a sustainable and high quality living and working environment and make provision for:
1. **Good Quality Design and Local Character**
    - a) The comprehensive demolition, remediation and reclamation of the site in accordance with relevant environmental standards;
    - b) A scheme of an appropriate scale, layout and form which would not result in an increase in flood risk to this site and land elsewhere, informed by a Flood Risk Assessment, and Environment Agency and Lead Local Flood Authority advice;
    - c) Landscape-led high quality design that promotes a distinctive place, adds value to the local area, and endures over time;
    - d) Sustainable, innovative design of buildings and spaces in accordance with Policy ST32 and the forthcoming Design Quality SPD;
    - e) The delivery of green and low carbon energy and technology in part delivered through strengthened physical and transport connections;
    - f) Non-minerals development in Minerals Safeguarding Areas to be permitted where the requirements set out in the Nottinghamshire Minerals Local Plan have been met.
  2. **Development mix**
    - a) At least 450 dwellings in this plan period, and 1150 thereafter;
    - b) A mix of housing types including: affordable housing, specialist housing for older people and self-build units;
    - c) Housing standards to promote climate resilience in accordance with Policy ST45;
    - d) A range of housing densities, with lower densities towards the rural boundaries of the site, and higher densities around the Local Centre and transport hub;
    - e) At least 3.0 ha of employment land for B1, B2, B8 use in this plan period, and 11.4ha thereafter.

### 3. Social and community facilities

- a) Appropriate contributions towards primary and secondary education;
- b) A Local Centre to include a convenience goods store (up to 500sqm);
- c) Appropriate contributions towards health care facilities;
- d) A community hub providing for a range of community facilities and sports pitches.

### 4. Transport and Movement

- a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority and public transport providers, which further details:
  - i. New and improved points of access from the site onto Outgang Road ;
  - ii. Contributions towards the improvements to Outgang Road;
  - iii. Well-connected street patterns that deliver high quality, safe and direct sustainable and public transport routes through the development and to neighbouring areas;
  - iv. Integration with the Public Rights of Way network;
  - v. A new on-site public transport facility;
  - vi. Appropriate parking and servicing.

### 5. Landscape, Biodiversity and Green Infrastructure

- a) A scheme of an appropriate scale, layout and form which respects the surrounding character and setting, supported by a heritage statement and archaeological desk based assessment;
- b) The protection of Cottam Wetlands Local Wildlife Site and enhancement of any ecological interest informed by an ecological survey;
- c) The protection of the water quality of the River Trent;
- d) An integrated approach to surface water drainage and multifunctional greenspace;
- e) A multifunctional green infrastructure network that connects to the existing, to incorporate publicly accessible open space to the standards in Policy ST41. The future management and maintenance shall be agreed through a planning application;

F. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress this site through the planning system.



### References

- <sup>1</sup>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2018
- <sup>2</sup>Draft Bassetlaw Local Industrial Strategy, BDC, 2019
- <sup>3</sup>National Planning Policy Framework, MCHLG, 2019
- <sup>4</sup>Spatial Strategy Background Paper, BDC, 2019
- <sup>5</sup>Initial Draft Bassetlaw Local Plan, BDC, 2016
- <sup>6</sup>New Settlement Study, ADAS, 2018
- <sup>7</sup>Draft Bassetlaw Local Plan: Strategic Plan, BDC, 2019
- <sup>8</sup>Bassetlaw Land Availability Assessment, BDC, 2020
- <sup>9</sup>Bassetlaw Sustainability Appraisal, LUC, 2020
- <sup>10</sup>ONS, 2019
- <sup>11</sup>Bassetlaw Core Strategy and Development Management Policies DPD, BDC, 2011
- <sup>12</sup>Harworth & Bircotes Neighbourhood Plan, Harworth & Bircotes Neighbourhood Plan Group, 2015
- <sup>13</sup>Council Plan, BDC, 2019
- <sup>14</sup>Bassetlaw Garden Village Background Paper, BDC, 2019

- <sup>15</sup>Bassetlaw Whole Plan Viability Assessment, NCS, 2019
- <sup>16</sup>Housing and Economic Needs Assessment PPG, 004, 2019
- <sup>17</sup>North Derbyshire and Bassetlaw Strategic Housing Market Assessment, GL Hearn, 2017
- <sup>18</sup>Bassetlaw Economic Development Needs Assessment, GL Hearn, 2019
- <sup>19</sup>Sheffield City Region Statement of Common Ground, Sheffield City Region Combined Authority, 2019
- <sup>20</sup>North Derbyshire and Bassetlaw Strategic Housing Market Statement of Common Ground, North Derbyshire and Bassetlaw authorities, 2018
- <sup>21</sup>Bassetlaw Five Year Housing Land Supply Report, BDC, 2019
- <sup>22</sup>Bassetlaw Gypsy and Traveller Accommodation Needs Assessment, RRR, 2019
- <sup>23</sup>Sheffield City Region Trade and Investment Plan, Sheffield City Region, 2019
- <sup>24</sup>Bassetlaw Retail and Leisure Study, Nexus Planning, 2019
- <sup>25</sup>Neighbourhood Planning PPG, Paragraph: 097, 2018
- <sup>26</sup>Bassetlaw Habitats Regulation Assessment, LUC, 2020
- <sup>27</sup>Nottinghamshire Mineral Local Plan (Publication Version), Nottinghamshire County Council, 2019
- <sup>28</sup>Bassetlaw Transport Study: Part 2, White Young Green, 2019
- <sup>29</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2020



# 6.0 Delivery Economic Prosperity





## 6.1 Promoting Economic Growth

- 6.1.1 A strong local economy is vital to improving living standards and quality of life for Bassetlaw's residents. In recent decades, the District's economy has begun a transformation with employment in traditional industries - such as coal fired power generation significantly declining – resulting in the District beginning to experience a step-change in economic growth. Specialised manufacturing continues to buck national trends and grow, providing high value jobs with good growth prospects; while significant growth has also been seen in the logistics sector, particularly along the strategic A1 and A57 corridors.
- 6.1.2 This has been recognised at a sub-regional level with the A1 corridor around Harworth identified by the Sheffield City Region Trade and Investment Plan, 2019<sup>1</sup> as a being within the Doncaster Sheffield Airport Corridor: as a suitable location for investment in the logistics, engineering and associated aviation sectors. The evidence<sup>1</sup> also identifies this broad location as being within a Logistics Corridor for the sub region.
- 6.1.3 Evidence<sup>2</sup> also suggests that the District's recent economic growth could be sustained, particularly for manufacturing and logistics over the longer term. Rather than over reliance on these sectors the policy approach seeks to meet the needs of other main D2N2 employment growth sectors<sup>3</sup> as well: creative and digital technologies; the visitor economy; construction, particularly modern methods of construction; renewable energy and low carbon energy production; engineering and civil engineering; and leisure.
- 6.1.4 National policy<sup>4</sup> requires this Plan to have a clear economic strategy to help deliver sustainable economic growth that is responsive to these economic signals, based upon robust and up-to-date evidence that takes account of relevant market signals. On that basis, this Plan makes provision to further diversify the economy by capitalising on the District's locational advantage and facilitating a significant shift in the District's economic base.
- 6.1.5 This is consistent with the D2N2 Strategic Economic Plan<sup>3</sup> which plans to increase business productivity and growth, reduce the gap in economic activity across the region by 2030 and attract more high value employment to the area. Bassetlaw is a key location where this activity is expected to take place.
- 6.1.6 Doing so will help increase the number and quality of jobs, particularly highly skilled jobs, increase wage levels for residents across all sectors (contributing to raising real wages by 40% in median weekly earnings<sup>3</sup>), and reduce out-commuting. This is a key priority of the Council Plan<sup>5</sup> and is translated into Objective 3 of this Local Plan.

### **Employment Land Supply**

- 6.1.7 Policy ST1 provides the basis for meeting the objectively assessed need for economic development: within class B1 (offices), B2 (industry), B8 (storage and distribution), by 2037.
- 6.1.8 The District benefits from a significant supply of available employment land, and that with planning permission (at least 108ha). Policy ST6 allocates sites that appropriately reflect the availability of employment land and expected market demand but this Local Plan acknowledges that approximately 75% will come forward in the plan period (a generally accepted industry norm), equivalent to at least 81ha. Annual monitoring and a market review will inform future policy development.

- 6.1.9 The sites are based on evidence in the Employment Land Availability Assessment<sup>7</sup>. This reflects the requirements of national guidance<sup>8</sup> - it includes up to date information relating to site suitability, market attractiveness, land availability and deliverability.
- 6.1.10 The promotion of a range of sites will ensure that Bassetlaw can capitalise on its performance and potential, provide choice and competition in the market and create the conditions in which existing and new businesses can invest, expand and adapt and help address potential barriers to investment.
- 6.1.11 EM001: Manton Wood Extension has planning permission; 12.5ha is being constructed by DHL and is expected to be operational in early 2021. 9.6ha has also been constructed as speculative development at EM004: Symmetry Park, Haworth.
- 6.1.12 New employment land will be allocated to encourage smart specialisation and to contribute to growth sectors at EM006: High Marnham Energy Hub, EM010: Bassetlaw Garden Village (Policy ST3) and EM011: Cottam Priority Regeneration Area (Policy ST5).
- 6.1.13 Reflecting the spatial strategy, to achieve the most sustainable pattern of growth the focus will be on developing land for major new employment uses in sustainable locations in and around the Main Towns and along the A1 and A57.
- 6.1.14 In addition, Policy ST6 makes a positive policy intervention to ensure the regeneration of two former coal fired power stations sites at High Marnham and Cottam. Their closure directly affects employment in the rural area, and indirectly affects local supply chains. New employment land is regarded as essential to support those local communities and make best use of these significant brownfield sites in the longer term.
- Construction Job Employment Strategy**
- 6.1.15 To properly provide for the required employment growth that is expected to take place over the next 20 years or so – and to ensure Bassetlaw’s residents benefit - it is necessary to secure equivalent growth in the area’s employment base. This involves investment in job growth and skills, with construction jobs being of primary importance.
- 6.1.16 Local employment growth schemes should be bespoke to each development. A Construction Job Employment Strategy should be agreed with the Council’s Economic Development team to ensure each scheme contributes appropriately.

## POLICY ST6: Provision of Land for Employment Development

- A. To ensure an attractive and flexible supply of employment land is available to deliver the Council's strategy for economic prosperity, job growth and inward investment 307.98ha of employment land is recognised of particular value to the economy and will be available for development to 2037:
1. 108.38ha of general employment land available for development during the plan period, an annual average of 5.7ha per year 2018 to 2037.
  2. A further 199.6ha of strategic employment land is identified as available only to meet the specific needs of footloose national and regional business investment or the significant expansion of a local business, as set out in Policy ST8.

- B. All are identified on the Policies Map for development in the following classes and other identified employment sectors.

Reference	Site Name	Total Available (Ha)	Employment Land Provision (Ha)	Use Class
<b>Sites under construction 2019-2020</b>				
EM001	Manton Wood Extension	24.6	10.73	B1, B2, B8
<b>Sites with planning permission</b>				
EM002	Shireoaks Common	26.0	15.4	B1, B2, B8
EM003	Symmetry Park	21.95	9.85	B8
EM004	Welbeck Colliery	29.6	6.0	B1, B2, B8
EM005	Carlton Forest	10.6	5.0	B1, B2, B8
<b>Local Plan Allocations</b>				
EM006	High Marnham Energy Hub Energy Hub	60.0	38.4	B1, B2, B8 - energy and low carbon generation related business
EM007	Trinity Farm	8.0	5.0	B1, B2, B8
EM008	Bassetlaw Garden Village	15.0	15.0	B1, B2, B8
EM009	Cottam Priority Regeneration Area	14.4	3.0	B1, B2, B8
<b>TOTAL</b>		<b>256.35</b>	<b>108.38</b>	

- C. Major development proposals in these locations and those identified by Policy ST8 will be required to enter into a site related Construction Job Employment Strategy in order to support local employment and skills in the construction industry.
- D. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress each site through the planning system.



## 6.2 Site EM007: High Marnham Energy Hub

- 6.2.1 The Former High Marnham Power Station is predominately brownfield with a legacy of contamination due to its historical association with a coal fired power station and associated infrastructure. Agricultural land lies between this 60.0ha site and High Marnham village to the south. This site is located to the south of the A57 and east of Tuxford. Supporting its comprehensive redevelopment is a Local Plan objective and a key Council Plan priority<sup>5</sup>.
- 6.2.2 Its proximity to the River Trent means that the site partly lies within Flood Zone 3 and Flood Zone 2, although the land benefits from significant flood defences. A Flood Risk Assessment will be required to ensure that the development can be safely accommodated and that it generates no increase in flood risk elsewhere.

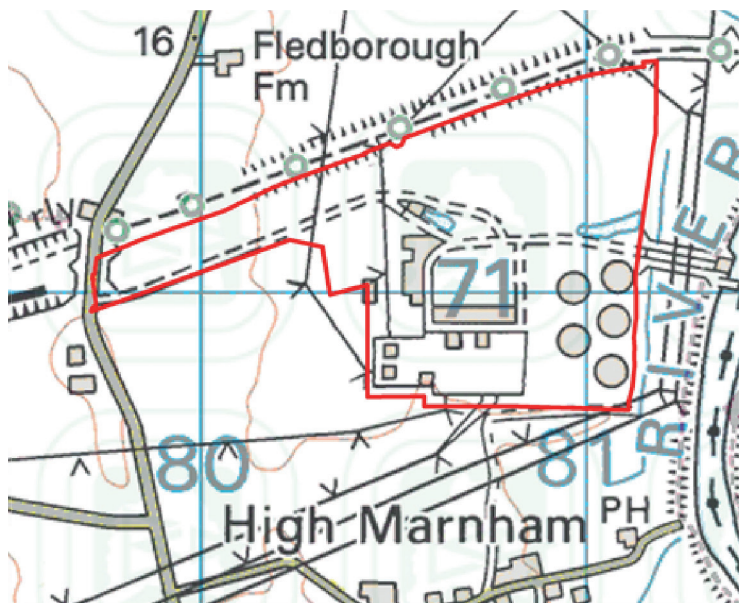


Figure 11: High Marnham Energy Hub

- 6.2.3 The National Planning Policy Framework<sup>4</sup> encourages the identification of suitable areas for renewable and low carbon energy sources and supporting infrastructure, where this would help secure their development.
- 6.2.4 Providing land for this sector is also a priority of the D2N2 Strategic Economic Plan<sup>2</sup> and emerging Local Industrial Strategy<sup>6</sup>. This site provides a unique opportunity to support this expanding market given its optimal location: the site has direct connection to the national electricity grid from the high voltage electricity infrastructure that remains on site.
- 6.2.5 To capitalise on the unique opportunities this site offers, Policy ST7 identifies this site for employment uses in the renewable and low carbon sector only, such as battery and data storage, and associated power generation. Proposals must also be fully compliant with the principles and zoning set out in the masterplan framework for the site. The site will comprise:
- Zone A – Low Carbon Energy production and storage creating an ‘energy hub’;
  - Zone B – Low Carbon and energy efficient business area;
  - Zone C – Business area harnessing power and heat from the ‘energy hub’;
  - Zone D – Solar Energy and green energy Production area;
  - Zone E – Green Buffer, including tree planting and biodiversity enhancement.
- 6.2.6 This is supported by the site promotor, who has significant experience in using energy generation and low carbon uses to minimise the carbon emissions from their current business operations. Capitalising on this, the site promotors are in early discussions with interested parties to take forward land on site.

- 6.2.7 There is work to do to improve existing infrastructure to the site and ensure impacts upon nearby communities are minimised. This will be guided by an approved masterplan framework for the site to be agreed with the Council, following consultation with the local community. The masterplan framework should detail how the local community have been consulted, a summary of the responses received and how these have been addressed.

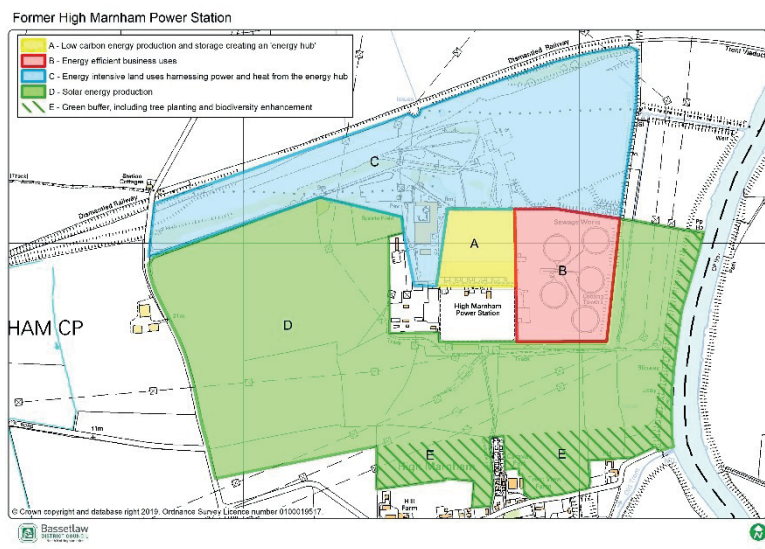


Figure 12: High Marnham Energy Hub: Development Zones

- 6.2.8 The Bassetlaw Transport Study: Part 2<sup>9</sup> sets out recommendations for transport mitigation measures. These include capacity improvements to the A57 junction at Dunham on Trent/Ragnall crossroads. A Transport Assessment will provide a more detailed assessment of the impact of development on the highways network.
- 6.2.9 The development will be sensitive to the Fledborough to Harby Local Wildlife Site on the site which should remain outside the developable area, as well as the adjoining Old Trent Local Wildlife Site. Their nature conservation interests must be preserved during and post-construction.
- 6.2.10 The development should be seamlessly integrated into the wider landscape and should promote opportunities for biodiversity net gain. Proposed external lighting will be strictly controlled to ensure minimal impact on biodiversity assets and nearby residents, together with controlling the impact of the appearance of the proposed site when viewed from the east.
- 6.2.11 The Habitats Regulations Assessment<sup>9</sup> have identified that any development at High Marnham will need to be subject to a project level Habitats Regulations Assessment screening to determine potential impacts on the Sherwood Forest ppSPA.
- 6.2.12 To achieve sustainable development, the Council will require developers, in conjunction with infrastructure partners, to provide the necessary improvements to infrastructure identified for this site in the Infrastructure Delivery Plan<sup>11</sup>. Infrastructure identified in Policy ST7 will be secured through on site provision and developer contributions.



## POLICY ST7: Site EM007: High Marnham Energy Hub

- A. The Council will support the delivery of the Former High Marnham Power Station, as identified on the Policies Map for a minimum of 38.4ha of employment land in this plan period, with 21.6ha thereafter, for B1, B2, B8 economic uses within the renewable energy and low carbon sector.
- B. Other employment uses will be supported if they can demonstrate a link with the uses identified in Part B1a below, if they are supporting low carbon operations or if they require close proximity to the on-site electricity switching station;
- C. To support this Policy, a comprehensive Masterplan will be produced in partnership with the developers, for the design, development and delivery of the site. This should make provision for:

### 1. Good Quality Design and Local Character

- a) High quality design which adds value to the local area and endures over time, which distinguishes between buildings of primary and secondary function, in terms of their siting, scale and height, reflects the design principles in Policy ST32 and the Design Quality SPD and which relates to the identified development zones:
  - i. Zone A: Low Carbon Energy production and storage creating an 'energy hub';
  - ii. Zone B: Low Carbon and energy efficient business area;
  - iii. Zone C: Business area harnessing power and heat from the 'energy hub';
  - iv. Zone D: Solar Energy and green energy production area;
  - v. Zone E: Green Buffer only such as for tree planting and biodiversity enhancement.
- b) A scheme of an appropriate scale, layout and form which would not result in an increase in flood risk to this site and land elsewhere, informed by a Flood Risk Assessment, and Environment Agency and Lead Local Flood Authority advice;
- c) A layout and design informed by the landscape character and ecological value of the site, supported by an archaeological desk based assessment to positively incorporate and enhance existing features;
- d) Renewable and decentralised and low carbon energy, with the proposed gain in renewable energy generation (MW) identified for each development parcel;
- e) Standards to promote climate resilience in accordance with Policy ST45;
- f) A comprehensive sustainable drainage system and maintenance arrangements;
- g) A suitable lighting scheme that minimises light pollution to the surrounding communities and biodiversity;
- h) Measures to ensure amenity of local communities from noise, light, glare, smell, dust, or emissions are in accordance with relevant environmental standards.

### 2. Transport and Movement

- a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority, which further details:
  - i. Contributions towards improvements to the A57 junction at Dunham on Trent/Ragnall crossroads;
  - ii. That vehicular traffic generated by the development, including lorry movements can be safely accommodated;
  - iii. Appropriate servicing and parking provision for each development parcel.

### 3. Landscape, biodiversity and Green Infrastructure

- a) The protection of Fledborough to Harby Disused Railway Line Local Wildlife Site on the site as well as the adjoining Old Trent Local Wildlife Site to enhance biodiversity value in accordance with an ecological survey;

- b) Green infrastructure connectivity within the site and to neighbouring green infrastructure assets to support climate resilience;
- c) The protection of the water quality of the River Trent;
- d) An appropriate landscape scheme to avoid significant adverse effects on the integrity and setting of the River Trent and surrounding settlements of High and Low Marnham, Fledborough, Ragnall and Skegby;
- e) A project level Habitats Regulation Assessment screening in accordance with Policy ST36.



## 6.3 Strategic employment sites

- 6.3.1 The National Planning Policy Framework<sup>4</sup> requires policies to recognise and address specific locational requirements of different sectors, including provision for storage and distribution operations at a variety of scales and in suitably accessible locations.
- 6.3.2 Policy ST8 identifies sites capable of accommodating significant indigenous growth and national and regional investment to meet exceptional, unanticipated needs over the plan period. Consistent with national planning practice guidance<sup>11</sup> this Plan recognises that the logistics industry has distinct locational requirements that should be considered separately from those relating to general employment land.
- 6.3.3 On that basis, Bassetlaw's existing employment land portfolio and allocations in Policy ST6 must remain the focus for the District's general business development. This will ensure this Plan delivers a sustainable spatial strategy and a balanced approach to housing and economic growth.
- 6.3.4 The Economic Development Needs Assessment<sup>2</sup> recognises the need for further land to support strategic distribution in the District. Bassetlaw benefits from being within the A1 and the A57 corridors and in relatively close proximity to the M1: a logistically favourable location. This is reinforced by the Sheffield City Region who identify Harworth as being within the Doncaster Airport Growth Area for logistics as well as the A1 logistics corridor<sup>1</sup>.
- 6.3.5 Market interest also reinforces the policy approach. There is a growing demand for transport and distribution in the District: DHL are developing 50,005sqm of distribution floorspace on the A57, close to the A1; a speculative development of 32,377 sqm B8 floorspace was completed at EM004: Symmetry Park, Harworth; and full planning permission has recently been approved for logistics at SEM2: Snape Lane, Harworth.
- 6.3.6 On that basis, Policy ST8 allocates two sites to provide for strategic distribution operations, specifically non rail served provision. This will help diversify the District's economy, increase local employment and reduce unemployment levels locally. Evidence<sup>2</sup> indicates that SEM2: Snape Lane, Harworth should be considered as meeting a sub-regional level of demand which is attributable to the A1M, spilling over from the Doncaster market / M18 interchange. Meanwhile SEM1: Apleyhead Junction (Policy 9) forms a logical extension to the existing longstanding and expanding logistics sector along the A57 corridor, at a key junction with the A1.
- 6.3.7 An important part of planning for strategic logistics investment is consideration of the functional economic market area (FEMA). The FEMA reflects the way the economy works; it is not constrained by administrative boundaries the relationships between where people live and work, the scope of service market areas and catchments.

- 6.3.8 The Economic Development Needs Assessment<sup>2</sup> recognises that parts of Bassetlaw are strongly related to the Sheffield City Region, but that other parts of the District have equally strong links to parts of Nottinghamshire and Lincolnshire.
- 6.3.9 The Council has signed a Statement of Common Ground with the Sheffield City Region Combined Authority<sup>12</sup>. This acknowledges that each Council is responsible for identifying employment needs and land supply to meet their own economic needs and growth priorities. It adds that the approach taken to the FEMA in the Economic Development Needs Assessment<sup>2</sup> – that at a practical, local level Bassetlaw does not have a separate FEMA in its own right – should be recognised.
- 6.3.10 However, the Statement of Common Ground<sup>12</sup> adds that the authorities should work collaboratively to give further consideration to formalising a strategic FEMA for the Sheffield City Region and understanding the operation of it primarily for logistics. On that basis the Council will continue to work collaboratively to ensure any benefits associated with this policy are not lost to the City Region at a strategic level, and at a local level do not adversely impact upon the economic growth strategies of the District or any other authority.

## POLICY ST8: Strategic Employment Sites

- A. Development proposals for strategic employment development within the B use classes, either as a standalone proposal or an extension of an existing business, will be supported on land at:
1. SEM1: Apleyhead Junction, Worksop (118.7ha) for logistics
  2. SEM2: Snape Lane, Harworth (80.9ha) for B2, B8
- B. Proposals will be supported where it can be demonstrated through an economic assessment, that all of the following apply:
1. There are significant economic benefits generated by the scheme, in terms of development value and gross value added for the District;
  2. The development would provide a significant number of new, permanent jobs, including a significant proportion of highly skilled jobs;
  3. The proposal does not compromise the economic growth of authorities in the D2N2 or the Sheffield City Region, or the priorities of the D2N2 Strategic Economic Plan or the Sheffield City Region Strategic Economic Plan;
  4. In the case of an existing Bassetlaw business seeking to expand significantly: the needs of the business cannot be reasonably met on other allocated employment land within the District;
  5. The proposal would not compromise the viability or deliverability of sites allocated for development that are identified within Policy ST6; and
  6. The development can be satisfactorily accommodated in relation to the capacities of critical infrastructure, and timescales associated with investment works.
- C. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress each site through the planning system.



## 6.4 Site SEM1: Apleyhead Junction

- 6.4.1 Apleyhead Junction is located in close proximity to the Bassetlaw Garden Village, adjacent to the A1 and A57 at the eastern gateway to Worksop: evidence2 indicates it is highly suitable for employment use, particularly for logistics and distribution. The site covers 189ha and is relatively flat, but is buffered by a substantial woodland to the south and west, the A1 to the east and a railway line to the north. The developable area is therefore 118.7ha.

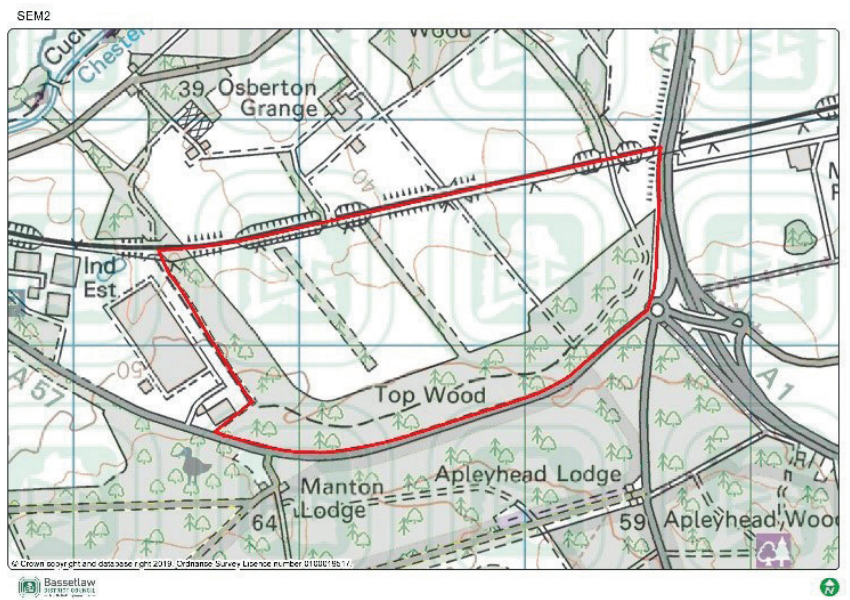


Figure 13: Apleyhead Junction

- 6.4.2 The site will boost the local and sub-regional employment base and local housing market, particularly as it will be well-connected to the Bassetlaw Garden Village and Worksop in the long term: employees will be able to walk and cycle from the railway station and public transport hub in the Garden Village as well as to the built up area of Worksop. Extending public transport to this site should form part of the transport assessment.
- 6.4.3 The Bassetlaw Transport Study: Part 2<sup>9</sup> sets out recommendations for transport mitigation. These include capacity improvements to the junctions at the A57/B6040 and the A614 Blyth Road/A57/A1, and contributions to improve the capacity of the A57, and ensure the impact of additional traffic from the development has no adverse impact on air quality. New access arrangements to the A57 will be required. More detailed evidence will be required through a

### **Transport Assessment and Air Quality Assessment.**

- 6.4.4 About 71ha of the site is semi-natural broadleaved woodland (Top Wood/Great Whin Local Wildlife Site). Development of the site will be sensitive to its nature conservation interests which must be preserved during and post-construction. As such, a full arboriculture survey and ecological survey will be required to ensure the qualities of the site are adequately considered, mitigated and compensated for, and so that future maintenance and management is agreed. Elsewhere on site, mature hedgerows and hedgerow trees that exist along field boundaries should be incorporated sensitively into the design.
- 6.4.5 The development should be seamlessly integrated into the wider landscape and should promote opportunities for biodiversity net gain. Proposed external lighting will be controlled to minimise impact on biodiversity assets and the impact of the appearance of the site when viewed from the north and east.

- 6.4.6 The development should meet BREEAM very good to excellent standards, and should incorporate low carbon, water efficient and energy efficient design to make good use of the large areas of roof and wall space that are expected to exist on site.
- 6.4.7 The Habitats Regulations Assessment<sup>9</sup> have identified that development of Apleyhead Junction will need to be subject to a project level Habitats Regulations Assessment screening to determine potential impacts on the Sherwood Forest ppSPA.
- 6.4.8 To achieve sustainable development, the Council will require developers, in conjunction with infrastructure partners, to provide the necessary improvements to infrastructure required to mitigate the impacts of this development identified in the Infrastructure Delivery Plan<sup>11</sup>. Infrastructure identified in Policy 9 will be secured through on site provision and developer contributions.

## POLICY 9: Site SEM1: Apleyhead Junction, Worksop

- A. The Council will support the delivery of a strategic employment site at Apleyhead Junction, Worksop, as identified on the Policies Map. The site will be expected to deliver a minimum of 118.7ha of employment land for Class B1, B2 and B8 development within the Plan period (to 2037).
- B. The development will guide the creation of a sustainable and high quality working environment which will make provision for:
1. **Good Quality Design and Local Character**
    - a) High quality, innovative design which makes the most of its prominent location, adds value to the local area, endures over time and reflects the design principles in Policy ST32 and the Design Quality SPD;
    - b) A layout and design informed by the landscape character and ecological value and an archaeological desk based assessment, to positively incorporate and enhance on site woodland, hedgerows, biodiversity value and landscape features;
    - c) Energy, water efficiency and sustainable construction to achieve BREEAM very good-excellent standards or any successor scheme;
    - d) A comprehensive sustainable drainage system and maintenance arrangements;
    - e) A suitable lighting scheme that minimises light pollution.
  2. **Transport and Movement**
    - a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority, Highways England and public transport providers, which further details:
      - i. A reduction in reliance on motorised vehicles and a step-change towards sustainable and public transport, including the provision of suitable footpath and cycle paths that link to the existing network;
      - ii. Safe access to the site from the A57;
      - iii. Contributions towards the improvements to the roundabout at A57/B6040;
      - iv. Contributions towards the improvements to the roundabout at A614 Blyth Road/A57/A1(T)
      - v. Contributions towards capacity improvements at the A57;
      - vi. Appropriate servicing and parking provision for each development parcel;
    - b) impacts of development on air quality through traffic and other emissions are mitigated and an air quality assessment is submitted to and approved by the Local Planning Authority.





### **3. Landscape, Biodiversity and Green Infrastructure**

- a) The protection and enhancement of Top Wood/Great Whin Covert Local Wildlife Site informed by an arboriculture survey and ecological survey;
- b) Green infrastructure connectivity within the site and to neighbouring green infrastructure assets to support climate resilience;
- c) An appropriate landscape buffer between the site and the A1 to the east and to the railway line to the north;
- d) A project level Habitats Regulation Assessment screening in accordance with Policy ST36.

## **6.5 Existing Employment Land and Buildings**

- 6.5.1 Bassetlaw contains a wide variety of existing employment areas in a range of locations which provide a diverse stock of buildings in terms of size, type and condition. These areas play a significant role in the local economy and provide job opportunities that help meet local employment needs.
- 6.5.2 Policy ST10 protects employment areas that are both suitable and viable for continued employment use. This supports the provision of new jobs and business growth by guiding the type of development that will be permitted in existing employment areas and helps prevent the incremental loss of land to other more valuable land uses. It also supports a sustainable pattern of employment across the District and maintains the viability of the Large and Small Rural Settlements.
- 6.5.3 The Economic Development Needs Assessment<sup>2</sup> and Employment Land Availability Assessment<sup>7</sup> assessed the District's main existing employment sites in accordance with national policy requirements<sup>8</sup>.
- 6.5.4 On that basis, Policy ST10 protects sites where the majority of new housing and services is promoted - the Main Towns and Large Rural Settlements – to provide for local businesses and to meet general employment needs. Key employment sites in Smaller Rural Settlements and the Rural Area will also be protected where they meet a strategic need. This approach should ensure that businesses can continue to operate or expand with confidence over the plan period.
- 6.5.5 National planning policy<sup>4</sup> supports the conversion of existing buildings, the re-use of brownfield land and use of non-allocated locations for economic development. Policy ST10 therefore supports the provision and expansion of Other Employment Sites where it can be demonstrated to be sustainable and consistent with this policy.
- 6.5.6 National policy<sup>4</sup> is also clear that land should not be protected for employment use that has little likelihood of being appropriately used. Where an employment site is considered as having no reasonable prospect of maintaining its use, it would need to be demonstrated that the site is no longer suitable and/or economically viable, including evidence of appropriate marketing and future market demand.

## POLICY ST10: Existing Employment Sites and Buildings

- A. Existing Employment Sites, as shown on the Policies Map, are important drivers for the District's economy. Proposals will be supported for new or additional B1, B2, B8 development or for small-scale ancillary uses required to support employment development, at the following:

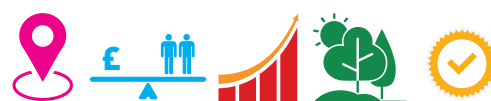
EES01 Claylands Avenue, Worksop  
EES02 Sandy Lane Industrial Estate, Worksop  
EES03 Highgrounds Industrial Estate, Worksop  
EES04 Eastgate North, Worksop  
EES05 Eastgate South, Worksop  
EES06 Canal Road North & South, Worksop  
EES07 Carlton Forest Distribution Centre, Worksop  
EES08 Retford Road West, Worksop  
EES09 Manton Colliery, Worksop  
EES10 Manton Wood, Worksop  
EES11 Shireoaks Triangle, Shireoaks  
EES12 Randall Way, Retford  
EES13 Hallcroft Industrial Estate, Retford  
EES14 Thrumpton Goods Yard, Retford  
EES15 Thrumpton Lane, Retford  
EES16 West Carr Industrial Estate, Retford  
EES17 Blyth Road West, Harworth  
EES18 Plumtree Industrial Estate, Harworth  
EES19 Ollerton Road, Tuxford  
EES20 Ashvale Road, Tuxford  
EES21 Lodge Lane, Tuxford  
EES22 Harrison Drive, Langold  
EES23 Hundred Acre Lane  
EES24 Old Misterton Works, Misterton  
EES25 Beckingham Ship Yard, Beckingham  
EES26 Headon Camp, Headon  
EES28 Firbeck Industrial Estate, Costhorpe  
EES29 Blyth Road East, Harworth  
EES30 Explore Steetley

### **Other Employment Sites**

- B. New employment development or the extension of an existing business outside the above allocated employment sites or those identified by Policy ST6 and Policy ST8 will be supported provided:
1. the development does not conflict with neighbouring land uses;
  2. there is no significant adverse impact upon the character and appearance of the area;
  3. there will be no significant adverse impact upon the viability of delivering any allocated employment site; and
  4. there is an identified need for the business location outside of the identified employment areas identified on the Policies Map.

### Loss of Employment Sites and Buildings to Non Employment Uses

- C. The change of use or redevelopment of an employment site to a non-B1, B2 or B8 employment use will only be permitted where it can be evidenced that:
1. the land or building is no longer suitable for employment use and there is no realistic prospect of re-use or redevelopment for employment use;
  2. the loss of land or buildings would not adversely affect economic growth and employment opportunities in the area the site or building would likely serve;
  3. the property and/or land has been appropriately but proportionately marketed without a successful conclusion for a period of not less than 12 months on terms that reflect the lawful use and condition of the premises;
  4. it is no longer financially viable for the site/building to continue in its existing employment use - an appropriate and robust viability assessment based on realistic assumptions and up-to-date baseline information will be required.



## 6.6 Rural economy

- 6.6.1 About 50% of the District is rural: Rural Bassetlaw is therefore highly significant in terms of how the local economy functions and how this affects the well-being of its communities. Planning for a thriving rural economy is essential to ensure rural businesses operate and grow sustainably.
- 6.6.2 Rural businesses can include those linked to food production and agriculture, rural business premises, or diversification into non-agricultural activities such as for equestrian development, farm shops, processing farm produce, or other employment uses.
- 6.6.3 The National Planning Policy Framework<sup>4</sup> supports a prosperous rural economy through the sustainable growth and expansion of rural business and enterprise, promoting the development and diversification of agricultural and other land based rural businesses. It recognises that some rural businesses may need to be located outside settlement boundaries in locations not well served by public transport. Development should recognise the intrinsic character of the countryside, including the value of Grade 1, 2 and 3a agricultural land.
- 6.6.4 Policy ST11 recognises the need to cater for economic supply chains in rural areas. Support will be given to the creation of rural enterprise hubs of small businesses with shared facilities and adequate infrastructure, including superfast broadband, particularly where existing buildings can be used and the locations are accessible. Opportunities to enhance the skills of rural residents will also be supported.
- 6.6.5 However, there is a limit within which these activities can be absorbed into the landscape and by local communities. All proposals for rural development should be consistent in scale with its location, not result in the loss of amenity to other local businesses or residents, or spoil the enjoyment of other users of the countryside.
- 6.6.6 The conversion of agricultural buildings, such as to farm shops is generally permitted development subject to prior notification, and can only be resisted on limited grounds such as the current use of the building, the proposed floorspace, or if the building is a heritage asset.

- 6.6.7 Where planning permission is required, Policy ST11 promotes the re-use of existing buildings where feasible. Preferably, new buildings should be located within or adjacent to a group of existing buildings and be designed to integrate with the landscape and local character having regard to relevant guidance such as Conservation Area Appraisals.
- 6.6.8 Support will be given to well-conceived diversification schemes that are compatible in scale and a genuine extension of and fully integrated with the existing farm business, or to meet a specific economic need which cannot otherwise be met in the locality (including within or on the edge of a nearby village or town). Such activities should remain part of the farm business to provide an on-going additional farm income and should not conflict with agricultural operations, which should remain the dominant use.
- 6.6.9 There are many large estates in the District including Welbeck and Clumber. The diversification of an estate economy will be supported where it provides a sustainable approach to balancing economic activity with the conservation and enhancement of natural and heritage assets. An estate management plan should be used to show that the proposed enterprise will be economically viable and is capable of being sustained in the medium to long term.
- 6.6.10 Upskilling residents is an essential element of the Council vision<sup>5</sup> for the future of the District. Schemes that provide an opportunity for education, such as for traditional building skills, are important to the District's rural economy and will be supported.

## POLICY ST11: Rural economic growth

- A. In the rural area, development that will generate employment opportunities, proportionate to the rural location, will be supported where all of the following apply:
- Existing buildings are reused or, where this is not possible, extensions or new buildings contribute positively to local landscape character and, where applicable, promote local building traditions;
  - The proposal is related as closely as possible to the existing settlement pattern, existing services and accessible places, or where this is not possible there is a clear economic need for the development in that location;
  - It is directly related to agricultural, horticultural or forestry operations, or other activities, which by their nature would require a rural location;
  - For leisure, recreation or tourism diversification it can be demonstrated that there is a need for open land in a countryside location;
  - The proposal supports the operational needs of the host farm or other rural operations.
- B. Particular support will be given to:
- The development of educational facilities where these will help to enhance Bassetlaw's rural economy and provide training opportunities for rural and heritage professions;
  - Rural enterprise hubs where a number of small businesses co-locate with shared essential facilities, with preference given to building conversions.



## 6.7 The Visitor Economy

- 6.7.1 The Nottinghamshire visitor economy is worth £1.75 billion and supports around 15,000 jobs. By 2029, the Nottinghamshire Visitor Economy Strategy<sup>13</sup> aims to increase the number of visitors to 5 million and create 2900 full and part time jobs, generating £240 million (direct and indirect) to the economy.
- 6.7.2 Bassetlaw is ideally positioned to capitalise on these benefits. The District has a number of nationally recognised visitor attractions such as Clumber Park, Sundown Adventureland and the Harley Gallery at the Welbeck Estate. More needs to be made of our environment and heritage, including our links with the Pilgrim Roots project and our historic market towns, or by promoting our distinctive food and drink offer. This can promote more overnight stays and visitor spend, helping to drive regeneration and support a regional and local growth sector<sup>3</sup>.
- 6.7.3 National policy<sup>4</sup> and the D2N2 Strategic Economic Plan<sup>3</sup> recognises the value the visitor economy, particularly sustainable rural tourism which respects the character of the countryside can have in economic terms. Policy ST12 makes provision for appropriate visitor attractions, interpretation facilities and accommodation to maximise the potential of the visitor economy in the District.
- 6.7.4 But a balance must be achieved between promoting the visitor economy and protecting the unique qualities of our natural and built environment, which are responsible for attracting many visitors in the first place.
- 6.7.5 To achieve this, Policy ST12 promotes new visitor development within or close to existing settlements, where access by sustainable and public transport is greater. Benefits to existing local communities can also be maximised, such as by supporting local food producers, shops and pubs.
- 6.7.6 In some cases, visitor development in the countryside may be justified if associated with a particular countryside attraction or a farm diversification scheme. Existing buildings should be utilised wherever possible.
- 6.7.7 The District contains a wide range of visitor accommodation. For many facilities, such as hotels, the town centre first approach in Policy ST13 will apply. Camping and touring caravan sites are scattered throughout the District, most are small in size and have limited visual or environmental impact. The siting and screening of new sites or extensions to existing, will need careful consideration. Planning conditions will be used to restrict buildings to holiday accommodation use.



## POLICY ST12: Visitor economy

- A. Bassetlaw will be promoted and developed as a destination for visitors. Support will be given to proposals which would provide facilities or accommodation which enhance the offer to visitors to the District.
- B. The majority of new facilities will be directed to the Main Towns, Large and Small Rural Settlements where:
  - 1. Development is of a scale which is in keeping with local character and which preserves or enhances the quality of the natural and built environment;
  - 2. Development is accessible by a choice of means of transport, and offers good access by sustainable modes;
  - 3. They contribute to the achievement of regeneration aims and objectives of the Main Towns, where appropriate;
  - 4. They reuse appropriate existing buildings wherever possible.
- C. Elsewhere new visitor facilities may be justified where:
  - 1. there is a functional link with a specific countryside attraction;
  - 2. the nature of the visitor facility is such that it could not reasonably be located within or close to Main Towns, Larger and Smaller Rural Settlements;
  - 3. it is necessary to secure the diversification of a farm enterprise or country estate in accordance with Policy ST11;
  - 4. the proposal will re-use an appropriate building;
  - 5. it diversifies the District's tourist offer and/or provides necessary accommodation.
- D. New or extensions to existing sites for camping, caravans, and chalets will be supported provided the development is adequately screened and its scale is compatible with the surrounding landscape.
- E. Tourism related developments that enhance the environment or bring neglected or underused heritage assets back into appropriate economic use will be supported.



### 6.8 Supporting Vibrant Town Centres, Shops and Services

- 6.8.1 Town and local centres, as well as the District's network of local shops and services are a focal point for local communities and are valued as places in which to meet, eat, shop, relax and work. Policy ST13 promotes the continued vitality and viability of the District's town and local centres.
- 6.8.2 Town centres are facing a number of challenges, including changing consumer behaviour, so it is likely over the plan period that the District's town centres will have to take on new roles that continue to respond to the needs of local people, while being resilient to economic change. The National Planning Policy Framework<sup>4</sup> emphasises that the growth, management and adaptation of town centres should be positively planned to support the role they play at the heart of local communities.

### **Retail Hierarchy**

- 6.8.3 In accordance with national policy<sup>4</sup>, Policy ST13 defines a diverse network of Town Centres and Local Centres across Bassetlaw; each has a different function and role, but all are the most accessible locations in that area, and therefore are well placed to be the focus for a range of town centre uses - offices, leisure, entertainment, arts, culture and tourism development, and intensive sport and recreation uses - for residents in that settlement and those living within each catchment.
- 6.8.4 Weekly and specialist markets in Worksop and Retford generate significant footfall and expenditure for local businesses, and will continue to be supported.

### **Town Centres**

- 6.8.5 The Bassetlaw Retail and Leisure Study 2017<sup>14</sup> identifies Worksop, Retford and Harworth & Bircotes as Town Centres. Each contains the largest number of retail units and services of any of the centres. They also account for the largest share of spending on convenience goods (food and everyday items). Worksop and Retford also have the greatest share of comparison goods spending (clothes and household goods).
- 6.8.6 The evidence, along with annual monitoring, identifies changes to the Town Centre and Primary Shopping Area boundaries in all three towns. These are defined on the Policies Map.
- 6.8.7 Improving the quality, vitality and vibrancy of the District's town centres is a Council Plan priority<sup>5</sup>. To ensure the town centres can operate effectively in the long term, a flexible approach will be undertaken by Policy ST13 to promote an attractive customer experience. New uses will be permitted as long as the level of new development promoted is appropriate to its location, and does not undermine that centre's position in the hierarchy or the role of any other centre. Uses which attract a reasonable level of customers and therefore footfall will be supported, as these can generate passing trade for other shops and facilities in that part of a town centre thereby aiding the prosperity of the centre overall.
- 6.8.8 Additionally, each town centre will be supported by a centre specific delivery tool:
- Worksop Central Area: A Development Plan Document will provide the framework for the delivery and implementation of regeneration (see Policy ST4)
  - Retford: the emerging Retford Centre Business Neighbourhood Plan will provide a significant opportunity for local businesses and residents to influence its future.
  - Harworth & Bircotes: is expected to continue to grow over the plan period from committed development. Its town centre offer should meet residents' expectations: the emerging Harworth & Bircotes Town Centre Masterplan identifies how the opportunity area identified by Policy ST13 will be delivered.

### **Primary Shopping Areas**

- 6.8.9 Policy ST13 guides most retail development to the primary shopping areas, in order to support the existing retail function within easy walking distance, maintain vitality and viability, avoid it being diluted by too many non retail uses and contribute to a stronger town centre. It also ensures that other main town centre uses such as leisure, offices and secondary shopping take place within the wider town centre boundary and complement the retail uses within the Primary Shopping Area.
- 6.8.10 The main retail concentration is in Worksop, Retford and Harworth & Bircotes Town Centres. Their primary shopping areas serve the day to day convenience, comparison and service needs of their populations as well as those of nearby settlements and, will continue to be the focus of retail investment over the plan period.

- 6.8.11 Evidence<sup>14</sup> shows that for a Primary Shopping Area to operate successfully, it is necessary for shops (in Class A1) to group together in order to enable shoppers to make comparisons. Primary Shopping Areas are particularly sensitive to breaks in the A1 frontage; the clustering of non-A1 uses, such as banks, cafes and takeaways, particularly units of a large scale or lengthy unit frontage, can reduce the attractiveness of a Primary Shopping Area and can create 'dead frontages' having a knock-on effect on footfall and expenditure. The Bassetlaw Retail and Leisure Study 2017<sup>14</sup> strengthened the Primary Shopping Areas by accepting the changing nature of more peripheral retail units and redefining their boundaries.
- 6.8.12 Policy ST13 will help promote the vitality and viability of the District's Primary Shopping Areas by protecting ground floor A1 uses in larger units. Various Permitted Development Rights apply to change of use of smaller units in specific classes to alternative uses. This policy does not apply in those cases.

### **Local Centres**

- 6.8.13 The Local Centres - whether in Worksop, Retford or the Large Rural Settlements - contain a smaller range of shops and services which support the daily needs of a smaller catchment. The boundaries used for Carlton in Lindrick and Misterton are those defined by respective neighbourhood plans. Policy ST13 sets out the policy approach to guide neighbourhood plans and development within Local Centres elsewhere.
- 6.8.14 Policy ST13 presents an opportunity to expand the distribution of Local Centres. HS1: Peaks Hill Farm, Cottam Priority Regeneration Area (Policy ST5) and Bassetlaw Garden Village (Policy ST3) are all of a size that can support a new Local Centre to meet the needs of their new population as well as existing communities nearby.

### **Sequential Test and Impact Assessment**

- 6.8.15 The National Planning Policy Framework<sup>4</sup> sets out two key tests that should be applied when considering proposals for main town centre uses which are not in an existing town centre and which are not in accord with an up to date local plan, namely the sequential test and the impact assessment. Both are designed to ensure that development does not undermine the health of existing town centres.
- 6.8.16 The sequential test is considered first as it may identify more preferable sites in the town centres, referred to as a 'town centre first' approach. If no such sites are found, then the development is subject to the impact test to determine the likely adverse impacts of locating the development outside the town centre.
- 6.8.17 The Bassetlaw Retail and Leisure Study<sup>14</sup> evidences the local thresholds set out in Policy ST13 for Worksop, Retford and Harworth & Bircotes. The thresholds reflect the size and function of the existing town centres and will help protect them from medium and large out of centre food stores and other shops which could have significant impacts. For schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.
- 6.8.18 Out-of-town retail parks, such as at Babbage Way and Highgrounds, Worksop, do not constitute town centres, and consistent with national policy<sup>4</sup>, are not allocated a place within the retail hierarchy. Any proposals in these and other similar locations will be subject to a sequential and impact assessment.

### **Future retail and leisure demand**

- 6.8.19 In general, Bassetlaw is well provided with shopping facilities; evidence<sup>14</sup> identifies that most people are able to purchase convenience goods in Bassetlaw, but there is a higher level of comparison goods expenditure outside the District, although variations occur depending upon location and goods type. Policy ST13 seeks to increase the retention of retail and leisure spending currently leaked out of the District, creating successful town centres that will help to maintain and enhance the prosperity of Bassetlaw.
- 6.8.20 In the food grocery sector, evidence<sup>14</sup> indicates that the pressure for additional floorspace or additional large stores is not high and the future demand for convenience goods within Bassetlaw is likely to be met by existing commitments, such as the new 6,500sqft Asda store at Vesuvius Way, Worksop. In terms of comparison goods, the evidence<sup>14</sup> identifies the need for 200sqm of non bulky comparison goods (e.g. clothes, shoes) - however this is not expected to be required until 2031 and is likely be met through organic growth - and no additional floorspace for bulky goods (e.g. furniture, electrical goods).
- 6.8.21 It is accepted practice that retail forecasts for the first five year period are considered the most accurate, whereas long term forecasts are acknowledged as being unreliable. The Council will undertake a new Retail and Leisure Capacity Study in 2022 which will update the longer term figures and inform any Local Plan review.

### **Local Shops and Services**

- 6.8.22 Elsewhere, local 'corner' and village shops, sometimes clustered with other local services, such as a petrol station, or within a neighbourhood parade, are particularly important for residents in the District's rural area and for those without access to a car. Policy ST13 recognises the importance of retaining such facilities, in areas outside town centres, but within a settlement, in accordance with national policy<sup>4</sup>. Where a change of use is proposed which would result in the loss of the only remaining facility in an area, justification with Policy ST13 will be required.

## POLICY ST13: Town Centres and Local Centres

- A. Support will be given to proposals which maintain or enhance the vitality and viability of the following hierarchy of town and local centres as defined on the Policies Map:

**Town Centres:** Worksop, Retford, Harworth & Bircotes

1. Proposals for development in the town centres will be supported where:
  - a) Ground floor uses have active frontages to promote and enhance the vitality and viability of the town centre;
  - b) Proposals maximise opportunities for residential (C3) and office (B1a) development above ground floor units where appropriate;
  - c) Proposals support temporary uses in vacant premises;
  - d) Outside the Primary Shopping Area, community, healthcare uses (D1) and main town centre uses (except B1a) are proposed at ground floor level.
2. In the opportunity area adjoining Harworth & Bircotes town centre, a mixed use development should provide:
  - a) the delivery of up to 500sqm of comparison goods floorspace;
  - b) other main town centre uses which support the objectives of the Harworth and Bircotes Neighbourhood Plan.

**Primary Shopping Areas:** Worksop, Retford, Harworth & Bircotes

3. In the Primary Shopping Areas defined on the Policies Map the loss of A1 units will be resisted unless it can be demonstrated that:
  - a) the new use will retain an active ground floor frontage and will be attractive to shoppers and contribute to diversity;
  - b) the proposal will generate a reasonable level of footfall;
  - c) the new use is ancillary to the retail function of the Primary Shopping Area;
  - d) that the property has been appropriately but proportionately marketed without a successful conclusion for a period of not less than 12 months on terms that reflect the lawful use and condition of the premises.

**Local Centres:** Carlton in Lindrick; Langold; Misterton; Tuxford; Celtic Point, Worksop; Prospect Precinct, Worksop; Retford Road, Worksop; Welbeck Road, Retford

4. Proposals for development in the Local Centres, as defined on the Policies Map will be supported where they would, on their own or cumulatively with other permitted development, generate no significant harm upon the vitality and viability of that centre, or any other centre within the hierarchy.
5. Three new Local Centres will be provided at HS1: Peaks Hill Farm; Cottam Priority Regeneration Area and at the Bassetlaw Garden Village. Each should comprise local food shopping and additional small shops and other local services to meet residents' day-to-day needs.

**B. Local shops and services**

1. Outside the retail hierarchy, individual local shops and small neighbourhood clusters of them within a settlement, which meet the day-to-day needs of nearby residents, will be protected.



2. Proposals for the change of use or loss of any premises or land currently or last used as a local shop (Class A1) outside the retail hierarchy will be permitted where it can be demonstrated that:
- a) there is sufficient provision in the catchment area; and
  - b) the applicant has provided clear evidence that the property has been openly marketed without a successful conclusion for a period of not less than 12 months on terms that reflect the lawful use and condition of the premises.

### C. Sequential and Impact Assessment

1. Proposals for retail use outside the Primary Shopping Areas or for other main town centre uses, outside the town centre boundaries will be required to demonstrate their suitability through a sequential test in line with the National Planning Policy Framework.
2. In addition a robust assessment of impact on nearby town centres will be required for any retail proposal that:
  - a) provides a retail floor space of 929sqm (gross) or more outside Worksop and Retford town centre boundary; and
  - b) provides a retail floor space of 500sqm (gross) or more outside Harworth & Bircotes town centre boundary.



### References

- <sup>1</sup>Sheffield City Region Trade and Investment Plan, Sheffield City Region, 2019
- <sup>2</sup>Bassetlaw Economic Development Needs Assessment, GL Hearn, 2019
- <sup>3</sup>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2019
- <sup>4</sup>National Planning Policy Framework, 2019
- <sup>5</sup>Council Plan, BDC, 2019
- <sup>6</sup>Draft Bassetlaw Local Industrial Strategy, BDC, 2019
- <sup>7</sup>Bassetlaw Employment Land Availability Assessment, BDC, 2020
- <sup>8</sup>Housing and Economic Land Availability Assessment PPG, Paragraph: 031 Reference ID: 2a-031-20190722, MCHLG, 2019
- <sup>9</sup>Bassetlaw Transport Study Part 2, White Young Green, 2019
- <sup>10</sup>Bassetlaw Habitats Regulations Assessment, LUC, 2020
- <sup>11</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2020
- <sup>12</sup>Sheffield City Region Statement of Common Ground, Sheffield City Region Combined Authority, 2019
- <sup>13</sup>Nottinghamshire Visitor Economy Strategy, Nottinghamshire County Council, 2019
- <sup>14</sup>Bassetlaw Retail and Leisure Study, Nexus Planning, 2017



## 7.0 Living Communities





## 7.1 Housing Distribution

- 7.1.1 Since the start of the plan period in April 2018, the District has benefitted from a significant number of housing sites with planning permission, a number of housing completions and sites allocated through Neighbourhood Plans. But this does not fully meet the housing need for the District. Additional housing is required to meet the changing housing needs of Bassetlaw, deliver the Spatial Strategy and maintain a five-year housing land supply.
- 7.1.2 This means, as required by national policy<sup>1</sup>, Policy ST14 will allocate land for housing in accordance with the Spatial Strategy, which concentrates housing development in the three Main Towns and Large Rural Settlements.
- 7.1.3 Each allocation has been assessed through the Land Availability Assessment<sup>2</sup>, with account taken of constraints on development, such as flood risk; and infrastructure partners' views. Further detailed assessment was provided by the Sustainability Appraisal<sup>3</sup> which identified potential sensitivities. The Whole Plan Viability Assessment<sup>4</sup> ensures that each development could deliver infrastructure required as a consequence of its development.
- 7.1.4 These sites are allocated in order to:
- Provide certainty about the location of significant scale development (for local communities, infrastructure partners and developers)
  - Aid delivery of individual sites
  - Ensure delivery of the overall spatial strategy
- 7.1.5 The Land Availability Assessment<sup>2</sup> identifies each site as either deliverable within the first 5 years of the plan period or developable later within the plan period. The envisaged start date and duration of construction for each allocation (taking account of the extent of site preparation and upfront infrastructure provision required, together with expected overall annual delivery rates) is reflected in Appendix 3: Housing trajectory. Each allocation is supported by a site-specific policy in this Plan.
- 7.1.6 In the early plan period more development will be delivered by commitments in Worksop, Retford and Harworth & Bircotes; in sustainable locations in accordance with Policy ST1. Similarly housing development will take place in the Large Rural Settlements either through Neighbourhood Plan allocations or via commitments. The ongoing organic growth of the Small Rural Settlements will complement development elsewhere.
- 7.1.7 Moving through the plan period, allocations will continue to come forward, alongside the initial phases of development of key strategic sites at HS1: Peaks Hill Farm and Cottam Priority Regeneration Area. Towards the end of the plan period Bassetlaw Garden Village will start to deliver quality housing as part of the beginnings of this new community.
- 7.1.8 The Habitats Regulations Assessment<sup>5</sup> have identified that any development at: HS1, HS2, HS3, HS4, HS5, HS6 and HS8 will need to be subject to project level Habitats Regulations screening to determine potential impacts on the Sherwood Forest ppSPA.
- 7.1.9 Sites HS1 and HS8 lie within the Minerals Safeguarding Area in the emerging Nottinghamshire Minerals Local Plan<sup>6</sup>. The County Council will be consulted on this scheme to ensure it does not lead to the unnecessary sterilisation of mineral resources.

## POLICY ST14: Housing Distribution

In addition to the delivery of existing commitments and completions since the 1 April 2018, land for a minimum of 1703 new homes will be provided during the plan period to 2037 in the following locations:

### Housing Allocations

#### WORKSOP

Reference	Site Name	Total Available (Ha)	Number of Dwellings
HS1	Peaks Hill Farm in accordance with Policy 15	54	750
HS2	Former Bassetlaw Pupil Referral Centre in accordance with Policy 16	0.85	23
HS3	Canal Road in accordance with Policy 17	1.7	80
HS4	Former Manton Primary School in accordance with Policy 18	3.7	100
HS5	Talbot Road in accordance with Policy 19	0.5	15
HS6	Former Knitwear Factory, Retford Road in accordance with Policy 20	1.9	40

#### RETFORD

Reference	Site Name	Total Available (Ha)	Number of Dwellings
HS7	Leafields in accordance with Policy 21	1.2	30
HS8	Land at Trinity Farm, in accordance with Policy 22*	29.7	440
HS9	Sandhills in accordance with Policy 23	3	75

#### TUXFORD

Reference	Site Name	Total Available (Ha)	Number of Dwellings
NP04	Land south of Ollerton Road in accordance with Policy 24	1.5	90
NP11	Land to the rear of Ashvale Road in accordance with Policy 25	7.5	60

\*This includes part of the site which has a resolution to grant planning permission for 196 dwellings subject to the signing of a section 106 agreement.



## 7.2 SITE HS1: Peaks Hill Farm, Worksop

- 7.2.1 Peaks Hill Farm is located on the northern edge of Worksop. The site provides good access to a range of employment, retail and community facilities within Worksop itself, and is well placed to help to meet housing needs. The site provides the opportunity to create a sustainable and well integrated extension to north Worksop in this plan period and the next.
- 7.2.2 The development will be guided by the preparation of a comprehensive masterplan framework which includes an independent design review, community consultation and will require Council approval. The masterplan framework should be prepared to enable it to be adopted as a Supplementary Planning Document.

[illegible]

## Design, Environment and Landscape

- 7.2.3 A high quality, landscape-led design influenced by its wider rural fringe location, prominent natural assets and heritage associations will be required. Sustainable, innovative design of new development will be supported.
- 7.2.4 The design of Peaks Hill Farm should respect the significance of heritage assets and the setting of nearby Brooks Farm and Freshfields. An arboriculture survey and management plan will ensure the existing mature wooded landscape setting is integrated into the design. The existing strong woodland significantly limits views from the wider landscape to the north. It will be important to retain and enhance this boundary treatment.
- 7.2.5 GG3: Carlton in Lindrick/Worksop North Green Gap (see Policy ST34) will ensure the continued separation of Worksop from Carlton in Lindrick. Adjoining development should reflect its landscape qualities. Opportunities to improve public access to the Green Gap should be taken as part of the master planning process.

## Housing and Employment Land

- |       |  |
|-------|--|
| 7.2.6 | Given the strategic importance and the complex nature of delivering a large urban extension, it is considered appropriate to set a local plan growth target of 750 dwellings to help meet local needs in this plan period, with the remaining homes to be delivered thereafter. On that basis the Housing Trajectory shows that housing delivery is not expected to start on the wider site until at least 2026. |
| 7.2.7 | The site will provide a range of house types and sizes to meet housing needs. These should include affordable homes, family homes, specialist housing and the opportunity to provide self- build plots should demand exist.  |
| 7.2.8 | New housing will be supported by 5.0ha of employment land which is permitted for green technologies in this plan period, with a further 5.6ha thereafter.  |



## Services and Infrastructure

- 7.2.9 Sustainable access, including bus connectivity and foot/cyclepaths will ensure that existing and new communities are well-integrated and connected. All will be able to benefit from a new Local Centre, health and education facilities, a community hub with associated sports facilities, and extensive open space and new community woodland.

## Highways and Transportation

- 7.2.10 Peaks Hill Farm will provide for a new distributor road linking Blyth Road (B6045) to Carlton Road (A60). This road will be dual purpose supporting a green corridor with complementary pedestrian and cycle links and public transport connections. Further benefits will be seen elsewhere in Worksop: evidence<sup>7</sup> shows that the new road will significantly improve the flow and movement of traffic in and around Worksop, including the town centre.
- 7.2.11 The Bassetlaw Transport Strategy: Part 2, 2019<sup>7</sup> also considers the impacts of Peaks Hill Farm on a number of strategic and local junctions around the town. These include improvements at Cannon Crossroads: delivery is prioritised as part of the Third Nottinghamshire Local Transport Plan<sup>8</sup> by 2026; Kilton Road/Eastgate junction and along the A57. More detailed evidence will be required through a Transport Assessment for the site.
- 7.2.12 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>10</sup>.
- 7.2.13 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>4</sup> reviewed the infrastructure requirements in Policy 15 to understand the individual and cumulative impact on site viability. The WPVA<sup>4</sup> states that these can be sought through on site provision and developer contributions as part of a deliverable scheme provided that the site is exempt from a Community Infrastructure Levy charge.



## POLICY 15: HS1: Peaks Hill Farm, Worksop

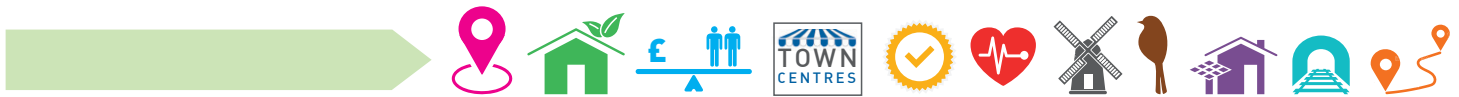
- A. The Council will support the delivery of a strategic mixed use development at Peaks Hill Farm in Worksop, as identified on the Policies Map.
- B. This new neighbourhood will be developed comprehensively in accordance with a masterplan framework, including delivery and phasing arrangements, to be agreed with the Council and informed by an independent design review and community consultation.
- C. The masterplan framework will guide the creation of a sustainable and high quality living and working environment and will make provision for:
  - 1. Good Quality Design and Local Character**
    - a) Landscape-led high quality design that integrates the new with the existing, that adds value to the local area and endures over time;
    - b) Sustainable, innovative design of buildings and spaces in accordance with Policy ST32 and the forthcoming Design Quality SPD;
    - c) The delivery of green and low carbon energy and technology in part delivered through strengthened physical and transport connections;
    - d) Non-minerals development in Minerals Safeguarding Areas consistent with the Nottinghamshire Minerals Local Plan.
  - 2. Housing and Employment Land**
    - a) At least 750 dwellings during the plan period to 2037, with a further 750 dwellings in the following plan period;
    - b) A mix of housing types, including affordable and specialist housing, and serviced plots for self-build and custom homes, where appropriate;
    - c) Housing standards to promote climate resilience in accordance with Policy ST45;
    - d) A range of housing densities, with lower densities towards the northern and rural boundaries of the site, and higher densities around the Local Centre;
    - e) At least 5 ha of employment land for B1, B2, B8 use to 2037.
  - 3. Social and community facilities**
    - a) Appropriate contributions towards primary education provision to extend the new Gateford Park Primary School;
    - b) Serviced land to accommodate a one form entry primary school post 2037;
    - c) Appropriate contributions towards secondary school education provision;
    - d) A Local Centre providing space for a retail hub for the new community to include a convenience goods store (up to 500sqm);
    - e) Appropriate contributions towards health care facilities;
    - f) A community hub including for sports pitches.
  - 4. Transport and Movement**
    - a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority and public transport providers, which further details:
      - i. A new link road, at distributor standard, and points of access from the A60 and from the B6045, designed to integrate with public transport and green infrastructure;
      - ii. Contributions towards the improvement of the junction at Kilton Road/ Eastgate and Cannon Crossroads;

- iii. Contributions towards the improvement of the A57/Claylands Ave/Shireoaks Common roundabout;
- iv. New and improved pedestrian and cycle links from the site to neighbouring areas;
- v. A high frequency bus service from the site to Worksop town centre and the wider area supported by appropriate public transport infrastructure;
- vi. A parking and servicing strategy.

## 5. Landscape, biodiversity and Green Infrastructure

- a) A scheme of an appropriate scale, layout and form which respects the surrounding character and setting supported by a heritage statement and archaeological desk based assessment;
- b) Retention, enhancement and integration of important hedgerows, woodland and trees on site as identified by an arboriculture assessment;
- c) An integrated approach to surface water drainage and multifunctional greenspace;
- d) Provision of at least 0.5ha in this plan period for community woodland, and a further 1.5ha thereafter;
- e) A multifunctional green infrastructure network that connects to the existing, to incorporate publicly accessible open space to meet the standards in Policy ST41. The future management and maintenance shall be agreed through a planning application;
- f) A project level Habitats Regulation Assessment screening in accordance with the requirements of Policy ST36.

- D. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress this site through the planning system.



## 7.3 SITE HS2: Former Pupil Referral Centre

- 7.3.1 The site is situated in central Worksop, accessed from Newgate Street. A former education facility, the site is mostly brownfield land and provides a significant opportunity to positively redevelop a vacant site in this part of the town. This will also address Council Plan<sup>10</sup> priorities to improve the wider environment for Bassetlaw's communities, complementing recent improvements such as the new extra care housing at The Grove off Low Town.
- 7.3.2 The site is well located for town centre services and employment, and is highly accessible by foot/bike and benefits from a good bus service adjoining the site, thus reducing the need to travel by car. The Land Availability Assessment 2020<sup>2</sup> identified the location as suitable to contribute to the housing requirement in Worksop and the site as deliverable from 2026.
- 7.3.3 The site is expected to provide for at least 23 units of a range of house types and sizes to meet local housing needs, including affordable homes. It should also seek to diversify the housing offer available to local residents in the area, ensuring that there is a better range of quality homes available.

- 7.3.4 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>10</sup>. The infrastructure requirements in Policy 16 will be delivered on site and through developer contributions and the Community Infrastructure Levy.

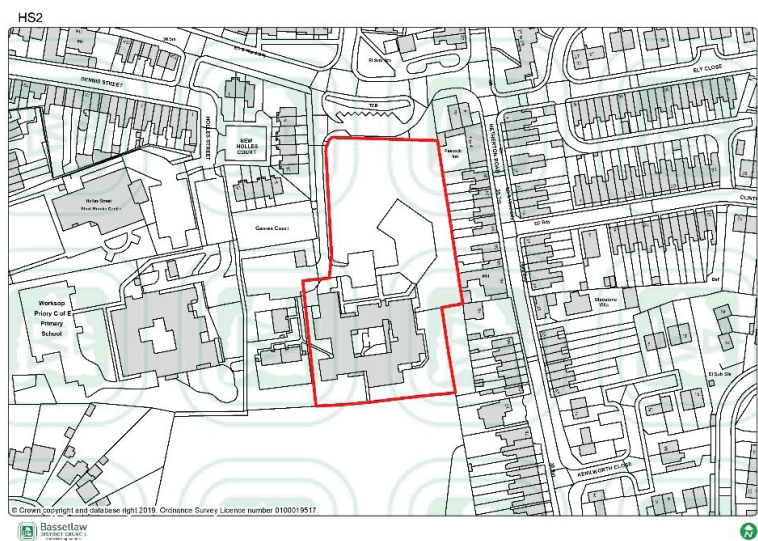


Figure 15: Former Pupil Referral Centre, Worksop

## POLICY 16: Site HS2: Former Pupil Referral Centre, Worksop

- A. The Council will support the delivery of housing development at the Former Pupil Referral Centre, Worksop, as identified on the Policies Map.
- B. The development will guide the creation of a sustainable and high quality living environment which will make provision for:
1. **Good Quality Design and Local Character**
    - a) High quality, safe, sustainable design of buildings that supports the regeneration of the local area in accordance with Policy ST32 and the forthcoming Design Quality SPD;
    - b) A project level Habitats Regulations Assessment screening in accordance with Policy ST39.
  2. **Range of Housing types, sizes and tenures**
    - a) At least 23 dwellings during the plan period to 2037;
    - b) A mix of housing types, sizes and tenures, including affordable housing in accordance with Policy ST27;
    - c) Housing standards to promote climate resilience in accordance with Policy ST45.
  3. **Social and community facilities**
    - a) Appropriate contributions towards primary and secondary education provision;
    - b) Appropriate contributions to open space provision.
  4. **Transport and Movement**
    - a) Safe access to the site onto Newgate Street to the standards identified by the Local Highways Authority;
    - b) A pedestrian footway connecting the site to the existing footway on Newgate Street;
    - c) Appropriate parking provision, in accordance with Policy ST32.





## 7.4 SITE HS3: Canal Road, Worksop

- 7.4.1 The site is situated in central Worksop within a 10 minute walk of the town centre, currently accessed from Priorswell Road. An existing employment site, the site is underutilised by its current owner who is re-locating within the District. Situated between the Chesterfield Canal and the River Ryton this provides a significant opportunity to sensitively redevelop a prominent site. Development will also address Council Plan<sup>10</sup> priorities to improve the wider environment for Bassetlaw's communities.

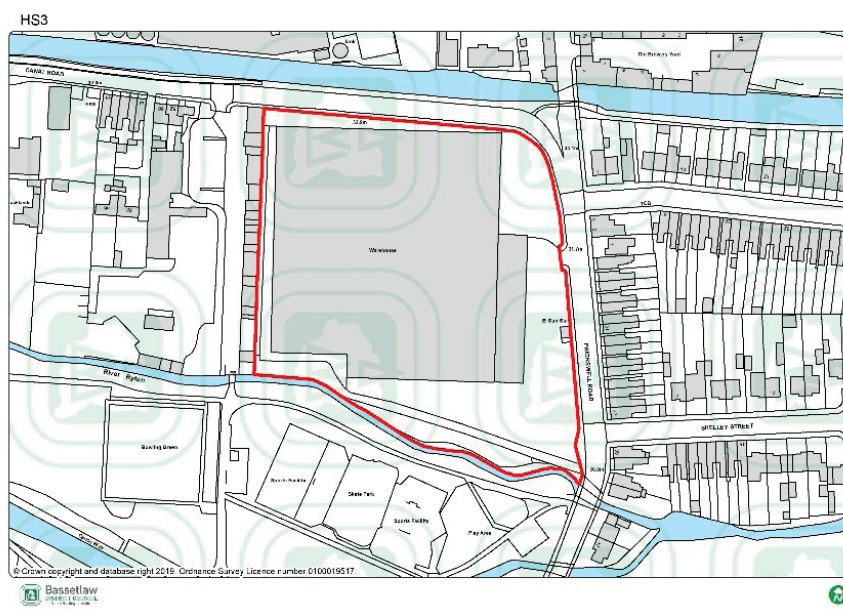


Figure 16: Canal Road, Worksop

- 7.4.2 The site is well located for employment, the town centre, open space and has access to a good bus service, thus reducing the need to travel by car. The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Worksop and the site as deliverable from 2026.
- 7.4.3 The site lies within the Worksop Central Area (see Policy ST4). The development of this site should act as a catalyst for the wider regeneration aspirations for the Central Area.
- 7.4.4 The site is expected to provide for at least 80 units of a range of house types and sizes to meet local housing needs, including affordable homes and specialist housing. It should also seek to diversify the housing offer available to local residents in the area, ensuring that there is a better range of quality homes available.
- 7.4.5 The River Ryton along the southern boundary means that a small part of the site lies within Flood Zone 3 and Flood Zone 2. In accordance with national planning practice guidance<sup>11</sup>, residential development will be located in the sequentially preferable part of the site i.e. in Flood Zone 1, with open space occupying the land adjacent to the river. A Flood Risk Assessment will be required to ensure that the development can be safely accommodated and that the development generates no increase in flood risk elsewhere.
- 7.4.6 The site adjoins the Worksop Conservation Area: high quality, bespoke, sensitive design should ensure designated and non-designated heritage assets including the boundary wall and railings of the former Worksop & Retford Brewery Company site are protected and enhanced. A heritage statement should form the basis for approaches to design, scale and layout of development.



- 7.4.7 The Chesterfield Canal and River Ryton are main green corridors but are currently underused and, in places, hidden from public view and enjoyment. As part of the development, opportunities should be taken to provide quality waterfront development which conserves and enhances the function, setting, biodiversity, landscape, access and recreational value of both corridors (see Policy ST35).
- 7.4.8 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>9</sup>.
- 7.4.9 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>4</sup> reviewed the infrastructure requirements in Policy 17 to understand the individual and cumulative impact of them on site viability. The WPVA states that the infrastructure requirements can reasonably be sought through developer contributions provided the scheme is exempt from CIL.



## POLICY 17: Site HS3: Canal Road

- A. The Council will support the delivery of housing development on land at Canal Road, Worksop, as identified on the Policies Map.
- B. The site will guide the creation of a sustainable and high quality living environment which makes provision for:
1. **Good Quality Design and Local Character**
    - a) High quality, sustainable design of buildings and spaces that supports the regeneration principles of the Worksop Central Area in accordance with Policy ST32 and the forthcoming Design Quality SPD;
    - b) A scheme of an appropriate layout and form which would not result in an increase in flood risk to this site and land elsewhere, informed by a Flood Risk Assessment, and Environment Agency and Lead Local Flood Authority advice;
    - c) A scheme of an appropriate scale, layout and form which respects the surrounding character and setting, supported by a heritage statement and archaeological desk based assessment.
  2. **Range of Housing types, sizes and tenures**
    - a) At least 80 dwellings during the plan period to 2037;
    - b) A mix of housing types, sizes and tenures to meet local needs for affordable and specialist housing that will contribute to the residential diversification of the area;
    - c) Housing standards to promote climate resilience in accordance with Policy ST45.
  3. **Social and community facilities**
    - a) Appropriate contributions towards primary and secondary education provision
    - b) Appropriate contributions to open space provision
  4. **Transport and Movement**
    - a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority and public transport providers, which further details:
      - i. Safe access to the site;
      - ii. Connectivity to the sustainable movement network;
      - iii. Appropriate parking provision.
  5. **Landscape, Biodiversity and Green Infrastructure**
    - a) An integrated approach to surface water drainage and multifunctional greenspace, through the use of natural flood management techniques;
    - b) Careful integration with the existing green infrastructure network to enhance the setting of the River Ryton and Chesterfield Canal green corridors;
    - c) Public realm to the frontage with the Chesterfield Canal to encourage positive use by pedestrians and cyclists;
    - d) A project level Habitats Regulation Assessment screening in accordance with Policy ST39.
- C. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress this site through the planning system.



## 7.5 SITE HS4: Former Manton Primary School, Worksop

- 7.5.1 The site is situated in south east Worksop, accessed from Kingston Road. A former school site, the site is mostly brownfield land and provides a significant opportunity to positively redevelop a vacant site in this part of the town. The development of this site will also address Council Plan<sup>10</sup> priorities to improve the wider environment for Bassetlaw's communities, complementing the recent redevelopment of the former Manton Allotments for affordable housing.
- 7.5.2 The site is well located for employment, with local services, open space nearby and a good bus service nearby, thus reducing the need to travel by car. The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Worksop and the site as deliverable from 2026.
- 7.5.3 The site is expected to provide for at least 100 units of a range of house types and sizes to meet local housing needs, including affordable homes and specialist housing. It should also seek to diversify the housing offer available to local residents in the area, ensuring that there is a better range of quality homes available.

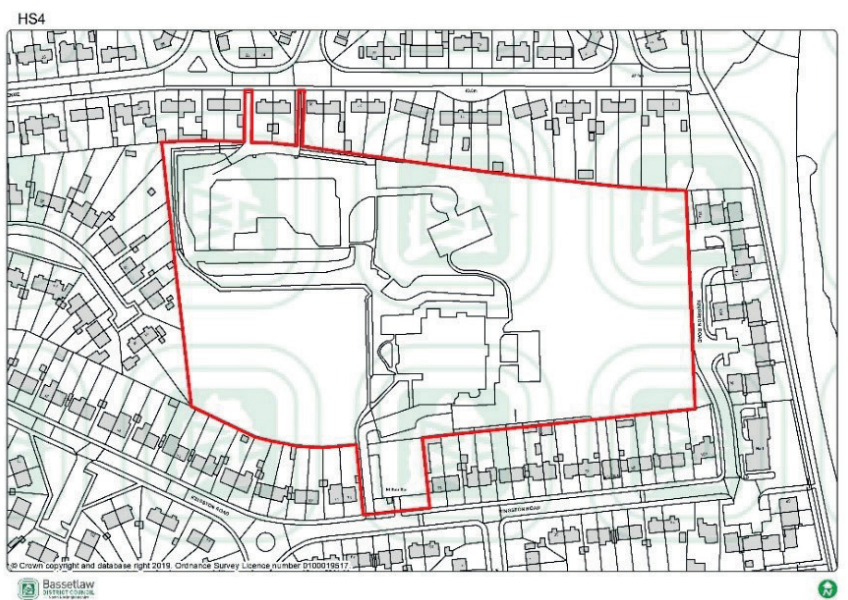


Figure 17: Former Manton Primary School, Worksop

- 7.5.4 The development will be guided by a development brief prepared by the Council, which will include community consultation. This will include details of when elements of infrastructure are required.
- 7.5.5 An area of open space exists on site. This should be re-provided on site to provide a multifunctional space, of an appropriate size to meet future residents' needs. This should reflect the open space standards set out in Policy ST41.
- 7.5.6 Opportunities should be taken through the careful design of the site to provide quality, safe, legible connections for pedestrians and cyclists through the site. Sustainable transport links between Kingston Road and South Avenue should be reinstated.
- 7.5.7 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>9</sup>.



- 7.5.8 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>4</sup> reviewed the infrastructure requirements in Policy 18 to understand the individual and cumulative impact of them on site viability. The WPVA<sup>4</sup> states that the infrastructure requirements can reasonably be sought through developer contributions provided the scheme is exempt from CIL.

## POLICY 18: Site HS4 Former Manton Primary School, Worksop

- A. The Council will support the delivery of housing development at the Former Manton Primary School in Worksop, as identified on the Policies Map.
- B. This new neighbourhood will be developed in accordance with a development brief, informed by community consultation.
- C. The development brief will guide the creation of a sustainable and high quality living environment within associated open space which will make provision for:
  - 1. **Good Quality Design and Local Character**
    - a) High quality safe, sustainable design of buildings and spaces that supports the regeneration of the local area in accordance with Policy ST32 and the forthcoming Design Quality SPD.
  - 2. **Range of Housing types, sizes and tenures**
    - a) At least 100 dwellings during the plan period to 2037;
    - b) A mix of housing types, sizes and tenures to meet local needs for affordable and specialist housing;
    - c) Housing standards to promote climate resilience in accordance with Policy ST45.
  - 3. **Social and community facilities**
    - a) Appropriate contributions towards primary and secondary education provision;
    - b) Appropriate contributions to open space provision.
  - 4. **Transport and Movement**
    - a) Safe access to the site from Kingston Road via the current school entrance and adjacent land, and, a second access to Kingston Road beyond the Community Centre, to the standards identified by the Local Highways Authority;
    - b) A well-connected street pattern that provides high quality, safe and direct walking and cycling routes through the development to South Avenue.
  - 5. **Landscape, Biodiversity and Green Infrastructure**
    - a) Re-location of existing on site open space within the site boundary to provide a multifunctional open space in accordance with Policy ST41;
    - b) A project level Habitats Regulation Assessment screening in accordance with Policy ST39.
- C. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress this site through the planning system.



## 7.6 SITE HS5: Talbot Road, Worksop

- 7.6.1 The site is situated in south east Worksop, on the corner of Talbot Road and Lincoln Road. The development of this small scale site will provide an opportunity to make a positive contribution to the local streetscene. It will also address Council Plan<sup>10</sup> priorities to improve the wider environment for Bassetlaw's communities, complementing the recent redevelopment of the former Manton Allotments for affordable housing.
- 7.6.2 The site is well located for employment, with local services and the town centre accessible by foot, bike and public transport, thus reducing the need to travel by car. The Land Availability Assessment<sup>2</sup> identified the location as suitable to contribute to the housing requirement in Worksop and the site as deliverable in the early part of the plan period.
- 7.6.3 The site is expected to provide for at least 15 units to meet local housing needs, including affordable homes.

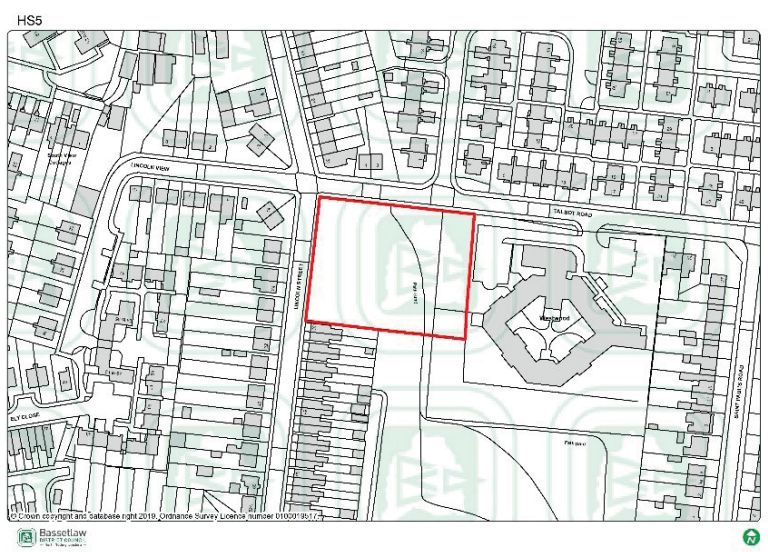


Figure 18: Talbot Road, Worksop

- 7.6.4 A Council owned site: The site is currently amenity greenspace of limited quality<sup>12</sup>. The development of this site provides an opportunity to improve the remaining open space by enhancing its multi-functionality. Open space improvements should be agreed in consultation with the local community. An appropriate landscaping buffer should be retained to provide residents of the adjoining care home (on the eastern boundary) with privacy.
- 7.6.5 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>9</sup>. The infrastructure requirements in Policy 19 will be delivered on site and through developer contributions and the Community Infrastructure Levy.



## POLICY 19: Site HS5: Talbot Road, Worksop

- A. The Council will support the delivery of housing development at Talbot Road, Worksop, as identified on the Policies Map.
- B. The development will guide the creation of a sustainable and high quality living environment which will make provision for:
- 1. Good Quality Design and Local Character**
    - a) High quality safe, sustainable design that supports the regeneration of the local area in accordance with Policy ST32 and the forthcoming Design Quality SPD.
  - 2. Range of Housing types, sizes and tenures**
    - a) At least 15 dwellings during the plan period to 2037;
    - b) A mix of housing types, sizes and tenures to meet local needs for affordable housing;
    - c) Housing standards to promote climate resilience in accordance with Policy ST45.
  - 3. Social and community facilities**
    - a) Appropriate contributions towards primary and secondary education provision;
    - b) Appropriate contributions towards health care facilities;
    - c) Appropriate contributions to open space provision.
  - 4. Transport and Movement**
    - a) Access from both Radford Street and Lincoln Street with a through route between;
    - b) A pedestrian footway connecting the site to the existing footway onto both Radford Street and Lincoln Street.
  - 5. Landscape, Biodiversity and Green Infrastructure**
    - a) A financial contribution to improve the quality of the adjoining Talbot Road amenity greenspace to meet local needs;
    - b) A project level Habitats Regulation Assessment screening in accordance with Policy ST39.



### 7.7 SITE HS6: Former Knitwear Factory, Retford Road, Worksop

- 7.7.1 Situated in south east Worksop, in an important gateway location on the corner of Retford Road and High Hoe Road, the reuse of this former industrial site provides a significant opportunity to positively redevelop this long term vacant site. It will also address Council Plan<sup>10</sup> priorities to improve the wider environment for Bassetlaw's communities.
- 7.7.2 The site is highly accessible within a 15 minute walk of the Town Centre, well located for employment and a Local Centre, with cyclepaths and bus stops adjoining the site, thus reducing the need to travel by car.

- 7.7.3 The Land Availability Assessment 2020<sup>2</sup> identified the location as suitable to contribute to the housing requirement in Worksop and the site as deliverable in the early part of the plan period, with a developer involved in the site.
- 7.7.4 Planning for the site is at an advanced stage. 40 units are proposed: 30 affordable properties will complement a small development of 10 market homes, helping to diversify the local housing offer. An A5 drive thru restaurant will complement the mix of uses along the Retford Road frontage, bringing jobs to the area. Appropriate access arrangements will need to be agreed with the Local Highways Authority to ensure residents and restaurant traffic can be safely managed.
- 7.7.5 Redevelopment should generate positive activity particularly to Retford Road and High Hoe Road frontages. Residential development should be positively integrated with the River Ryton green corridor ensuring its biodiversity value is enhanced. The existing mature trees along the site boundaries will be retained.



Figure 19: Former Knitwear Factory, Retford Road

- 7.7.6 A small part of the site, along the northern boundary with the River Ryton, lies within Flood Zone 3 and Flood Zone 2. In accordance with national planning practice guidance<sup>11</sup>, residential development will be located in the sequentially preferable part of the site i.e. in Flood Zone 1, with open space occupying the land adjacent to the river. A Flood Risk Assessment will be required to inform the design to ensure housing can be safely accommodated and that the development generates no increase in flood risk elsewhere.
- 7.7.7 A number of heritage assets are in the locality including the Grade II listed Bracebridge Pumping Station and assets within Worksop Conservation Area. A planning application should be informed by a heritage statement and archaeological assessment, which will form the basis for the design, scale and layout of development and will ensure these assets, their settings and any archaeology are protected and where possible enhanced.
- 7.7.8 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>9</sup>. The infrastructure requirements in Policy 20 will be delivered on site and through developer contributions. CIL will only apply to the market housing.

## POLICY 20: Site HS6 Former Knitwear Factory, Retford Road, Worksop

- A. The Council will support the delivery of a mixed use development at the Former Knitwear Factory, Worksop, as identified on the Policies Map.
- B. The development will guide the creation of a sustainable and high quality living and working environment which will make provision for:
1. **Good Quality Design and Local Character**
    - a) High quality safe, sustainable design of buildings that supports the regeneration of the local area in accordance with Policy ST32 and the forthcoming Design Quality SPD;
    - b) A scheme of an appropriate scale, layout and form which respects the surrounding character and setting supported by a heritage statement and archaeological desk based assessment;
    - c) A scheme of an appropriate layout and form which would not result in an increase in flood risk to this site and land elsewhere, informed by a Flood Risk Assessment, and Environment Agency and Lead Local Flood Authority advice.
  2. **Housing and Commercial Development**
    - a) At least 40 dwellings during the plan period to 2037;
    - b) A mix of housing types, sizes and tenures for:
      - i. 30 affordable properties in accordance with Policy ST26;
      - ii. 10 properties for open market sale;
    - c) Housing standards to promote climate resilience in accordance with Policy ST45;
    - d) The development of an A5 drive thru restaurant.
  3. **Social and community facilities**
    - a) Appropriate contributions towards primary and secondary education provision;
    - b) Appropriate contributions to open space provision;
  4. **Transport and Movement**
    - a) Safe access to the site for housing and commercial use to the standards identified by the Local Highways Authority;
    - b) Appropriate parking and servicing provision;
    - c) Connectivity for residents and employees to the sustainable transport network and to public transport.
  5. **Landscape, biodiversity and Green Infrastructure**
    - a) The protection and enhancement of the River Ryton Green Corridor;
    - b) The retention of mature trees along the site boundary;
    - c) A project level Habitats Regulations Assessment screening in accordance with Policy ST39.



## 7.8 SITE HS7: Leafields, Retford

- 7.8.1 Situated in north-west Retford, to the rear of residential properties the site is currently accessed from North Road. Currently used by residents informally as allotments, redevelopment will provide an opportunity to add to the Council's affordable housing stock in the town. It will also address Council Plan<sup>10</sup> priorities to improve the quality of affordable housing for Bassetlaw's communities.
- 7.8.2 The site is well located for employment, close to the Town Centre, with local services and open space nearby, and with good access by public transport, thus reducing the need to travel by car. The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Retford and the site as deliverable from 2026.

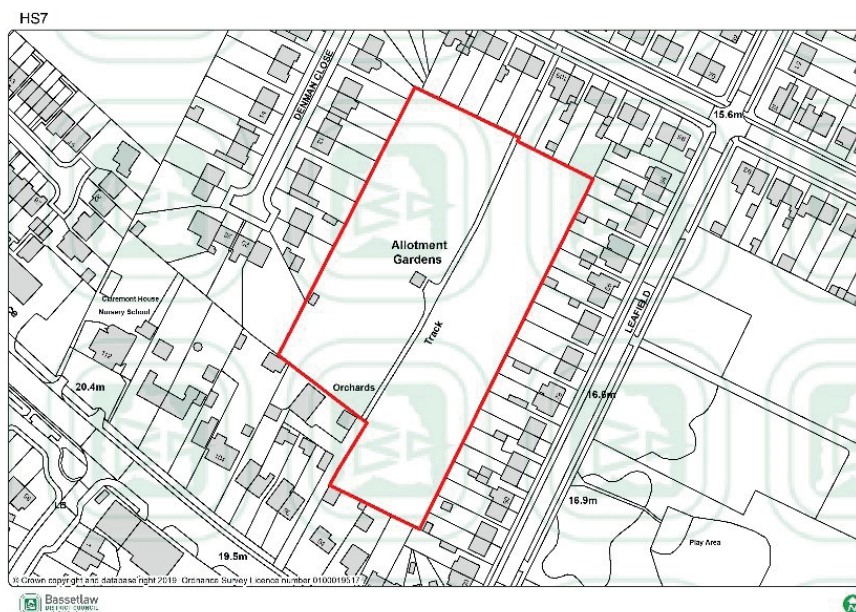


Figure 20: Leafields, Retford

- 7.8.3 The site is Council owned: its development will enable a small scheme of 30 affordable units to be developed to help meet the District's affordable housing need for social rent or affordable rent properties.
- 7.8.4 Improved vehicular access will be required to enable safe access and egress from the site. This will need to be agreed with the Local Highways Authority.
- 7.8.5 The site will need to be carefully designed and sensitively developed to ensure that the amenity of existing residents is protected.
- 7.8.6 There is an ongoing need for allotments in Retford, and the site is well-used by local residents. To ensure no loss of provision, the allotments will be re-provided on HS8: Trinity Farm in close proximity on North Road. The new allotments site will need to be operational prior to the development of Leafields to ensure no loss of provision for local people.
- 7.8.7 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>9</sup>. The infrastructure requirements in Policy 21 will be delivered on site and through developer contributions. The scheme is solely providing affordable housing so will be CIL exempt.

## POLICY 21: Site HS7: Leaffields, Retford

- A. The Council will support the delivery of housing development at Leaffields, Retford as identified on the Policies Map.
- B. The development will guide the creation of a sustainable and high quality living environment which will make provision for:
1. **Good Quality Design and Local Character**
    - a) High quality safe, sustainable design of buildings that integrate successfully with the existing surrounding uses in accordance with Policy ST32 and the forthcoming Design Quality SPD.
  2. **A Range of Housing types, sizes and tenures**
    - a) At least 30 affordable dwellings during the plan period to 2037;
    - b) Housing standards to promote climate resilience in accordance with Policy ST45.
  3. **Social and community facilities**
    - a) Appropriate contributions towards secondary education provision.
  4. **Transport and Movement**
    - a) Safe access to the site to the standards identified by the Local Highways Authority;
    - b) Appropriate parking provision;
    - c) Connectivity to the sustainable transport and public transport network.
  5. **Landscape, biodiversity and Green Infrastructure**
    - a) The re-location of the allotments to land at site HS8: Trinity Farm, Retford which must be operational before development commences on the Leaffields site.



## 7.9 SITE HS8: Trinity Farm, Retford

- 7.9.1 Trinity Farm is located on the north western edge of Retford. Planning permission has been granted, subject to the completion of a S106 legal agreement for Phase 1 comprising 196 dwellings and 11.11ha of employment land, commercial units and supporting infrastructure.
- 7.9.2 This site provides an opportunity for a sustainable extension to that site – for a further 244 dwellings on 10.7 ha - to meet Retford's housing needs in the longer term. The site will have good access to a range of employment, retail and community facilities within the planned development and Retford itself.
- 7.9.3 The development will be guided by a comprehensive masterplan framework prepared by the promoter which will include an independent design review, community consultation and will require Council approval. The masterplan framework should be prepared in such a way so that both phases of development form one cohesive neighbourhood.



## Housing and Employment Development

- 7.9.4 Approximately 440 homes should be provided in this attractive rural fringe location, close to the Idle Valley Nature Reserve. Phase 1 is expected to commence within the next year. On that basis the Housing Trajectory shows that the second phase of this allocation is not expected to start until 2028.

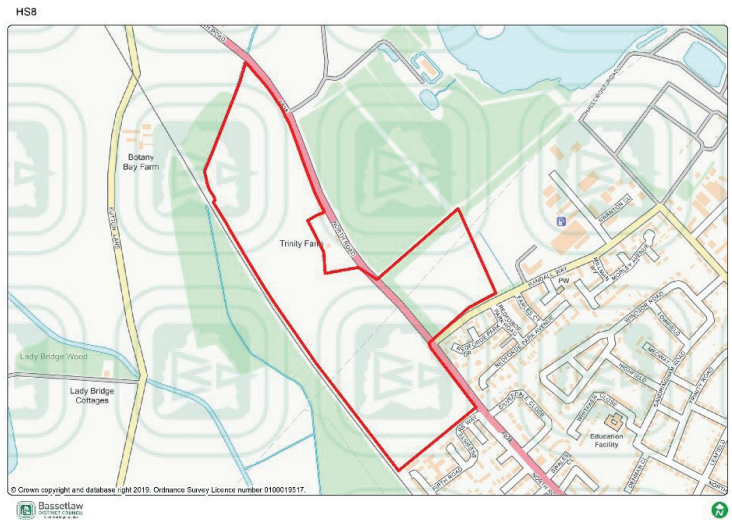


Figure 21: Trinity Farm, Retford

- 7.9.5 The site will provide a range of house types and sizes to meet housing needs, including affordable homes, specialist housing and may provide self-build plots should demand exist.

## Design, Environment and Landscape

- 7.9.6 A high quality, green infrastructure-led design influenced by its wider rural fringe location and proximity to natural assets will be required. Opportunities to enhance the green infrastructure network in this part of the District will be maximised by providing connectivity to the nearby Idle Valley Nature Reserve and woodland to the north.
- 7.9.7 The beck running along the northern boundary means that a small part of the site lies within Flood Zone 3 and Flood Zone 2. In accordance with national planning practice guidance<sup>11</sup>, residential development will be located in the sequentially preferable part of the site i.e. in Flood Zone 1, with open space occupying the land adjacent to the beck. A Flood Risk Assessment will be required to inform the design to ensure the housing can be safely accommodated and that the development generates no increase in flood risk elsewhere.
- 7.9.8 The new open space could include a new community woodland expected to be provided on site alongside allotments re-located from the nearby HS7: Leafields. Green infrastructure could also provide a substantial landscape buffer to the railway line along the western boundary, ensuring future residents amenity is not compromised.

## Highways, Transportation and Infrastructure

- 7.9.9 Opportunities should be taken to enhance provision for active travel and public transport, particularly to nearby facilities and employment opportunities. Cycle routes in particular should be extended to connect the development to the green infrastructure network and the wider development site. More detailed evidence will be required through a Transport Assessment for the site.
- 7.9.10 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>9</sup>.

- 7.9.11 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>4</sup> reviewed the infrastructure requirements in Policy 22 to understand the individual and cumulative impact on site viability. The WPVA<sup>4</sup> states that the infrastructure requirements can reasonably be sought through developer contributions as part of a deliverable scheme provided that the site is exempt from a Community Infrastructure Levy charge.

## POLICY 22: Site HS8: Trinity Farm, Retford

- A. The Council will support the delivery of a mixed use development at Trinity Farm, Retford, as identified on the Policies Map.
- B. This new neighbourhood will be developed in accordance with a masterplan framework, to be agreed with the Council and informed by an independent design review and community consultation.
- C. The masterplan framework will guide the creation of a sustainable and high quality living and working environment that makes provision for:
  - 1. **Good Quality Design and Local Character**
    - a) Green infrastructure - led high quality design that integrates the new development with Phase 1 of the scheme, that enhances ecological value and endures over time;
    - b) Sustainable, innovative design of buildings and spaces in accordance with Policy ST32 and the forthcoming Design Quality SPD;
    - c) The delivery of green and low carbon energy and technology in part delivered through strengthened physical and transport connections;
    - d) A scheme of an appropriate layout and form which would not result in an increase in flood risk to this site and land elsewhere, informed by a Flood Risk Assessment, and Environment Agency and Lead Local Flood Authority advice;
    - e) Non-minerals development in Minerals Safeguarding Areas where the requirements in the Nottinghamshire Minerals Local Plan have been met.
  - 2. **Housing types, sizes and tenures**
    - a) At least 440 dwellings during the plan period to 2037;
    - b) A mix of housing types, including affordable and specialist housing, and serviced plots for self-build and custom homes, as appropriate;
    - c) Housing standards to promote climate resilience in accordance with Policy ST45;
    - d) At least 11.11ha for commercial and employment (B1, B2, B8) development, with 3.0ha of employment land provided in this plan period and 5.0ha thereafter.
  - 3. **Social and community facilities**
    - a) Appropriate contributions towards secondary school education provision;
    - b) Appropriate contributions towards health care facilities;
    - c) Appropriate publicly accessible open space to meet identified local needs in accordance with Policy ST41.
  - 4. **Transport and Movement**
    - a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority and public transport providers, which further details:
      - i. An appropriate access point;
      - ii. Well-connected street patterns that deliver high quality, safe and direct walking, cycling and

- public transport routes through the development and to neighbouring areas;
- iii. A new footway to the front of the site on North Road and to connect to the existing footway to the south of the site;
- iv. A parking and servicing strategy, to ensure that such provision does not dominate the built environment.

## 5. Landscape, Biodiversity and Green Infrastructure

- a) An integrated approach to surface water drainage and multifunctional greenspace;
- b) A multifunctional green infrastructure network that connects to the existing, including publicly accessible open space and at least 0.5ha for community woodland. The future management and maintenance shall be agreed through a planning application;
- c) The re-location of Leafields allotment site: fenced, with a water supply with appropriate access and parking arrangements;
- d) A project level Habitats Regulations Assessment screening in accordance with Policy ST39.

- D. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress this site through the planning system.



## 7.10 SITE HS9: Sandhills, Retford

- 7.10.1 Situated in west Retford, this site is situated to the rear of residential properties on Jubilee Road, Manvers Road, Harewood Avenue, Northumbria Drive and Portland Road. The partial development of 1.5ha of land, will also address Council Plan<sup>10</sup> priorities to green Bassetlaw.
- 7.10.2 A highly accessible site, well located for employment, close to local shops, Retford Train Station, Ordsall Primary School and Retford Leisure Centre, with good access by foot, bike and public transport, the site is truly sustainable reducing the need to travel by car. The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Retford and the site as deliverable from 2026

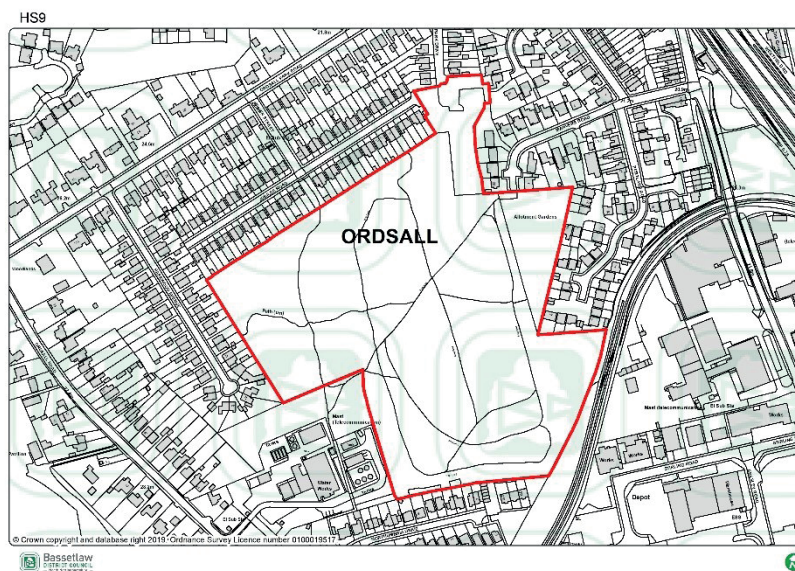


Figure 22: Sandhills, Retford

- 7.10.3 Currently used for open space and allotments, its partial redevelopment will provide an opportunity to add an exemplar low carbon scheme to Retford's housing offer, whilst improving the quality of open space on the rest of the site. The provision of 75 units will showcase the highest quality of sustainable design, low carbon methods of construction and the use of renewable technologies contributing towards reducing the impact of the development on the environment and climate, in accordance with the Greening Bassetlaw SPD. This should include measures to promote sustainability in its widest form including sustainable travel and opportunities to grow food locally such as through community gardens or orchards. Innovative design that delivers low carbon aspirations for the site will be supported.
- 7.10.4 This is a Council owned open space, well-used by local residents, but its quality and multi-functionality would benefit from improvement. Development of part of this site will enable investment in the remaining open space. To ensure positive future use, any improvements will be addressed through a development brief undertaken in consultation with the local community, including the Friends of Sandhills.
- 7.10.5 The existing woodland in the north-west corner will be enhanced through an agreed management plan for the site. The allotments in the eastern part of the site will remain.
- 7.10.6 The site contains a number of footpaths. Where possible these should be carefully integrated into the design to ensure residents are able to continue to move around the neighbourhood actively.
- 7.10.7 Improved vehicular access will be required to enable safe access and egress from the site. This will need to be agreed with the Local Highways Authority.
- 7.10.8 The site will need to be carefully designed and sensitively developed to ensure that the amenity of existing and future residents – the site borders a railway line and water treatment works - is protected appropriately.
- 7.10.9 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>9</sup>.
- 7.10.10 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>4</sup> reviewed the infrastructure requirements in Policy 23 to understand the individual and cumulative impact on site viability. The WPVA<sup>4</sup> states that the infrastructure requirements can reasonably be sought through developer contributions as long as the development is exempt from the Community Infrastructure Levy.

## POLICY 23: Site HS9: Sandhills, Retford

- A. The Council will support the delivery of housing development on up to 1.5ha of land at Sandhills, as identified on the Policies Map.
- B. This site will be developed comprehensively in accordance with a development brief informed by community consultation.
- C. The development brief will guide the creation of a sustainable and high quality living environment and will make provision for:
1. **Good Quality Design and Local Character**
    - a) Sustainable, innovative design of low carbon buildings and green spaces in accordance with the forthcoming Design Quality SPD and Greening Bassetlaw SPD;
    - b) The delivery of renewable and low carbon energy and technology in part delivered through strengthened physical and transport connections.
  2. **Range of Housing types, sizes and tenures**
    - a) At least 75 dwellings during the plan period to 2037;
    - b) A mix of housing types, including affordable and specialist housing;
    - c) Housing standards to promote climate resilience in accordance with Policy ST45.
  3. **Social and community facilities**
    - a) Appropriate contributions towards secondary school education provision;
    - b) Appropriate contributions towards health care facilities.
  4. **Transport and Movement**
    - a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority and public transport providers, which further details:
      - i. An appropriate access point;
      - ii. Well-connected street patterns that deliver high quality, safe and direct walking and cycling routes through the development and to neighbouring areas;
      - iii. The integration of public footpaths where practicable;
      - iv. A vehicle and cycle parking strategy.
  5. **Landscape, biodiversity and Green Infrastructure**
    - a) An integrated approach to surface water drainage and multifunctional greenspace;
    - b) The retention and enhancement of the existing woodland. The future management and maintenance shall be agreed through a planning application;
    - c) The retention of the existing allotment site to promote the growing of local food;
    - d) A financial contribution to improve the quality of the adjoining Sandhills amenity greenspace to meet local needs.
- D. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress this site through the planning system.





## 7.11 SITE NP04: Land off Ollerton Road, Tuxford

- 7.11.1 Ollerton Road is located on the western edge of Tuxford. It is well placed to provide good access on foot or by bike to a range of employment, and shops and community facilities within the centre of Tuxford. The inclusion of the site reflects the communities aspirations for Tuxford identified at a community consultation event held for the emerging Neighbourhood Plan in September 2019.
- 7.11.2 High quality design should complement the existing built form in this locality and off Long Lane. It should ensure the designated and non-designated heritage assets and their settings in the locality, including those within the adjoining Tuxford Conservation Area, are protected and enhanced. A heritage statement should form the basis for the design, scale and layout of development. The site is situated on the fringe of Tuxford adjacent to the countryside. Careful, sensitive design should be informed by the landscape character of this town fringe location identified by the Site Allocations Landscape Assessment<sup>13</sup>.
- 7.11.3 Development provides an opportunity to deliver approximately 90 homes to meet local housing needs, including affordable homes and specialist housing. The Land Availability Assessment 2020<sup>2</sup> identified the location as suitable to contribute to the housing requirement in Tuxford and the site as deliverable from 2026.
- 7.11.4 Vehicular access will be from Ollerton Road to help spread the impact of traffic through the settlement. Further detailed assessment of vehicular traffic upon the highways network will be evidenced through a Transport Assessment for the site.
- 7.11.5 Opportunities should be taken to provide high quality walking and cycling connectivity to Tuxford centre through an improved footway along Long Lane and Ollerton Road. Public rights of way running along the site boundary should be maintained with connectivity provided to the wider countryside.
- 7.11.6 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>9</sup>. The infrastructure requirements in Policy 24 will be delivered on site, through developer contributions and the Community Infrastructure Levy.

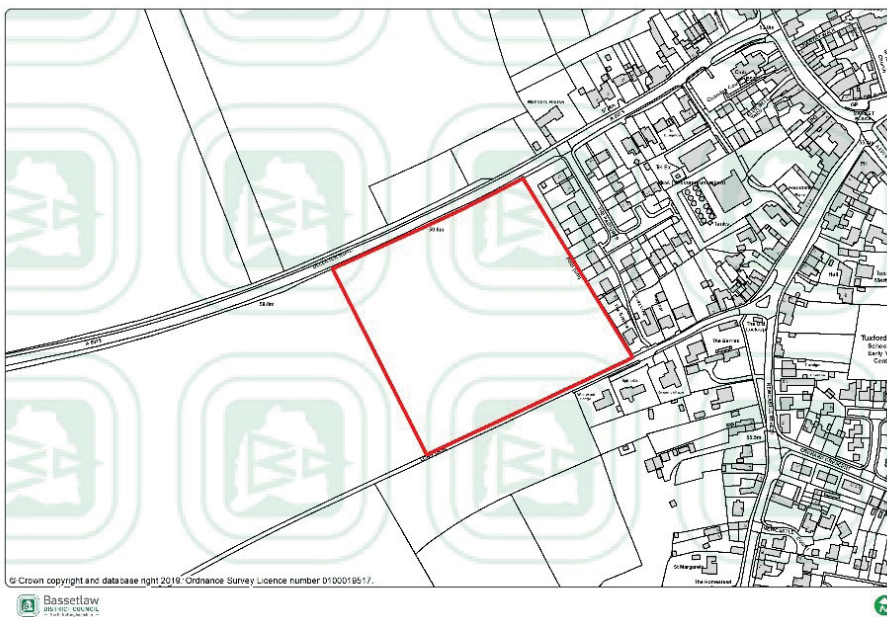


Figure 23: Ollerton Road, Tuxford

## POLICY 24: Site NP04: Ollerton Road, Tuxford

- A. The Council will support the delivery of housing development at Ollerton Road in Tuxford, as identified on the Policies Map.
- B. The development will provide a sustainable and high quality living environment and will make provision for:
1. **Good Quality Design and Local Character**
    - a) High quality, sustainable design of buildings that support the sensitive development of this rural fringe location in accordance with the Site Allocations Landscape Assessment;
    - b) A scheme of an appropriate scale, layout and form which respects the surrounding character and setting, supported by a heritage statement and archaeological desk based assessment.
  2. **Housing types, sizes and tenures**
    - a) At least 90 dwellings during the plan period to 2037;
    - b) A mix of housing types to meet local needs including affordable and specialist housing;
    - c) Housing standards to promote climate resilience in accordance with Policy ST46.
  3. **Social and community facilities**
    - a) Appropriate contributions towards primary and secondary school education;
    - b) Appropriate contributions towards health care facilities;
    - c) Appropriate publicly accessible open space to meet identified local standards in accordance with Policy ST41.
  4. **Transport and Movement**
    - a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority and public transport providers, which further details:
      - i. One point of access from Ollerton Road to enable the provision of public transport;
      - ii. Contributions towards the improvement of the existing public right of way at Long Lane for pedestrian access into the town;
      - iii. A new footway to the front of the site on Ollerton Road to connect to the existing footway on Ollerton Road with The Pastures;
      - iv. Retention of, and access to the public rights of way network;
      - v. Appropriate off road parking provision for vehicles and cycles.
- C. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress this site through the planning system.



## 7.12 SITE NP11: Land to the rear of Ashvale Road, Tuxford

- 7.12.1 Ashvale Road is located on the south eastern edge of Tuxford and provides an opportunity to provide additional housing to meet Tuxford's needs. It is well placed to provide good access to a range of employment, and shops and community facilities within the centre of Tuxford, providing optimal conditions for journeys on foot or by bike.
- 7.12.2 The inclusion of this site reflects the communities aspirations for Tuxford identified at a community consultation event held for the emerging Neighbourhood Plan in September 2019.
- 7.12.3 The site can accommodate approximately 60 homes to provide a range of house types and sizes to meet local housing needs, including affordable homes and specialist housing. The Land Availability Assessment 2020<sup>2</sup> identified the location as suitable to contribute to the housing requirement in Tuxford and the site as deliverable from 2026.



Figure 24: Ashvale Road, Tuxford

- 7.12.4 Access to the site should be agreed with the Local Highways Authority. Measures to help deal with traffic associated with this development alongside walking/cycling facilities may be sought. This will be evidenced through a Transport Assessment for the site.
- 7.12.5 The Council owned Gilbert Avenue playing field is an important community asset and lies in the northern part of the site. This is leased to the Town Council and used by local sports teams, as well as for amenity greenspace. The community consultation identified the community's aspirations to improve the quality of the space, also reflecting the objectives of the Playing Pitch Strategy 2019<sup>14</sup>.
- 7.12.6 Should access be required through Gilbert Avenue, the playing field will need to be re-provided elsewhere on site. The new playing field will need to be operational prior to its development to ensure no loss of provision. To ensure positive future use, any improvements to the playing field will be addressed through a development brief undertaken in consultation with the local community.
- 7.12.7 To achieve sustainable development, the Council will require developers, in conjunction with Nottinghamshire County Council and other infrastructure partners, to provide the infrastructure necessary to mitigate adverse impacts on existing infrastructure as identified in the Infrastructure Delivery Plan<sup>9</sup>. The infrastructure requirements in Policy 25 will be delivered on site, through developer contributions and the Community Infrastructure Levy.

## POLICY 25: Site NP11: Land to the rear of Ashvale Road, Tuxford

- A. The Council will support the delivery of housing development on land to the rear of Ashvale Road, Tuxford, as identified on the Policies Map.
- B. This new development will be developed in accordance with a development brief, informed by community consultation.
- C. The development brief will guide the creation of a sustainable and high quality living environment with associated playing field and which will make provision for:
  - 1. Good Quality Design and Local Character**
    - a) High quality safe, sustainable design of buildings and spaces in accordance with Policy ST32 and the forthcoming Design Quality SPD.
  - 2. Range of Housing types, sizes and tenures**
    - a) At least 60 dwellings during the plan period to 2037;
    - b) A mix of housing types, sizes and tenures to meet local needs for affordable and specialist housing;
    - c) Housing standards to promote climate resilience in accordance with Policy 45.
  - 3. Social and community facilities**
    - a) Appropriate contributions towards primary and secondary education;
    - b) Appropriate contributions towards health care facilities;
    - c) The re-location of the Gilbert Avenue playing and ancillary accommodation which must be operational before development on the playing field begins.
  - 4. Transport and Movement**
    - a) A scheme of an appropriate scale, layout and form supported by a Transport Assessment and Travel Plan, and advice of the Local Highways Authority and public transport providers, which further details:
      - i. Safe access to the site;
      - ii. Pedestrian and cycle access onto Gilbert Avenue.
- D. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress this site through the planning system.



## 7.13 Delivering Quality Affordable Housing

- 7.13.1 One of the most fundamental challenges this Local Plan has to meet in promoting sustainable development is to meet the housing needs of all the community (including young families, housing for people with disabilities and older people). The provision of new, high quality affordable housing is a basic need for low income families and individuals that may be reliant on private-rented accommodation that is inadequate or costly, or have little choice but to share overcrowded accommodation.
- 7.13.2 The definition of 'affordable housing' is set out in the National Planning Policy Framework<sup>1</sup> and covers affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership for those whose needs are not met by the market. The definition does not cover private rented accommodation.
- 7.13.3 National policy<sup>1</sup> states that affordable housing should only be sought from major developments, and that, the affordable housing requirement should include at least 10% of the homes for affordable home ownership. Exemptions are Build to Rent homes; specialist accommodation (see Policy ST28); self-build development (see Policy ST27) or where a development is solely for affordable housing, or a rural exception (in Policy ST2).
- 7.13.4 National policy<sup>1</sup> also allows for a reduction in affordable housing where vacant building credit applies. In these cases, the developer will be offered a financial credit equivalent to the existing gross internal area of the vacant buildings. This will be deducted from the overall affordable housing contribution, either the number of affordable units sought or the financial contribution required. Further details are set out in the forthcoming Affordable Housing and Developer Contributions SPD.

### **Local housing need**

- 7.13.5 Providing affordable housing to meet an identified need is an important objective of this Local Plan and the Council Plan<sup>10</sup>. To assess this need, the Council with its Housing Market Area partners published the North Derbyshire and Bassetlaw (Housing Market Area wide) Strategic Housing Market Assessment (SHMA) as updated by the SHMA Objectively Assessed Need Update<sup>15</sup>. This identified a total affordable housing need in Bassetlaw of 134 dwellings per annum (2014-2035) or 2814 homes in total. From 2014 to 2019, 236 affordable homes were delivered in the District. This leaves a residual requirement of 2,578 (for 2018 to 2035). Policy ST27 will deliver at least 605 affordable homes over the plan period.
- 7.13.6 The SHMA<sup>15</sup> recognises that the need for affordable housing is sensitive to housing costs and incomes. Increasing overall housing delivery can support improvements in the affordability of market housing. The Standard Method, which sets the minimum housing need in Bassetlaw at 307 dwellings per annum, takes into consideration the requirement to deliver affordable homes within the calculation. The Council are proposing a much higher housing requirement of 478 dwellings per annum which should help to deliver a higher proportion of affordable housing. However, the Whole Plan Viability Assessment<sup>4</sup> identifies that it is not possible to deliver the full requirement for affordable housing through the planning system.
- 7.13.7 This Plan recognises that the planning system will only be one mechanism for delivering affordable housing - the Council will continue to secure affordable homes through other routes, such as schemes that solely provide affordable housing brought forward by Registered Providers; as Council owned housing sites (such as HS7: Leafields, Retford); in Neighbourhood Plans; through rural exception sites; and through the National Affordable Housing Programme and other



Government funding schemes. Private buy to rent schemes will also continue to meet a proportion of the need for affordable housing.

### **Affordable housing provision**

- 7.13.8 The SHMA Update<sup>15</sup> indicates that the 10% requirement for affordable home ownership required by national policy<sup>1</sup> should be shared ownership homes. This includes starter homes, discounted market sales homes and other affordable routes to home ownership identified by national policy. Evidence<sup>15</sup> also adds that additional affordable housing, over and above the 10% affordable home ownership requirement should consist of social rent or affordable rent. This is reflected in Policy ST26 and accords with the NPPF<sup>1</sup>.
- 7.13.9 Affordable housing will be an integral element of any market-led housing or mixed-use development and is expected to be provided on-site as part of a mixed community. In exceptional circumstances, where it can be demonstrated that it is not practicable or viable to provide all or part of the affordable housing requirement on site, Policy ST26 provides for a financial contribution of equivalent value in lieu of on-site provision. Affordable housing will be secured through a S106 agreement for the development.
- 7.13.10 The Council expects all residential development to be designed to the same standards and quality irrespective of tenure to achieve mixed and inclusive communities. It is important that the mix of affordable housing is appropriate to the development and reflects the character of the area and the need identified in the current SHMA<sup>15</sup>. All proposals should be agreed with the Council's Strategic Housing team at an early stage.
- 7.13.11 The affordable housing requirement will be met in partnership with the Council's partner Registered Providers, to ensure the amount of affordable housing required is delivered. The Council will support applications from Registered Providers, housebuilders and other relevant parties to Homes England for funding through its affordable homes programmes.
- 7.13.12 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>4</sup> reviewed the Plan's policies to assess the individual and cumulative impact of them on development viability. The WPVA<sup>4</sup> states that the affordable housing requirement that can reasonably be sought by Policy ST26, before housing development becomes unviable is 10% on brownfield sites and 20% on greenfield sites across the District. The WPVA<sup>4</sup> concludes that the Council should be confident that these requirements are expected to be deliverable on the majority of sites of a 10 unit threshold.
- 7.13.13 However, the Council acknowledges that there may be exceptional cases where affordable housing cannot be secured as part of a policy compliant scheme. Further details about viability assessments are set out in Policy ST52.
- 7.13.14 Further details about the implementation of Policy ST26 will be found in the Affordable Housing and Developer Contributions Supplementary Planning Document that will be published after adoption of the Local Plan.

## POLICY ST26: Affordable Housing

- A. The Council will seek the provision of affordable housing from schemes of 10 or more residential units, or housing sites of 0.5ha or more, or housing schemes with a maximum combined floorspace of 1000sqm gross internal floorspace
- B. In these circumstances the affordable housing requirement will be:
1. 10% on brownfield sites, of which all the provision should be for affordable home ownership;
  2. 20% on greenfield sites, of which 50% will be for affordable home ownership and 50% will be for affordable housing for rent.
- C. Where a vacant building is being brought back into lawful use or is demolished to be replaced by a new building, vacant building credit will be applied to the affordable housing requirement.
- D. The provision of affordable housing should ensure:
1. the mix, size, type and cost of affordable homes will meet the identified housing need as established by the Strategic Housing Market Assessment and be appropriately weighted to ensure the provision makes at least a proportionate contribution to the categories of greatest housing need; and
  2. the affordable housing is integrated into residential layouts so as to avoid the over-concentration of affordable housing within the development site; and
  3. where relevant, affordable housing products remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- E. To provide sustainable, mixed communities support will be given to on site provision of affordable housing. In exceptional circumstances, where it can be demonstrated through an Open Book viability assessment that all or part of the requirement is not viable on site, a financial contribution will be sought, of equivalent value, in lieu of on-site provision to be spent within the settlement.
- F. Any proposed amendments to a planning permission that result in a reduction in affordable housing of the original permission should be assessed by an Open Book Viability Assessment in accordance with Policy ST52.



## 7.14 Housing Mix, Type and Density

- 7.14.1 The type and mix of housing developed in the District should ensure the needs of local people are met. It can also play a role in promoting inclusive communities and attracting employment in order to support Bassetlaw's economic growth objectives.
- 7.14.2 National policy<sup>1</sup> states that local authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities by optimising the use of land. This should include use of minimum densities in town centres and elsewhere.
- 7.14.3 The Strategic Housing Market Assessment (SHMA) Update 2017<sup>15</sup> recognises these factors and makes recommendations in relation to the mix of housing. In establishing the appropriate mix of dwelling types, Policy ST27 states that account should be taken of the range of accommodation types required by the SHMA<sup>15</sup> in the District and the locality of the development.
- 7.14.4 Elsewhere a Neighbourhood Plan and any local housing needs assessment should inform the approach. A planning condition will be used to ensure the agreed housing mix is delivered.

- 7.14.5 The recommended District mix is:

Tenure Type	Number of bedrooms			
	1 Bed	2 Bed	3 Bed	4 Bed
Market Housing	1%	23%	55%	21%
Low cost home ownership	13%	37%	41%	8%
Affordable rent	32%	46%	20%	2%

Figure 25: SHMA Update (2017): Estimate of need for different types of housing in Bassetlaw

- 7.14.6 Level access accommodation and smaller properties with larger than standard living and storage space may contribute to providing a mix of housing choices for older people but may also suit the needs of others. Schemes which incorporate such provision will be encouraged.
- 7.14.7 Applicants are encouraged to discuss the proposed housing mix with the Council at pre-application stage to ensure the needs of the local community are met.
- 7.14.8 Housing density should reflect place. Policy ST27 requires land to be optimised in the town centres and near transport hubs. In most cases, the density within the Main Towns will be 30 dwellings per hectare which may not always be appropriate in the Large or Small Rural Settlements where density should reflect the character of the locality, or that promoted in made Neighbourhood Plans. The forthcoming Design Quality SPD and site-specific masterplans/development briefs will provide further information.

### Self and Custom Build

- 7.14.9 National legislation and planning policy<sup>1</sup> is clear that the Government wants more people to have the opportunity to build their own homes. As of October 2019 the Council has 79 individual registrations on its self-build register. The Self-build and Custom Housebuilding Act 2015 places a duty on the Council to have regard to this register in carrying out its planning function.
- 7.14.10 The SHMA Update<sup>15</sup> recognises there is some potential to encourage developers of larger housing site allocations to provide plots for self-build. The 2% site requirement in Policy ST27 is the

percentage required to deliver the existing level of self-build registrations. Developers will be expected to market self-build plots appropriately for 12 months. After that time, if it can be demonstrated that this requirement cannot be delivered, the plots will revert to market housing to be delivered as part of the wider scheme.

- 7.14.11 Elsewhere, Policy ST27 expects opportunities to be identified through consultation with Parish Councils/Town Councils, Neighbourhood Plan Groups, in line with the policies in this Plan.

## POLICY ST27: Housing Mix, Type and Density

- A. New housing development will be supported where it adequately addresses the housing needs of the District by:
1. Making efficient use of land, while respecting the character of the area
  2. Ensuring density reflects place:
    - a) The density on sites in and adjoining town centres and transport hubs should be maximised;
    - b) Within the Main Towns of Worksop, Retford and Harworth & Bircotes development densities should be an average of 30 dwellings per hectare (net);
    - c) Within the Large and Small Rural Settlements densities should reflect the character of the settlement and local housing needs, unless otherwise promoted through a Neighbourhood Plan;
    - d) The density of Cottam Priority Regeneration Area, Bassetlaw Garden Village and HS1: Peaks Hill Farm will be expected to deliver a range of housing densities informed by a masterplan framework for each site;
  3. Providing a mix of market and affordable housing, and specialist housing for older people and disabled persons as identified in the Strategic Housing Market Assessment or by other evidence of local needs as supported by the Council.

### Self and custom build

- B. The Council will support proposals for self-build and custom build housing that help meet the needs of those on the Self Build and Custom Housebuilding Register, provided they are compliant with other Local Plan policies;
- C. On housing allocations of 100 dwellings or more 2% of the proportion of developable plots should be set aside for self-build and custom housebuilding. Plots should be made available and marketed appropriately for at least 12 months. If after that time, they have not been sold the plot(s) may either remain on the open market as self-build or be built out by the developer as market housing;
- D. Neighbourhood Plans will be expected to consider the local need for self-build housing and where appropriate identify allocations for self-build and custom housing.



## 7.15 Specialist Housing

- 7.15.1 Nationally and locally there is an ageing population with people living longer, and needing more accessible accommodation. Meeting older peoples housing needs over the plan period is a priority for this Local Plan and the Council Plan<sup>10</sup>.
- 7.15.2 The National Planning Policy Framework<sup>1</sup> requires plans to meet housing needs, including for older people and people with disabilities. But specialist housing can take many forms. Understanding the range of housing options, how they are funded, how they are accessed or allocated and the type of services they offer is the first step to understanding whether that type of housing will meet the District's housing needs. Some homes are restricted to people over a certain age, whilst other accommodation provides services complementary to nursing and residential homes. Not all of the housing or support are available in the District, or in some cases, may be inaccessible because there are no vacancies.
- 7.15.3 Most specialist dwellings fall with Class C3 whereby residents may benefit from personal care, rather than medical care and treatment which residential care homes (in Class C2) provides.
- Specialist Housing Need**
- 7.15.4 The Strategic Housing Market Assessment (SHMA) Update<sup>15</sup> indicates that, in 2015 21% of Bassetlaw residents were over 65, which is higher than the average for England. This is expected to rise by 43.1% over the plan period and of these, the population aged over 80 will rise significantly, by over 83% (ONS 2019), one of the highest in the Housing Market Area.
- 7.15.5 44% of those on the Council's housing waiting list are older people requiring specialist accommodation now and in the short term, and the Council spends close to £1million per annum on adaptations to ensure that tenants can remain in their home. Demographic trends mean that the number of older households can only increase this issue further. This indicates a demand for specialist accommodation, such as level access accommodation or accessible housing.
- 7.15.6 The SHMA Update<sup>15</sup> identifies the need for specialist housing for older people, which projected forward is 64 dwellings per annum or 1273 units for the plan period. There is also a requirement for the delivery of 335 wheelchair accessible dwellings or 18 dwellings per annum by 2037.
- 7.15.7 This demonstrates a clear need for Policy ST28 to consider a proportion of new dwellings to be built to the two new 'optional' Building Regulations standards: accessible and adaptable dwellings (Part M4(2)); and wheelchair accessible dwellings (Part M4(3)), which are over and above the minimum building requirements. Part M4(2) addresses issues such as getting in and out of dwellings and getting around within them, including, for example, the ability to access a toilet and sink without having to go up any stairs. Part M4(3) sets out standards for wheelchair accessible homes.
- 7.15.8 The starting point for older peoples housing will be that in schemes of 50 dwellings or more, 20% should meet the requirements of Part M4(2). This approach also supports the Nottinghamshire Supported Housing Strategy<sup>16</sup> which identifies a need for more accessible accommodation County-wide.
- 7.15.9 Over the plan period Policy ST28 will deliver at least 521 accessible dwellings or 7% of the District's housing requirement. This forms part of the overall housing requirement due to its C3 use class. In developing proposals, developers should have regard to local need in the SHMA Update<sup>15</sup>.



- 7.15.10 However, the Whole Plan Viability Assessment<sup>4</sup> (WPVA) identifies that it is not possible to deliver the full requirement for specialist housing through the planning system. The WPVA<sup>4</sup> states that the specialist housing requirement identified by Policy ST28 can reasonably be sought before housing development becomes unviable. However the evidence<sup>4</sup> concluded that securing a percentage of homes to meet the requirements of Part M4 (3) would make development unviable.
- 7.15.11 This Plan recognises that the planning system will only be one mechanism for delivering specialist housing - the Council will continue to secure specialist homes through other routes such as schemes that solely provide specialist housing brought forward by Registered Providers or as Council owned housing sites.
- 7.15.12 Homes suitable for older people in the Large and Small Rural Settlements is also important, as many have high age profiles, with residents wishing to stay in their local communities. The Council will support Neighbourhood Plans or provision for rural exception sites that identify specific localised needs for certain types of dwellings where supported by a local housing needs assessment.

### **Residential Care Homes**

- 7.15.13 The SHMA Update<sup>15</sup> need (projected forward) identifies 663 care home units over the plan period. Residential, Nursing and Close Care Homes (Class C2) play an important role in meeting residents' needs but they are usually commercial enterprises which make it difficult to commission new developments strategically, or regulate in terms of meeting local need. Appropriate proposals will be supported in accordance with Policy ST28.

### **Delivering Specialist Housing**

- 7.15.14 HAPPI3<sup>17</sup> identifies that 85% of older people would like to 'age in place', in their neighbourhood. Moving home can be unduly stressful and can lead to older people living in unfamiliar surroundings, away from their support network.
- 7.15.15 Specialist housing (in Class C3) should be in a location which allows residents to live independently, locally if possible or within easy access to their existing support network and which addresses a specific need for that type of housing in that location. A pedestrian friendly environment close to shops and services is essential to maintain mobility and retain independence.
- 7.15.16 Specialist housing, such as retirement housing or sheltered accommodation, can be costly to run in the long term. Policy ST28 requires evidence that revenue funding can be secured to maintain the long term viability of these types of schemes, rather than accessible housing. This is from: purchase price and rents, and service charges which must be set at levels that realistically cover operating costs but remain affordable for the target resident, and costs of funded care and support services provided.
- 7.15.17 In some cases the development of specialist housing can lead to a potential increase in demand for services in that location. All proposals must therefore have the support of the relevant statutory agencies that would be expected to commission services or provide ancillary care and support to future residents. This includes Bassetlaw Integrated Care Partnership, Nottinghamshire County Council (Public Health and Social Care), a Registered Provider where relevant, as well as the Council's Housing Services.

## POLICY ST28: Specialist Housing

- A. Proposals for well-designed specialist housing such as homes for older people, people with disabilities, or homes for other specific groups who may require properties that are specifically designed will be supported where:
1. The location is able to meet the social as well as housing needs of the intended residents;
  2. It will not lead to a concentration of similar uses that would be detrimental to the character and function of an area and/or amenity;
  3. It can be demonstrated that the development can be accommodated within the capacity of public services, and has the support of the relevant statutory agencies including health and social care;
  4. It is in close proximity to everyday services, preferably connected by safe and suitable walking/cycling routes or public transport appropriate for the intended occupier;
  5. It can be demonstrated that the development is designed and managed to provide the most appropriate types and levels of support to its target resident; and
  6. It can be demonstrated that, where relevant, revenue funding can be secured to maintain the long term viability of the scheme.
- B. Proposals which may result in the loss of specialist accommodation will not be supported unless it can be demonstrated that there is no longer a need for such accommodation in the District, or alternative provision is being made available locally through replacement or new facilities.
- C. On schemes of 50 or more dwellings, at least 20% should be designed to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations.
- Residential care homes**
- D. Proposals for residential accommodation within Class C2 will be supported where the scheme meets an identified need and has the support of the relevant statutory agencies.



### 7.16 Providing for Gypsies, Travellers and Travelling Showpeople

- 7.16.1 The overarching aim of the National Planning Policy for Traveller Sites (PPTS)<sup>18</sup> is to ensure fair and equal treatment of the travelling community, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. As part of this, local authorities are required to proactively plan to meet the housing needs of Gypsies, Travellers and Travelling Showpeople in their area. The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment (GTANA)<sup>19</sup> identifies Gypsy and Traveller need in accordance with the definitions of the Government's Policy.
- 7.16.2 At October 2019 there were 54 residential pitches occupied by Gypsies and Travellers across the District. There are no Travelling Showpeople yards in the District<sup>19</sup>.

- 7.16.3 It is vital that existing sites for Gypsies and Travellers are safeguarded for current and future need, and that residents are able to access education, health and community facilities in the same way that the settled community can. As part of this, Gypsy and Traveller sites need to have good access to the road network to accommodate the movement of larger vehicles associated with their livelihood, as well as their nomadic and traditional way of life.
- 7.16.4 The GTANA<sup>19</sup> assessed sites for Gypsy and Traveller provision, with account taken of national guidance<sup>18</sup>, constraints on development, such as flood risk and access.
- 7.16.5 An essential part of the Gypsy and Traveller Accommodation Needs Assessment<sup>19</sup> is engagement with Gypsy and Traveller community. Stakeholders suggested that smaller sites are preferred by Gypsy and Traveller households as they are easier to manage, new sites should be located in a safe environment and the impact of land costs must also be considered.
- 7.16.6 As with sites identified for the settled community, it is important that sites are located in sustainable locations: National guidance<sup>18</sup> states that new Gypsy and Traveller sites in the open countryside, away from existing settlements, or where a site could dominate the nearest settled community, should be resisted. Similarly, impact on local infrastructure should be considered. As with bricks and mortar housing: well-planned and designed sites that make effective use of previously developed, untidy or derelict land and/or that are soft landscaped to positively enhance the environment and increase its openness will be supported. Consistent with Policy ST39 opportunities for promoting healthy lifestyles are supported.
- 7.16.7 It is essential that any new provision promotes a safe environment for the Gypsy and Traveller community but does not have an adverse impact on environmental quality. Enclosing a site with hard landscaping, high walls or fences, may give the impression that the site and its occupants are deliberately isolated from the rest of the community and will not be supported.
- 7.16.8 The Gypsy and Traveller Accommodation Needs Assessment<sup>19</sup> identified a need for 10 additional pitches in the first 5 years of this plan (to 2024), with a further 30 by 2037. Evidence<sup>19</sup> does not identify a need for sites for Travelling Showpeople.
- 7.16.9 The evidence<sup>19</sup> identified the list of deliverable allocations in Policy ST29. These are expected to meet the need for Gypsy and Traveller sites in the first five years of the Plan to 2024, but are also capable of meeting longer term needs up to the first 10 years of the plan period. The evidence<sup>19</sup> identifies that all of this need can be met through extensions to existing sites, or by formalising current arrangements on sites owned by Gypsies and Travellers - who accord with the national policy definition - with that need. The criteria in Policy ST29 will address additional provision.
- 7.16.10 A Gypsy and Traveller pitch is normally conditioned through a planning application to be for up to 2 caravans per pitch, of which no more than one will be a static caravan. This is dependent upon the size of the pitch/plot proposed, together with the size of the wider site and location of the site. Licenses are a legal requirement for all caravan sites, obtained from the Council's Environmental Health Team prior to occupation of sites.
- 7.16.11 Given the itinerant nature of Gypsies, Travellers and Travelling Showpeople, it is important to take account of any cross boundary considerations with neighbouring authorities, as part of the Duty to Cooperate. It has been agreed that each District is able to meet its own needs in full with no dependence on neighbouring areas.

### **Transit Accommodation Requirement**

- 7.16.12 Through Duty to Cooperate the Council will explore opportunities to develop a protocol for temporary siting of negotiated stopping with neighbouring authorities, the County Council and bodies like the police. Negotiated stopping is when an agreement is reached between a local authority and the Gypsy and Traveller community. The agreement is a temporary 'social contract' which outlines the terms under which families may stay on a particular piece of ground, without being evicted by the authority, for a defined limited period for up to 28 days.
- 7.16.13 The Council will continue to monitor future site provision and vacant pitches and plots, alongside discussions with Gypsies, Travellers and Travelling Showpeople to ensure that any additional need that may arise is identified. The precise location (along with design and facilities) will be drawn up in consultation with Gypsies, Travellers and Travelling Showpeople to ensure the extra provision meets their needs.

## **POLICY ST29: Sites for Gypsies, Travellers and Travelling Showpeople**

- A. The Council will support additional accommodation needs of Gypsies and Travellers and Travelling Show People on existing sites or yards with capacity in the District.
- B. Provision will be made for a minimum of 10 permanent Gypsy and Traveller residential pitches by 2024, with a further 30 by 2037.
- C. The following sites, as shown on the Policies Map, are allocated as Gypsy and Traveller sites:
1. GT001: Land at Hayton (17 pitches);
  2. GT002: Land at Treswell (5 pitches);
  3. GT003: Land at Daneshill (4 pitches);
  4. GT004: Land at East Drayton (3 pitches).
- D. The establishment or re-establishment of pitches/yards on vacant plots within these designations will be supported.
- E. Development for non Gypsy, Traveller and Travelling Showpeople uses will not be supported on the above sites, or on existing permitted or lawful Gypsy, Traveller and Travelling Showpeople sites.
- F. Development for new, and extensions to existing authorised Gypsy and Traveller sites (including transit sites) will be supported for residential use where:
1. There is an unmet need identified in the Gypsy and Traveller Accommodation Needs Assessment; and
  2. Sites are located in sequentially preferable locations within a settlement boundary, then in edge of settlement locations; and only if suitable sites are not available should out of settlement sites be considered, evidenced by a sequential assessment; and
  3. In the case of an extension, the proposal is small scale, will intensify the use of an existing well managed site; or is small scale that makes effective use of brownfield land;
  4. The site is within safe walking/cycling distance to a settlement and has access to a range of services including health and education provision;
  5. The size reflects the scale of the nearest settlement, its local services and infrastructure and would not dominate the nearest settled community;
  6. There is suitable, safe and convenient access to the highway network;
  7. The site can be well integrated into the local townscape or landscape and uses boundary treatments and screening materials which are sympathetic to the existing urban or rural form; and

8. The amenity of the community and the settled community is consistent with Policy ST43; and
  9. There is sufficient space for the planned number of caravans, commercial vehicles, play space, amenity blocks, parking and the safe movement of vehicles;
- G. Proposals for mixed residential and business use will be required to demonstrate that the site is suitable having regard to the safety and amenity of the occupants and neighbouring residents;
- H. Where the need in Policy ST1 has been fully met, small extensions to, or intensification of, an existing well managed site may be supported if there is a need specific to the family on site and the proposal accords with relevant parts of this policy.



## 7.17 Houses in Multiple Occupation

- 7.17.1 Houses in Multiple Occupation (HMOs) are private rented accommodation, generally, a building or part of a building occupied by 3 unrelated people that consists of one or more units of living accommodation that is not a self-contained flat or flats. The living accommodation must be occupied by more than one household who share one or more of the basic amenities (toilet, washing facilities and cooking facilities).
- 7.17.2 The transient nature of this population can change the character of a neighbourhood, local services, shops and food and drink outlets, and also the amenities of local residents and businesses. Importantly, their provision can result in the loss of family sized properties in the District.
- 7.17.3 For planning purposes, HMOs are identified within the Town and Country Planning (Use Classes) Order 1987, as amended, as use of a dwelling house by 3-6 residents (Use Class C4) or a large HMO (more than 6 people sharing) (Sui Generis).
- 7.17.4 However in October 2010, the Town and Country Planning (General Permitted Development) Order was amended, to allow change of use from dwelling houses (Class C3) to houses in multiple occupation (Class C4) without the need for planning permission.
- 7.17.5 This means that planning permission is only required to change the use of a dwelling house (Class C3) to a large HMO for more than 6 unrelated people. As a result, the change of use of many properties is relatively unmanaged. Policy 30 only applies to those proposals that require planning permission. Even where planning permission is not required, properties must comply with relevant building regulations relating to health and safety, and accessibility.

### Workshop Central Area

- 7.17.6 The distribution of HMOs has put pressure on the availability of larger family sized properties in Workshop Central Area, defined by Policy ST4. This is a relatively small catchment. Including the Town Centre, bus station and railway station the area is highly accessible and can provide affordable accommodation for those moving to Worksop to work in the employment developments that continue to grow in and around the town.
- 7.17.7 But because the majority of properties are Victorian or Edwardian semi-detached or detached properties; and/or medium to high density Victorian terraced streets, most are capable of conversion into smaller units. To date, at least 48 properties have been converted into HMOs in this area and are therefore no longer available as family accommodation.
- 7.17.8 Housing is an important element of delivering regeneration in the Workshop Central Area, which is prioritised for significant renewal over the plan period by Policy ST4. A good mix of quality



housing that meets the needs of a wider range of residents, including families, is essential to bring vibrancy and activity during the day and in the evening, vital to reinvigorate Worksop Central Area.

- 7.17.9 The ongoing unmanaged growth in HMOs and loss of larger dwellings can also adversely affect the delivery of other Plan policies: Policy 38 relating to maintaining the special architectural and historic interest of the character and appearance of Worksop Conservation Area; and, Policy ST13 ensuring new development is appropriate to Worksop town centre, to maintain a reasonable level of customers and footfall to aid the prosperity of the centre.
- 7.17.10 Houses in Multiple Occupation (HMOs) may also have a negative impact on the amenity of existing non HMO properties as a result of their location and over concentration. Converting or sub-dividing a house to a HMO results in more people living in the property and can bring about certain amenity issues which, unless properly managed, can lead to detrimental effects on the occupants, the neighbours and the physical environment of the neighbourhood.
- 7.17.11 For instance, additional residents within one property can lead to an increase in demand for parking, which may not be able to be accommodated on plot, and additional residents can also generate additional noise. In some cases the transient nature of the accommodation means that the local environment and streetscape can suffer deterioration in terms of bin storage or maintenance of properties which has an adverse impact on local character. All of these issues can adversely affect existing residents, particularly if an existing property is surrounded by an HMO.

#### **Worksop Central Area Article 4(1) Direction**

- 7.17.12 On the 5 December 2019, an Article 4(1) Direction was made to withdraw permitted development rights for changing dwellings to Houses in Multiple Occupation (HMOs) within the Worksop Central Area. If the direction is confirmed by the Council in February 2020, Planning Permission would be required to change a house to a House in Multiple Occupation.

## **POLICY 30: Houses in Multiple Occupation**

- A. Proposals for new HMOs will be supported if:
1. there is a proven need for this type of accommodation and that need cannot be reasonably met within existing HMO accommodation; and
  2. it does not lead to the existing concentration of HMOs exceeding 10% (of occupied buildings) within 100m of the application site; and
  3. the application site does not sandwich a C3 dwelling between two HMO properties; and
  4. it does not introduce a potential source of noise and disturbance greater than that normally associated with a dwelling to the detriment of neighbouring residential amenity, which could not be mitigated by careful planning of room layout and the use of sound insulation; and
  5. it provides, at least, the minimum parking provision, for that use, to the standards as identified by Nottinghamshire County Council; and
  6. adequate provision is made for the storage of refuse and recycling whereby the containers are not visible from an area accessible by the public, and the containers can be moved.
- B. An Article 4(1) Direction, will be introduced in the Worksop Central Area to protect the housing mix, the character of buildings and the local environment in the affected area.



## 7.18 Agricultural and Forestry Workers Dwellings

- 7.18.1 Bassetlaw is a predominantly rural District and has a large number of existing agricultural or forestry operations that make a significant contribution to the local economy. Many require full time workers to be accommodated on site or nearby to attend at short notice or to be available during night and day. The affordability and relatively short supply of accommodation in the countryside can mean that there is no suitable housing for such rural workers.
- 7.18.2 Whilst it is important to provide accommodation to meet these needs, it is important that this does not result in a proliferation of new dwellings in the countryside. Policy 31 ensures that the provision of rural workers dwellings will only be supported where it is essential to meet the needs of an agricultural or forestry business.
- 7.18.3 This approach is reinforced by national policy<sup>1</sup> which states that the special circumstances for new isolated dwellings in the countryside include where 'there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside'.
- 7.18.4 All applications for agricultural and forestry worker dwellings will be assessed taking account of the history of the agricultural/forestry enterprise. Policy 31 requires evidence to demonstrate whether there are existing dwellings within the site/holding or in the locality which could fulfil the functional need for that dwelling. To assess whether the existing business is viable, financial information from the last three years prior to the planning application will be required to show that the business was profitable for at least one of those years.
- 7.18.5 Where planning permission is granted for a rural workers dwelling, occupancy restriction conditions will be imposed to ensure the dwelling is used for that purpose and remains available for that purpose in the future. As such agricultural dwellings will be considered as an exception to the general residential policies in this Local Plan.
- 7.18.6 To avoid new isolated market housing in the countryside proposals to remove occupancy restriction conditions will rarely be approved. Where applications are made for the removal of an occupancy condition, evidence will be required to demonstrate that there is no longer a need for the accommodation for either the business or for the wider local area, or to meet needs for affordable housing. Evidence of marketing for one year for its lawful use should be provided, including details of enquiries received and why the enquiry was unsuccessful.



## POLICY 31: Agricultural and Forestry Workers Dwellings

- A. Applications for new dwellings in the countryside, will be acceptable where:
1. There is a clearly established existing functional need for a worker to be accommodated to meet the needs of that rural operation;
  2. The need could not be fulfilled by another existing dwelling or accommodation in the area which is suitable and available or could be converted to do so;
  3. The need relates to a full time worker, or one who is primarily employed in the rural sector, and does not relate to part time employment;
  4. The rural activity has been established for at least three years, has been profitable for at least one of them, is financially sound and can be demonstrated by financial evidence or a detailed business plan and has a clear prospect of remaining so;
  5. The proposed dwelling is sensitively designed and is of a scale that reflects its functional role to support the rural activity.
- B. Where a dwelling is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person, or persons, currently employed in local agricultural or forestry employment. Applications for the removal of an occupancy condition related to rural workers will only be supported where it can be demonstrated that:
1. There is no longer a need for accommodation on the holding/business and in the local area;
  2. The property has been marketed to ensure proper coverage within the relevant sector for at least one year at a price which reflects the existence of the occupancy condition; and
  3. The dwelling has been made available to a minimum of three Registered Providers operating locally on terms that would prioritise its occupation by a rural worker as an affordable dwelling, and that option has been refused.
- C. If a rural operation is new, then for the first three years (from the date of the decision notice for the rural operation), only temporary accommodation will be permitted to support the operation. After the 3 year period of temporary accommodation has expired, Part A of this policy will apply.



### References

- <sup>1</sup>National Planning Policy Framework, MCHLG, 2019
- <sup>2</sup>Land Availability Assessment, BDC, 2020
- <sup>3</sup>Sustainability Appraisal, LUC, 2020
- <sup>4</sup>Whole Plan Viability Assessment, NCS, 2019
- <sup>5</sup>Habitats Regulations Assessment, LUC, 2020
- <sup>6</sup>Nottinghamshire Minerals Local Plan: Publication Version, Nottinghamshire County Council, 2019
- <sup>7</sup>Bassetlaw Transport Study: Part 2, White Young Green, 2019
- <sup>8</sup>Third Nottinghamshire Local Transport Plan, Nottinghamshire County Council, 2018
- <sup>9</sup>Infrastructure Delivery Plan, BDC, 2020
- <sup>10</sup>Council Plan, BDC, 2019
- <sup>11</sup>Flood Risk and Coastal Change PPG, 2014
- <sup>12</sup>Bassetlaw Open Space Assessment Update, BDC, 2019
- <sup>13</sup>Site Allocations Landscape Assessment, Carroll Planning & Design, 2019
- <sup>14</sup>Bassetlaw Playing Pitch Strategy, KKP Consulting, 2019
- <sup>15</sup>North Derbyshire and Bassetlaw Strategic Housing Market Assessment, GL Hearn, 2017
- <sup>16</sup>Nottinghamshire Supported Housing Strategy, Nottinghamshire County Council, 2019
- <sup>17</sup>Housing our Ageing Population: Positive Ideas (HAPPI3), All party parliamentary group on housing and care for older people, June 2016
- <sup>18</sup>National Planning Policy for Traveller Sites, DCLG, 2015
- <sup>19</sup>Bassetlaw Gypsy and Traveller Accommodation Needs Assessment, RRR, 2019



8.0 Local Character and Distinctiveness





## 8.1 Promoting High-Quality Design

- 8.1.1 The National Planning Policy Framework<sup>1</sup> recognises that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’ Good design is therefore concerned not only with how development looks but how it functions.
- 8.1.2 Successful places and buildings tend to be those that have a distinct identity or contribute to a sense of place. Respect needs to be given to local character and context, the quality of buildings and spaces as well as the way a place functions. Developing a thorough understanding of the local character and the qualities that contribute to local distinctiveness are essential to positively planning for high quality, inclusive, healthy, sustainable environments that function well.
- 8.1.3 Much is made of the value of settlement character, and a criticism often levelled at new development is that it lacks a distinctive character, instead looking much like anywhere else. Character and distinctiveness is informed primarily by its landscape or townscape setting, the opportunities available for improving the character and quality of the area as well as how it functions as a place. Natural and heritage features help define character, as do how people and vehicles move through a place.
- 8.1.4 Policy ST32 expects new development to make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context.
- 8.1.5 To help facilitate the understanding of local character it is important that the most appropriate information are referenced in relevant planning applications. Conservation Area Appraisals, Neighbourhood Plan Character Assessments, design codes, site specific masterplans and the Design Quality SPD (to be published following the adoption of the Local Plan) will all provide detailed guidance to inform the design of a scheme. Innovative solutions that creatively reflect and enhance local character and distinctiveness will be encouraged.
- 8.1.6 Each development proposal will be considered on its merits. Care should be taken with features such as: boundary detailing, materials, architectural styles and spaces which take positive design cues from place to retain local character, helping to distinguish Bassetlaw from other neighbouring authorities. Local materials and detailing are especially important, with locally sourced building materials and design flourishes at the building level.
- 8.1.7 The purpose of Policy ST32 is to set out key design principles that are expected to be considered when designing new developments. These reflect the principles of the National Design Guide 2019<sup>2</sup>. These principles will be explored in further detail in the Design Quality SPD.

### POLICY ST32: Design Quality

- A. Development will be required to achieve high quality design in terms of place making, buildings and landscaping.
- B. All new development must respect the positive features of the site’s local character, whilst minimising its impact on the local community and the wider environment.
- C. Proposals will be supported where they meet the following principles for delivering high-quality design:



## **1. Site characteristics**

- a) New development should appropriately protect and enhance existing landscape features, natural and heritage assets as an integral part of the development in accordance with Policies ST34 and ST38.

## **2. Local Character and Settlement Form**

- a) New development should be inspired by, respect and enhance the character and distinctiveness of the local area in terms of the settlement form, density, style, height, scale, orientation, plot sizes and position to existing buildings and should avoid the overdevelopment of a site where this will harm the character of the site and the local area;
- b) Where appropriate, being individual and innovative, yet sympathetic to the local vernacular, including in terms of building materials;
- c) Development should provide a positive addition to the street scene to ensure it is integrated as far as possible into the existing built form.

## **3. Architectural quality and materials**

- a) New development should respect its context and improve the quality of local architecture in terms of its sustainability, use of materials and durability;
- b) Developments should take inspiration from the positive local architectural features and materials in their designs and produce a development with reference to local architectural or material merit and distinctiveness;
- c) Proposals for new buildings should reflect the highest standards in design, construction and architecture, utilising modern construction methods and environmentally sustainable materials and methods, where practicable, whilst minimising its impact on the surrounding built and natural character of the area.

## **4. Landscaping**

- a) New development should provide a positive hard and natural landscaping scheme, including boundary treatments that complement the development and respect the surrounding context, particularly where a development site is adjoining surrounding countryside;
- b) Trees or hedgerows must be appropriate to the size of the site and consider their proximity to new buildings;
- c) Surfacing must be appropriate for its intended use, ensuring permeability to enable good drainage.

## **5. The Environment**

- a) New development should minimise its impact on the natural environment and biodiversity and adapt to a changing climate through the use of low carbon methods of construction and materials and energy efficient design;
- b) New development should incorporate the principles of nationally recognised environmental standards in accordance with Policy ST45;
- c) Proposals should also consider opportunities for the integration of renewable energy generation and technology, whilst minimising its impact to the built character of an area.

## **6. Private Amenity Space**

- a) New development should provide an appropriate standard of private amenity space, reflecting the size and mix of the development proposed, and the character of the locality, allowing adequate space for waste disposal and servicing.

## 7. Accessibility

- a) New development should ensure that all the community, including those with disabilities, can easily, safely and comfortably access and move within it;
  - b) Proposals should minimise the opportunity for crime and maximise natural surveillance;
  - c) Developments should prioritise safe, easy and direct pedestrian and cycle movement, and ensure the safe convenient movement of all highway users including public transport users, cyclists, pedestrians and horse riders;
  - d) Proposals should create attractive, well-connected public spaces which enhance the public realm, create high quality open spaces and establish visual and functional relationships between different parts of a development and wider green infrastructure network;
  - e) New development should ensure safe access, adequate parking and servicing areas including for refuse collection, in accordance with the most up-to-date Nottinghamshire parking standards.
- D. Proposals should reflect relevant design guidance such as Conservation Area Appraisals and the Bassetlaw Design Quality SPD.
- E. Where neighbouring or functionally linked sites come forward together, applicants will be expected to work together to ensure that proposals are, or can be, properly integrated.



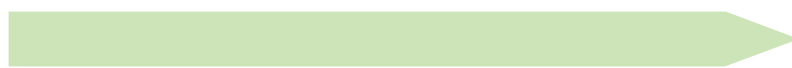
## 8.2 Shop fronts and Signage

- 8.2.1 The principal function of any shop front and associated signage is to advertise and display the goods and services provided within the building, the secondary, less obvious, role is to influence or improve the overall appearance and attractiveness of the street scene, public realm and accessibility to the community. Poorly designed or positioned signs and adverts can be harmful and result in visual clutter, obstructions and even hazards.
- 8.2.2 Policy 33 ensures that this secondary role is appreciated and taken into account ensuring that the design of shop fronts and advertisements are sympathetic to their immediate and wider surroundings. This will support the Council Plan<sup>3</sup> priority to create vibrant town centres which people want to live and visit and will help with wider regeneration ambitions.
- 8.2.3 The District's town centres, local centres and many of the village cores, have Conservation Area status and contain designated and non-designated assets. In these areas it is essential that shop fronts are sensitively designed to complement architectural details and historic features. In order to achieve this, the principles of Policy 33 will be implemented.

## POLICY 33: Shop fronts, Signage and Security

- A. Shop front design, signage and proposals to improve shop front security will be supported where:
- 1. They respect the scale, proportions, character, age, materials and decorative treatment to the façade of the building and, where appropriate, adjoining buildings and the wider street scene.
  - 2. They promote active frontages with security shutters being integrated into the design of the shop front to avoid harming the visual amenity of the wider public realm, particularly during the daytime.

- B. For proposals affecting heritage assets, changes to shop fronts and signage will be supported where:
1. They retain, restore or repair existing traditional shop fronts:
    - a) for listed buildings: the proposal is for a new shop front of a traditional design and materials; or
    - b) for other heritage assets: the new shop front harmonises with the scale, character, age and materials of the building and is a good representation of that historic period of shopfront design;
  2. An innovative design that preserves or enhances the heritage asset's significance is promoted, from high quality materials.
  3. In the case of a new shop front that integrates two historically independent buildings, an external vertical division between the properties is maintained.
  4. Fascia boards or entablatures are proportionally in scale with the building and shopfront.
  5. They promote active frontages:
    - a) External roller security shutters will only be supported on listed buildings or buildings in conservation areas, where there is clear and convincing justification, such as, where the public benefits of the proposal outweigh the level of harm and the significance of the listed building/conservation area is preserved;
    - b) In all other cases, support will be given for internally mounted shutter boxes (inside the building or behind the fascia) where the shutter is perforated and has a painted finish.
  6. Advertisement designs should respect the character and architectural details of the buildings on which they are proposed and their surroundings, in terms of scale, siting, materials, colour, lettering and method and intensity of illumination.
  7. Proposals for banners, hoarding signs or illuminated box fascia signs will not be supported within Conservation Areas, on Listed Buildings, within a Listed Building's setting or where the visual amenity of other designated heritage assets is harmed.



## 8.3 Landscape Character

- 8.3.1 Bassetlaw is essentially rural in character and the quality of the landscapes is a defining feature of the District and the identity of local communities. The diverse landscapes of Bassetlaw have been influenced and defined by natural and human activity, including a long tradition of farming. The District includes large areas of farmland, much of which is the most productive in the country i.e. grades 1, 2, and 3a Agricultural Land.
- 8.3.2 Since human and natural activity evolves over time, landscape character also changes. Positive and beneficial management of that change, including restoration and protection where necessary, is essential to maintaining the quality, distinctiveness and vitality of the local environment.
- 8.3.3 The landscape of the District is highly variable, characterised by five National Character Areas<sup>4</sup>: Southern Magnesian Limestone, Humberhead Levels, Northern Lincolnshire Edge with Coversands, Trent and Belvoir Vales and Sherwood.
- 8.3.4 The National Planning Policy Framework<sup>1</sup> advises that a landscape character assessment should inform policy making and planning decisions. The Bassetlaw Landscape Character Assessment 2009<sup>5</sup> defines five landscape character types in the District - the Magnesian Limestone Ridge, Sherwood, the Mid Nottinghamshire Farmlands, the Idle Lowlands and the Trent Washlands - based upon the visual character of the area. Figure 26 shows the landscape character areas.

- 8.3.5 It recognises types of landscapes with broadly similar combinations of geology, landform, vegetation, land use and field and settlement patterns, to provide an understanding of distinct sense of place and sensitivities to development and change.

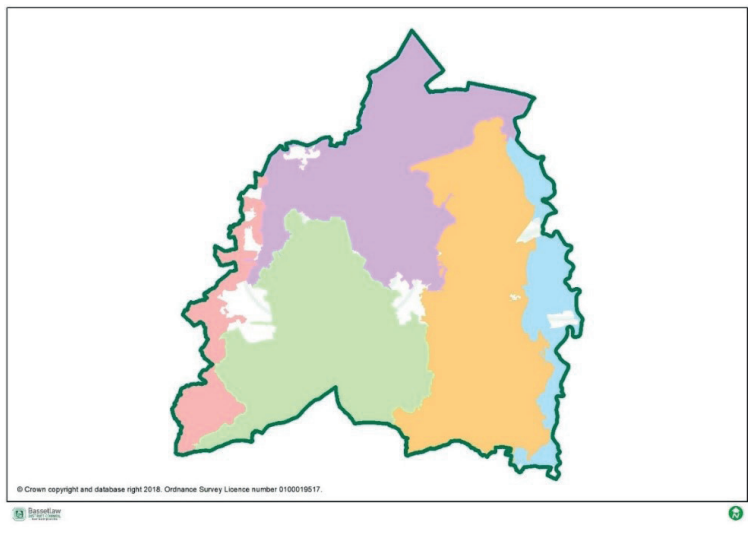


Figure 26: Bassetlaw Landscape Character Areas

- 8.3.6 Each landscape character type is supported by a number of Policy Zones which identify their main characteristics, their condition and ability to accommodate development without significant degradation. Landscape Actions are identified for their protection and enhancement. A 2019 Review (within the Bassetlaw Site Allocations Landscape Assessment<sup>6</sup>) confirms the principles of the 2009 Assessment<sup>4</sup> remain sound. But it recommends several minor amendments where landscape has changed in the intervening period.
- 8.3.7 Complementing the District-wide assessment is the more detailed Bassetlaw Site Allocations Landscape Assessment<sup>6</sup>. This provides a more fine grained assessment of the landscape capacity of specific sites to accommodate development. Together, these two assessments provide a useful starting point for applicants seeking to assess the landscape impacts of their proposals.
- Green Gaps**
- 8.3.8 There are a number of locations throughout the District where important undeveloped areas of land exist between settlements and around settlement fringes. Some of these areas are protected - such as by a Conservation Area - meaning that landscape has added significance.
- 8.3.9 Gaps between settlements also help give the sense of leaving one place and arriving at another. Feedback from public consultation stressed the importance of communities retaining their individual identity. In places, such as Carlton in Lindrick, landscape characterise village character as distinct from nearby suburban areas of Worksop.
- 8.3.10 The importance of landscape has been identified through Green Buffers in some 'made' neighbourhood plans, but the District lacks a comprehensive approach to this issue. Policy ST34 provides a single, consistent approach to Green Gaps to provide greater certainty for developers and landowners.
- 8.3.11 The Bassetlaw Green Gaps Report 2019<sup>7</sup> analyses the sensitivity of landscape around the main settlements (Worksop, Retford and Harworth and the five Large Rural Settlements). It provides guidance on their landscape quality in terms of openness, appearance and function and their capacity to accommodate development.

- 8.3.12 As such, Policy ST34 defines Green Gaps where significant development could adversely affect openness, appearance, functionality and therefore quality of these landscapes.
- 8.3.13 Green Gaps do not prevent development taking place. Policy ST34 ensures that where it can be demonstrated that appropriate forms of development, such as for agricultural buildings and other rural uses, are able to sit comfortably within the open character, role and function of the Green Gaps, they will be supported. It is also important that sites adjoining the Green Gaps has regard to their landscape characteristics to ensure development is designed and situated appropriately to minimise negative impacts on the Green Gap.
- 8.3.14 Evidence will need to show that the proposal has considered the effect on the role, function and openness of that Green Gap, through for example; siting, design and landscaping of new development.

## POLICY ST34: Landscape Character

- A. Proposals for development should be informed by, and be sympathetic to, the special qualities and features of the District's landscapes as identified in the Bassetlaw Landscape Capacity Assessment, Bassetlaw Site Allocations Assessment 2019 and Bassetlaw Green Gaps Report 2019, or successor.
- B. Development proposals will be expected to demonstrate that their location, scale, form, design and materials will protect and enhance:
1. The special qualities and features of the landscape in that locality;
  2. The visual relationship and environment around settlements and their landscape settings;
  3. Distinctive landscape elements including but not limited to watercourses, woodland, trees, hedgerows and field boundaries, and their function as ecological corridors;
  4. Visually sensitive skylines, river corridors and significant views towards key landscapes and heritage features;
  5. The green infrastructure network supporting health, wellbeing and social interaction.
  6. Habitat connectivity.
- C. Green Gaps, as shown on the Policies Map, are designated between:
1. GG1: Bircotes - Bawtry
  2. GG2: Oldcotes-Langold-Carlton in Lindrick
  3. GG3: Carlton in Lindrick – Worksop North
  4. GG4: Worksop West – Shireoaks and Rhodesia
  5. GG5: Claborough – Welham
  6. GG6: Retford East
  7. GG7: Retford South – Eaton
  8. GG8: Retford West

Development of undeveloped land and intensification of developed land in and adjoining the Green Gaps will only be supported where it does, either individually or cumulatively, with other existing or proposed development have a positive impact on the openness, appearance and functionality of their landscape quality.





## 8.4 Multi-Functional Green and Blue Infrastructure

- 8.4.1 Green infrastructure is ‘a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities’<sup>1</sup>.
- 8.4.2 The District’s extensive green and blue infrastructure network; its multi-functional green spaces, green corridors, rivers, canals and watercourses provide links within the District and also further afield to the rest of Nottinghamshire, Lincolnshire and South Yorkshire.
- 8.4.3 In accordance with the National Planning Policy Framework<sup>1</sup>, Policy ST35 adopts a landscape-scale approach to green and blue infrastructure, using and managing land and natural capital for what it is best suited to. It is planned, designed and managed to meet the environmental, social and economic needs of the community by supporting recreation, sport and play, walking and cycling, food production, flood storage and sustainable drainage benefits, as well as the biodiversity and geological features that are found within (see Policy ST36). It can also contribute to achieving carbon offsetting (see Policy ST45), supports economic growth, enriches the quality of the District’s rich built heritage and contributes to amenity for residents.
- 8.4.4 Policy ST35 will be informed by Bassetlaw’s Open Space Assessment Update 2019<sup>8</sup> and the priorities of the draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley<sup>9</sup>.
- 8.4.5 At the heart of Bassetlaw’s green infrastructure network is a network of green corridors; four major green corridors - including the Chesterfield Canal and the River Idle - function within and across the District’s boundaries, and seven minor green corridors - including the Cuckoo Way - connect neighbourhoods or the urban and rural areas. Most are used now, but some will be new corridors (or parts of) added over the lifetime of this plan. In particular these will connect the housing sites and the urban fringe, provide connectivity within the inner urban area and enhance biodiversity and movement.
- 8.4.6 In the long term the Worksop Central Area DPD will guide the improvement of the Chesterfield Canal green corridor (see Policy ST4); the development of HS1: Peaks Hill Farm will provide for a new green corridor along Worksop’s northern urban fringe; and the Bassetlaw Garden Village (see Policy ST3) will establish an extensive new wildlife friendly space between Retford and Worksop. All will help create a more natural environment, provide quality settings for investment and growth and improve access for people and wildlife.
- 8.4.7 Each corridor has a buffer zone identified in this policy; the buffer zone for major corridors are wider (30m) than minor corridors (15m) reflecting the minimum width needed for habitats within or adjacent to the corridor to function, for a distinct landscape to be recognised, and to provide appropriate and sufficient space for access and recreation. Within their buffer zones development should reflect variations in the local landscape character identified in Policy ST36. Further information will be set out in the Greening Bassetlaw SPD.
- 8.4.8 Policy ST36 will protect the green corridors as well as the range of publicly accessible open spaces (about 490ha), outdoor sports facilities (see Policy ST42) and a range of diverse landscapes (see Policy ST34) they connect for recreation, play, nature, movement and amenity. For practical purposes only those of 0.2ha or more will be identified on the Policies Map.

## POLICY ST35: Green and Blue Infrastructure

- A. Green and blue infrastructure will be protected, and where appropriate, improved and extended to provide a quality, safe and accessible network of better connected, multifunctional open spaces for recreation and play and to enhance visual amenity, biodiversity, landscape, productivity and promote healthy lifestyles. This network will include:
1. Main and minor green corridors:
    - a) Main green corridors
      - i. Chesterfield Canal
      - ii. River Idle
      - iii. River Ryton
      - iv. River Trent
  2. Minor green corridors
    - i. Trent Valley Way
    - ii. Cuckoo Way
    - iii. National Cycle Route 6
    - iv. River Maun
    - v. Robin Hood Way
    - vi. River Meden
    - vii. River Poulter

All new development within a 30m buffer zone of the centre line of a major green corridor and within a 15m buffer zone of the centre line of a minor green corridor should, through good design, seek to conserve and enhance the function, setting, biodiversity, landscape, access and recreational value of the corridor;

3. Green Gaps identified by Policy ST34
4. Biodiversity and geodiversity assets identified by Policy ST36;
5. Trees, mature woodland, hedgerows and community woodlands;
6. Locally Important Open Spaces in accordance with Policy ST44;
7. Allotments;
8. Local Green Spaces identified in Neighbourhood Plans;
9. Registered Parks and Gardens and ornamental parklands, such as, Worksop Manor and Serlby Park in accordance with Policy ST37;
10. Playing fields and outdoor sports facilities in accordance with Policy ST42;
11. Grade 1, 2 and 3a agricultural land
12. The Rights of Way Network
13. Open countryside
14. High quality structural landscaping along site boundaries and between different uses on new housing and employment sites.



## 8.5 Protecting and Enhancing Biodiversity and Geodiversity

8.5.1 Biodiversity and geodiversity are important components of the planning system: a high quality, vibrant natural environment helps strengthen the connection between people and nature and contributes to health and well-being. Policy ST36 aims to prevent harm to biodiversity and geodiversity from direct impacts such as land take, and from indirect impacts such as recreational impacts, changes to the quality of a watercourse and any potential cumulative impacts.

8.5.2 National planning policy<sup>1</sup> seeks the protection and enhancement of valued biodiversity and geological conservation interests, seeking net gains in biodiversity where possible.

### **Designated sites**

8.5.3 Bassetlaw contains a large number of sites designated for their biodiversity and geodiversity importance. Sites of Special Scientific Interest (SSSI) and Ancient Woodland have a high level of statutory protection, with the NPPF<sup>1</sup> advising that developments that are likely to affect these assets should normally be refused.

8.5.4 Internationally protected sites (Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites, and candidate sites, such as the Sherwood Forest ppSPA) are also strictly protected. National policy<sup>1</sup> states that the presumption in favour of sustainable development does not apply to development that may affect these sites.

8.5.5 The ppSPA Sherwood Forest lies within the District. The Habitats Regulations Assessment 2019<sup>10</sup> identifies that some potential development sites within Bassetlaw contain habitats that have the potential to support the breeding and/or foraging of the Sherwood Forest ppSPA bird population, so effectively functions as part of the ppSPA.

8.5.6 On that basis, any schemes that lie within the 5km buffer zone of the Sherwood Forest ppSPA will require a Habitats Regulations Assessment screening to ensure any significant adverse effects on the Sherwood Forest ppSPA are identified and appropriately mitigated.

8.5.7 At a local level, the District has 4 Local Nature Reserves, 290 Local Wildlife Sites and 24 Regionally Important Geological Sites. All contain habitats, species or geological features of local importance. These are shown on the Policies Map and have been designated in accordance with locally agreed selection criteria by the Nottinghamshire Wildlife Trust. Policy ST37 will help ensure these sites are protected during development and are managed appropriately for the features for which they are designated.

8.5.8 Proposals can sometimes affect land surrounding, or neighbouring, these local sites as well as impacting them directly. Policy ST36 requires that appropriate buffers are maintained to ensure that features for which a site is designated are not lost.

### **Bassetlaw Habitat Network**

8.5.9 In order to help tackle network fragmentation and to develop a more coherent and resilient ecological network, the draft Nottinghamshire Biodiversity Opportunity Mapping<sup>9</sup> identifies the District's Habitat Network. This connects designated sites of biodiversity and geological importance, notable habitats, sites and ecological corridors within the District and to adjoining areas, including the Humberhead Levels Nature Improvement Area in Doncaster and North Lincolnshire, increasing the robustness and inter-connectivity of ecological corridors. Many overlap with the green corridors and other key features identified by Policy ST36.

- 8.5.10 The Council will ensure development within or adjoining the Habitat Network maintains the integrity and continuity of the network and protects the biodiversity value of the land affected. New development within and adjacent to the Habitat Network should consider opportunities to enhance and expand its functionality and biodiversity particularly for the four main habitat networks: woodland, heathland and acid grassland, other grassland and wetland. Proposals that lead to fragmentation will be resisted.

#### **Trees and woodland**

- 8.5.11 Bassetlaw benefits from extensive tree cover, including veteran trees and woodland. Trees provide many benefits, such as producing oxygen, capturing and storing carbon, removing pollutants from the air and slowing storm water run-off. On that basis, Policy ST36 protects quality trees which are not protected by statutory designation and resists development which threatens them. Through the Council Plan<sup>3</sup>, tree planting is part of the Council's commitment to carbon offsetting. New community woodlands will be secured through Policy ST45.

#### **Protected and Priority Habitats and Species**

- 8.5.12 Habitats and Species of Principal Importance identified under the Natural Environment and Rural Communities Act 2006, include legally protected species such as Great Crested Newts and badgers as well as local priority habitats and species.
- 8.5.13 Proposals that will potentially affect these species will be required to submit information to enable an assessment of the impact on biodiversity, in accordance with relevant national legislation.

#### **Biodiversity Net Gain**

- 8.5.14 Biodiversity net gain aims to leave the District's biodiversity assets in a better state than currently exists. All development in Bassetlaw will be encouraged to deliver measurable improvements for biodiversity by creating or enhancing habitats through development.
- 8.5.15 Reflecting the emerging principles of the draft Environment Bill 2019, developments of 50 or more dwellings will be expected to secure a 10% net gain in biodiversity. The Whole Plan Viability Assessment<sup>11</sup> confirms this is achievable.
- 8.5.16 In general, it is expected that biodiversity net gain can be achieved through good design of new development: features such as sustainable drainage or tree planting are requirements of other Local Plan policies so should not create additional costs to new development. Use of the latest Natural England metric will be supported to inform applications, and to help determine whether off site contributions will be required. A maintenance plan will be required for new provision. Further guidance will be set out in the Greening Bassetlaw SPD.
- 8.5.17 In order to ensure proposals are appropriate for their location developers will be expected to proactively engage with the Council and relevant partners including Nottinghamshire County Council, Nottinghamshire Wildlife Trust, the RSPB, Sherwood and Trent Valley Landscape Partnership and the Lowland Derbyshire and Nottinghamshire Local Nature Partnership.

#### **Ecosystem services**

- 8.5.18 The benefits that people get from the natural environment, including the provision of food and drinking water, are known as ecosystem services. Consideration of their value is a key aspect of sustainable development. The Council will work with partners to protect and improve the ecosystem services delivered by the District's natural environment.

## POLICY ST36: Biodiversity and Geodiversity

- A. The Council will seek to protect and enhance the biodiversity and geodiversity of Bassetlaw, including:

### International Sites

- B. A proposal that may impact on a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and a candidate site, such as the Sherwood Forest ppSPA will only be supported where it can be demonstrated that there will be no likely significant effects on their integrity, unless there are no alternative solutions and it is justified by an 'imperative reasons of overriding public interest' assessment under the Habitats Directives.

### National Designations

- C. A proposal that may either directly or indirectly negatively impact a Site of Special Scientific Interest (SSSI) or ancient woodland will not normally be supported. All proposals should seek to protect and enhance these features wherever possible.

### Local Designations and Locally Important Ecological Features

- D. Proposals having a direct or indirect adverse effect on a Local Nature Reserve, Local Wildlife Site or Local Geological Site or other biodiversity/geological asset, or Habitats and Species of Principal Importance will only be supported where:
- A. the mitigation hierarchy is applied so that:
- a. firstly harm is avoided wherever possible; then
  - b. appropriate mitigation is provided to ensure no net loss or a net gain of priority habitat and local populations of priority species; and
  - c. as a last resort compensation is delivered to offset any residual damage to biodiversity;
- B. they protect, restore, enhance and provide appropriate buffers around wildlife and geological features at a local and wider landscape-scale to deliver robust ecological networks, to help deliver priorities in the Nottinghamshire Biodiversity Opportunity Model for Bassetlaw and Idle Valley;
- C. they establish additional ecological links to the Bassetlaw Habitat Network.

### Biodiversity Net Gain

- E. All new development of 50 dwellings or more should make provision for at least 10% net biodiversity gain preferably on site, or where it can be demonstrated that for design reasons this is not practicable, off site through a financial contribution.





## 8.6 The Historic Environment

8.6.1 Bassetlaw's historic environment is an asset of significant cultural, social and economic value. It contributes significantly to quality of life, to the character of places and spaces, and is a tangible link with the past. The National Planning Policy Framework<sup>1</sup> recognises that the historic environment is an irreplaceable resource and should be conserved in a manner appropriate to its significance, so that it can be enjoyed by future generations. It defines the conservation of heritage assets (historic buildings, monuments, sites, places, areas or landscapes that have a degree of significance) as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'<sup>1</sup>

8.6.2 The value of Bassetlaw's historic environment is its rich variety which plays a major part in the District's local character and distinctiveness. The most important aspects include:

- The buildings and archaeology associated with the Augustinian Priory site at Worksop Priory;
- 18th & 19th century industrial heritage, especially the Chesterfield Canal and its associated structures;
- The vernacular architecture of many rural villages, including 18th and 19th century farmsteads;
- The Market Place and 18th, 19th & early-20th century architecture of Retford Town Centre;
- Buildings and landscapes associated with late 19th and early 20th century collieries, including colliery housing;
- Traditional 19th/20th century shopfronts.

8.6.3 Bassetlaw also benefits from numerous historic landscapes of significance which add variety and interest to the District's extensive rural area. These include:

- The buildings and landscapes associated with the ducal estates of Welbeck Abbey, Clumber Park and Worksop Manor;
- The more open and wooded historic landscapes of Sherwood Forest;
- The landscape and archaeology associated with the Last Ice Age caves and rock shelters at Creswell Crags;
- Public and private parkland, including registered and unregistered parks and gardens;

### Heritage Assets

8.6.4 Heritage assets are parts of the environment that are valued for their architectural, historic, archaeological and artistic interest. Bassetlaw has a wealth and variety of designated heritage assets including:

Designated Heritage Asset Type	Number, Sept 2019
Scheduled Ancient Monument	32
Listed Building	1075
Registered Park and Garden	4
Conservation Area	33

Figure 27: Bassetlaw's Designated Heritage Assets

8.6.5 The setting of a designated heritage asset often makes an important contribution to its significance. Setting may be limited to the physical surroundings of a heritage asset, such as the functional relationship between buildings, but may also include how a heritage asset is experienced, such as views towards, or away from the asset, or whether it is tranquil or noisy. Proposals for development in the setting of a designated heritage asset should be carefully assessed to ensure that important features and vistas that make a positive contribution to the significance of the asset are preserved or

seek to enhance that setting where it has been compromised. Proposals that harm an asset's setting will not normally be supported.

- 8.6.6 The importance of over 1000 local interest buildings/structures and 56 unregistered parks and gardens are recognised by the Council as non-designated heritage assets of local heritage significance. Their identification is guided by adopted criteria<sup>12</sup>, with a methodology and statements of significance<sup>13</sup> supporting the identification of parks and gardens.

### **Assessing significance**

- 8.6.7 The survival of most historic buildings depends upon their continued and viable use. This may require alterations to the asset itself or development within its setting. Policy ST37 expects all proposals to describe the significance of the asset/assets(s) affected including any contributions made by their setting, as defined by the NPPF<sup>1</sup>. Not all heritage assets have the same degree of significance; the more important a heritage asset is, the greater the weight that should be given to its conservation. Any development affecting heritage assets should preserve their significance by causing no harm. In determining applications, the Council will assess the degree of harm (i.e. no harm, less than substantial or substantial) in line with national policy<sup>1</sup>.
- 8.6.8 To enable planning decisions to be based on a full understanding of the significance of the heritage asset(s) affected, Policy ST37 will expect a Heritage Statement to have been carried out which fully addresses the policy requirements.
- 8.6.9 Harm to a heritage asset (whether designated or non-designated) require a clear justification. Where the proposal would result in substantial harm or loss of a heritage asset, Policy 37 will require evidence that there are considerable public benefits to justify its loss or that there are no other mechanisms for supporting the retention of the asset. Any mitigation measures proposed are not considered to be public benefits.

### **Heritage assets 'at risk'**

- 8.6.10 Designated heritage assets may be 'at risk' for a variety of reasons, including the lack of a sustainable use or a lack of maintenance. Where designated heritage assets are found to be 'at risk' - they are on Historic England's Heritage At Risk Register<sup>14</sup> and/or are on the Council's emerging Heritage at Risk Strategy or where they are in danger of falling into this category - the Council will take a proactive approach to their conservation to bring the asset into a viable use consistent with its significance and the wider public benefits that this can bring.
- 8.6.11 Policy ST37 supports the development of creative and sustainable measures to secure the future of such assets, in a manner appropriate to their significance. Weight may be given to proposals which promote public and economic benefits such as tourism.
- 8.6.12 In terms of the historic environment, enabling development is development that would normally be unacceptable in planning terms but for the fact that it would bring public benefits – the future conservation of a historic place for example. Such proposals will be considered in accordance with Historic England's Enabling development and the Conservation of Significant Place, 2008<sup>15</sup>.

## POLICY ST37: Conservation and enhancement of the Historic Environment

### Proposals Affecting Heritage Assets

- A. Proposals that conserve or enhance the significance of the District's heritage assets or their settings will be supported. This shall be achieved by:
1. Ensuring that the significance of a heritage asset or its setting is understood through Heritage Statements, Characterisation Studies and other relevant studies.
  2. Ensuring there is a presumption against harm to, or loss of significance of, designated heritage assets or their settings.
  3. Ensuring that there is clear and convincing justification for any harm to a designated heritage asset or its setting, and the public benefits of the proposal are clearly identified.
  4. Ensuring that new development is of an appropriate siting, layout, design, scale and materials and reinforces local distinctiveness.
  5. Ensuring that historic designed landscapes are conserved or enhanced.
  6. Ensuring greater access and understanding of heritage assets, where appropriate.

### Heritage Statements

- B. Proposals that affect a heritage asset or its setting should be informed by a heritage statement proportionate to the asset's significance and complexity of the application. These statements shall:
1. Identify all heritage assets likely to be affected by the proposal; and
  2. Explain the significance of those heritage assets, or elements of heritage assets, affected; and
  3. Explain the level of impact of the proposal on the elements that contribute to the significance of the heritage asset, demonstrating how any harm to significance has been avoided, minimised or mitigated against; and
  4. Provide an explanation and justification for the proposal, in order for any harm to be weighed against public benefits.



## POLICY 38: Heritage Assets

### **Designated Heritage Assets and archaeological sites of equivalent significance**

- A. Proposals that conserve or enhance the significance of designated heritage assets and/or their settings will be supported where:
1. It is of an appropriate scale and design;
  2. The proposal uses materials, building technique(s) and detailing that reflect the local vernacular;
  3. The proposal is of a traditional siting, layout and urban grain, reflective of the historic setting;
  4. Appropriate landscaping, boundary treatments and surfacing are proposed;
  5. The design reflects the traditional roofscape in the vicinity;
  6. Views away from, through, and towards, the heritage asset are preserved or enhanced.
- B. Proposals involving enabling development associated with heritage assets at risk will be supported where a clear justification is provided that results in the conservation of the heritage asset and its setting.
- C. Proposals involving the viable new use of a designated heritage asset or temporary use of a heritage asset at risk that conserves significance, or that which preserves or enhances the character and appearance of a conservation area will be supported.
- D. Proposals that result in substantial harm or loss of significance of designated heritage assets will only be supported in exceptional circumstances where all of the following are demonstrated:
1. The nature of the heritage asset prevents all reasonable use of the site; and
  2. No viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation; and
  3. Conservation by grant-funding or some form of not-for-profit, charitable or public ownership, is not possible; and
  4. The harm or loss is outweighed by the benefit of bringing the site back into use.
- E. Proposals that result in less than substantial harm to a designated heritage asset will only be supported where it is demonstrated that the public benefits will outweigh any harm.

### **Non-Designated Heritage Assets and archaeological sites of equivalent significance**

- A. Proposals that retain or enhance the significance of a non-designated heritage asset will be supported where they are appropriate in terms of:
1. Scale and design; and
  2. Materials; and
  3. Siting, layout and urban grain.
- B. Development that protects or enhances the setting of non-designated heritage assets will be supported.
- C. The demolition (total or substantial loss) of a non-designated heritage asset will only be supported where it is demonstrated that:
1. The asset's architectural or historic significance is proven to be minimal; or
  2. Through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or
  3. Through appropriate marketing, the asset has no viable use; or
  4. Where the public benefits of the scheme can be demonstrated to outweigh the loss of significance.

### **Archaeological sites**

- A. Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority.





## References

<sup>1</sup>National Planning Policy Framework

<sup>2</sup>National Design Guide, MCHLG, 2019

<sup>3</sup>Council Plan, BDC, 2019

<sup>4</sup>National Character Areas, [www.gov.uk](http://www.gov.uk), 2019

<sup>5</sup>Bassetlaw Landscape Capacity Assessment, fpcr, 2009,

<sup>6</sup>Bassetlaw Site Allocations Landscape Assessment, Carroll Planning & Design, 2019,

<sup>7</sup>Bassetlaw Green Gaps Report, Carroll Planning & Design, 2019

<sup>8</sup>Bassetlaw Open Space Assessment Update, BDC, 2019

<sup>9</sup>Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018.

<sup>10</sup>Bassetlaw Habitats Regulations Assessment, LUC, 2020

<sup>11</sup>Bassetlaw Whole Plan Viability Assessment, NCS, 2019

<sup>12</sup>Non Designated Heritage Assets Criteria, BDC, 2016

<sup>13</sup>Bassetlaw Unregistered Park & Gardens – A Methodology for Identifying and Surveying, BDC, 2017

<sup>14</sup>Heritage At Risk Register, Historic England, 2019

<sup>15</sup>Enabling development and the Conservation of Significant Place, Historic England, 2008





## 9.0 Healthy Communities



## 9.1 Healthy and active lifestyles

- 9.1.1 The National Planning Policy Framework<sup>1</sup> recognises the importance of promoting healthy, inclusive, safe places which enable and support healthy active lifestyles for local communities.
- 9.1.2 Across Bassetlaw, Public Health England<sup>2</sup> identifies there are marked differences in the physical and mental health of residents:
- 21.81% of people have a limiting long term illness which is higher than that for Nottinghamshire and England;
  - Life expectancy varies significantly between the most deprived and most affluent neighbourhoods: 8.9 years lower for men and 7.6 years lower for women in the most deprived areas (e.g. parts of Worksop South East) than the least deprived areas (parts of East Retford)
  - 66.4% adults have excess weight above the national average, while 18% of Year 6 children are classified as obese
- 9.1.3 But healthy lifestyles cannot be delivered by the planning system alone. Other partners, such as the health providers and Nottinghamshire County Council will also need to be proactive to help deliver healthy place-making responsive to the diverse needs of residents.
- 9.1.4 However, this Local Plan has a key enabling role by ensuring facilities and infrastructure exist to give everyone the opportunity to live in a healthy place. For example, a successful economy that offers good jobs makes a huge contribution to prosperity, health and well-being of all age groups.
- 9.1.5 Additionally, people need to be able to access a choice of facilities and activities to enable them to keep fit and well, both physically and mentally, and enable them to feel part of a community which is welcoming, safe, clean and free from pollution. The provision of a broad range of services also makes a contribution to the character of the area and place shaping, promoting a sense of well-being which in turn can be a major contributory factor to their state of health.
- 9.1.6 By ensuring a more equitable distribution of services and amenities across the District, this Local Plan can help reduce health inequalities, encourage healthy lifestyle choices and social interaction. This will be particularly important as the proportion of older people in the District increases and there is greater diversity in our communities to make sure that the needs of all residents are met fairly. New provision should be future proofed: incorporating the optimal digital infrastructure will enable residents to access the full range of services on line, particularly important for older residents or those living in rural communities.
- 9.1.7 The built environment can contribute to this through a careful approach to the location, design and accessibility of employment, housing, open space, health facilities and services. As such Policy ST39 is an overarching policy: providing the basis for more detailed topic specific policies in this Plan.
- 9.1.8 Larger developments are more likely to have a significant impact on the health and well-being of local residents or particular groups within it. Policy ST39 requires a Health Impact Assessment for all residential developments of 50 or more units. This should identify the positive impacts the scheme will deliver for health and identify mitigation to address concerns.
- 9.1.9 Schemes that perform well will be acknowledged through the Council's new Healthy Bassetlaw accreditation scheme which recognises the best in healthy residential development. All measures are capable of being provided through good design and are addressed through other policies in the Plan. Further details on how the scheme will operate will be set out in the Design Quality SPD.



## POLICY ST39: Promoting Healthy, Active Lifestyles

- A. The Council will, with its partners, create an environment which supports healthy, active, inclusive and safe communities.
- B. Healthy, active and safe lifestyles will be enabled by:
1. working in partnership with the health authorities to maintain and where practicable improve access to the full range of health services for residents;
  2. facilitating access to a range of high quality, well maintained and accessible open space and play areas, leisure and cultural facilities;
  3. improving the quantity, quality and accessibility to playing pitches and sports facilities;
  4. supporting initiatives which improve access to locally grown food at for example, allotments or community gardens;
  5. increasing opportunities for walking, cycling and encouraging more sustainable travel choices;
  6. supporting energy efficient design of development;
  7. ensuring that the current air quality in the District is maintained and, where possible improved;
  8. creating high-quality and inclusive environments incorporating Active Design and the creation of safe, accessible and green environments which minimise and mitigate against potential harm from risks such as pollution and other environmental hazards and climate change; and
  9. encouraging the co-location of facilities so that open space, sport and recreation facilities and community facilities can be located in close proximity to other facilities for education and health.
- C. All schemes of 50 or more dwellings will be required to submit a Health Impact Assessment as part of the planning application. The Council will recognise high performing schemes through Healthy Bassetlaw – a health accreditation scheme for well-designed healthy development proposals.



### 9.2 Protection and Enhancement of Community Facilities

- 9.2.1 The National Planning Policy Framework<sup>1</sup> identifies the importance of community facilities, the need to sustain existing facilities and place new facilities at the centre of new development. Community facilities (for example, places of worship, town and village halls, community centres, indoor sports facilities, schools, doctors' surgeries and libraries) therefore play an important role at the heart of communities.
- 9.2.2 Policy ST40 recognises the importance of the District's community facilities in providing hubs for recreation, congregation and promoting social interaction while minimising the need to travel. The policy protects existing community facilities from change of use or redevelopment. In addition to protection through this policy, communities have powers through Neighbourhood Plans, Neighbourhood Development Orders or Community Right to Bid to protect assets that are important to them allowing them to bid for the assets if they are put up for sale, or they can construct or rebuild community buildings under a Community Right to Build Order.
- 9.2.3 Existing community facilities may also require upgrading over time as the needs of the community change or new facilities may be provided to enhance the offer to local residents. Such development should be supported by appropriate infrastructure, including digital technology to allow residents

to perform a range of activities in a central location. The flexible use of existing and proposed facilities is supported, including proposals for use by religious communities. This is important to ensure the long term sustainability of the facilities.

## POLICY ST40: Protection and Enhancement of Community Facilities

### New Community Facilities

- A. The Council will support proposals which deliver appropriately located community facilities. Proposals for new community facilities should:

1. be located within or adjacent to the built-up area of an existing settlement;
2. clearly meet an identified local need for that use or facility;
3. be accessible for all members of the community and promote social inclusion, including through access to superfast broadband;
4. promote access by sustainable transport;
5. protect the amenity of local residents.

### Existing Community Facilities

- B. Proposals to change the use or redevelop existing community facilities will only be supported if:
1. It can be demonstrated that there is no longer an existing community need for the facility and the building or the site is not needed for an alternative community use; and
  2. It can be demonstrated that the current use is not viable and marketing evidence is provided which demonstrates the premises has been marketed for its lawful use for sustained minimum period of 12 months; and
  3. the service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; and
  4. it involves the provision of an equivalent or better replacement community facility either on site or within that settlement or locality which meets the needs of the local community.
- C. The use or extension of existing community buildings, such as village halls and churches, to provide community hubs such as convenience shops or other local services, will be supported.

### Existing Community Facilities

- B. Proposals to change the use or redevelop existing community facilities will only be supported if:
1. It can be demonstrated that there is no longer an existing community need for the facility and the building or the site is not needed for an alternative community use; and
  2. It can be demonstrated that the current use is not viable and marketing evidence is provided which demonstrates the premises has been marketed for its lawful use for sustained minimum period of 12 months; and
  3. the service provided by the facility is met by alternative provision that exists within reasonable proximity: what is deemed as reasonable proximity will depend on the nature of the facility and its associated catchment area; and
  4. it involves the provision of an equivalent or better replacement community facility either on site or within that settlement or locality which meets the needs of the local community.
- C. The use or extension of existing community buildings, such as village halls and churches, to provide community hubs such as convenience shops or other local services, will be supported.



## 9.3 Locally Important Open Spaces

- 9.3.1 Policy ST41 will ensure residents have appropriate access to high quality open space and recreation facilities, in accordance with the National Planning Policy Framework<sup>1</sup>. This is achieved through the protection of existing open space and the provision of new and enhanced space in association with new development.
- 9.3.2 Publicly accessible open space and recreation facilities are parks, amenity greenspace, children's play space and natural and semi natural greenspace that the public can access without restriction. Allotments are also covered by Policy ST41 although these are only accessible to allotment holders.
- 9.3.3 National policy<sup>1</sup> explains that existing open space should not be built on unless clearly surplus to requirements, or their replacement would be at least equal in quantity and quality, or the development is for alternative open space provision. Policy ST41 reflects this approach, applying the principle to all existing open space as identified on the Policies Map, as well as to new space provided over the plan period.
- 9.3.4 An audit of open space was undertaken in the Bassetlaw Open Space Assessment Update 2019<sup>3</sup> in consultation with Parish and Town Councils and Elected Members. The standards in Policy ST41 will be used to ensure that over the plan period there is enough accessible open space overall, as well as for each open space function, taking account of population change to 2037. Policy ST41 ensures that spaces must also be of an appropriate quality and within a reasonable walking distance of most people's homes to ensure they are used well and positively. The criteria used to assess quality and accessibility are set out in the Open Space Assessment.
- 9.3.5 The preference is for a range of multi-functional open spaces to be accessible to each community. On that basis, new space will only be sought from developments of 100 or more dwellings to deliver a sustainable new neighbourhood or to create an appropriate leisure environment.
- 9.3.6 New parks and larger natural and semi natural greenspace will only be sought where a new critical mass of residents is proposed, such as at the Garden Village (see Policy ST3). Otherwise the number of people generated by each new housing development identified by Policy ST14 does not justify new spaces of this type.
- 9.3.7 In all other cases, a contribution towards improving the quality and multi-functionality of existing open space may be required to ensure that the space is able to meet the needs of additional residents. Use of the standards in Policy ST41 will help determine the most optimal approach for each development. The forthcoming Affordable Housing and Developer Contributions SPD will provide further details on the approach to implementation at a local level.
- 9.3.8 Policy ST41 ensures that any new open space has an identified responsible organisation for management and maintenance prior to the commencement of development. The responsibilities may fall to a private management company set up by the developer, or the Town or Parish Council. If a Town or Parish Council adopts an open space, a commuted sum for maintenance will be required to be paid by the developer. The Council will not adopt new open spaces.
- 9.3.9 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>4</sup> reviewed the infrastructure requirements in Policy ST41 to understand the individual and cumulative impact on plan viability. The WPVA<sup>4</sup> concludes that the Council should be confident that these standards are expected to be deliverable on the majority of sites of a 10 unit threshold.



## POLICY ST41: Delivering Quality, Accessible Open Space

- A. Within the District, open space will be maintained and enhanced to achieve 4.56ha of publicly accessible open space per 1000 people to comprise the following standards of provision for each type of open space:
1. 0.62ha of parks per 1000 people within 1000m walk of a park so that all spaces achieve at least 5\* quality standard;
  2. 0.14ha of children's play space per 1000 children within a 10 minute walk of a play space so that all spaces achieve at least 4\* quality standard;
  3. 1.08ha of amenity greenspace per 1000 people within a 10 minute walk of a space, so that all spaces achieve at least 3\* quality standard, and 75% are 4\* quality;
  4. 2.43ha of natural and semi natural greenspace per 1000 people within a 15 minute walk of a natural greenspace so that all spaces achieve at least 3\* quality standard and 25% are 4\* quality.
- B. The following standards will be applied to specific types of green infrastructure:
1. 0.29ha of allotment space per 1000 people so all allotments achieve at least 3\* quality standard;
  2. 1ha of Local Nature Reserve per 1000 people to bring 95% of people within 1km of a Local Nature Reserve as identified by Policy 39.
- C. On site provision of open space will be required for design, amenity and community reasons from schemes of 100 dwellings or more unless it can be shown that it is not feasible or viable. Future maintenance should be agreed through a management plan submitted as part of a planning application.
- D. In areas of open space deficiency, schemes of 10 dwellings (or 0.25ha) or more will be required to make provision for off-site accessible open space to meet the needs of future residents.

The Affordable Housing and Developer Contributions SPD will provide details on implementation.



### 9.4 Sport and Physical Activity

- 9.4.1 Good quality outdoor and indoor sport and leisure facilities provide important opportunities for everyone in the District to access and enjoy the benefits of being as physically active as possible.
- 9.4.2 Policy ST42 will ensure residents have access to high quality sports facilities, in accordance with the National Planning Policy Framework<sup>1</sup>. Sports facilities include pitch sports, court sports, swimming, health and fitness, bowling, athletics, golf, gymnastics and boxing. Policy ST42 is achieved through the protection of existing sports facilities and the provision of new and enhanced facilities in association with new development.
- 9.4.3 The Bassetlaw Playing Pitch Strategy, 2019<sup>5</sup> determines the supply of and demand for playing pitches, and identifies any shortfalls or oversupply. It also identifies where there are any quality issues concerning pitches and ancillary buildings, such as, changing rooms. The evidence<sup>5</sup> includes the sports of cricket, football, rugby union, rugby league, hockey, athletics, tennis and flat and crown green bowling and meets the Sport England requirements for a strategy of this kind. Its

delivery plan, including any successor form the basis for assessing the requirement for this provision.

- 9.4.4 Evidence<sup>5</sup> identifies shortfalls in youth and mini football, adult rugby union and cricket pitches to accommodate current and future demand across Bassetlaw, but recognises these are minimal when compared to the national picture. There is also a significant shortfall of floodlit 3G pitches: three new strategically located 3G pitches are required to meet needs.
- 9.4.5 This shortfall does not necessarily mean new pitches. Shortfalls can be reduced through the improved management of existing pitches: pitch re-configuration as well as the conversion of existing artificial grass pitches to a 3G surface will optimise the use of space particularly for junior and mini sports, and training. Overall this reduces the use of grass pitches, improving their quality and ability to accommodate more matches in the long term.
- 9.4.6 To ensure provision best meets local needs and future aspirations, a hierarchy has been developed, supported by appropriate management. Policy ST42 makes provision for two strategic multi-sport, multi-pitch 'hubs' in Worksop and Retford: high quality adult and junior pitches and outdoor sports facilities capable of accommodating higher level competition, supported by quality ancillary accommodation. Complementary, smaller 'satellite' sites such as educational facilities and parks will cater for lower level competition and for recreational use respectively.
- 9.4.7 National policy<sup>1</sup> explains that existing sports facilities should not be built on unless clearly surplus to requirements, or their replacement would be at least equal in quantity and quality, or the development is for alternative provision. Policy ST42 reflects this applying the principle to all existing sports facilities, and to new provision in the future.
- 9.4.8 Evidence<sup>5</sup> recognises the role educational sites play in providing access to sports facilities. All new educational sites should be accompanied by a community use agreement, to ensure sports facilities can be accessible to the community out of school hours.
- 9.4.9 The District also benefits from a range of indoor sports facilities. To provide a more comprehensive understanding of this sector a Built Facilities Strategy will be undertaken in Spring 2020, in partnership with Sport England, to inform future policy development.

## POLICY ST42: Promoting Sport and Physical Activity

- A. Bassetlaw's outdoor and indoor sport facilities will be protected and where appropriate enhanced to provide a range of quality, accessible and safe facilities to encourage healthier, active lifestyles.
- B. Playing pitches, floodlit 3G pitches and outdoor sports facilities of appropriate quantity and quality to help achieve the target level set out in the Bassetlaw Playing Pitch Strategy 2019 will be provided and maintained according to the following hierarchy:
1. Strategic multi-sport, multi pitch 'hub' sites will be promoted in Worksop and Retford
  2. Satellite sites:
    - a) Schools and colleges;
    - b) Parks, open spaces and Parish or Town Council owned sites;
    - c) Sports Clubs;
    - d) Privately owned sites.

- C. Proposals to improve the quality and management of playing pitches and sport facilities in the District will be supported, in accordance with the most up to date Playing Pitch or Built Facility Strategy Delivery Plan.
- D. Secure community use will be required, where appropriate, to new facilities.
- E. The loss of playing pitches and sport facilities will only be permitted where:
  1. a detailed needs assessment clearly shows that the site is no longer required to meet an identified need for sport or recreation use; or
  2. equivalent or better replacement facilities in terms of quantity and quality are provided to compensate for those lost as a result of the development and these are within an easily accessible location for existing and potential new users; or
  3. the proposal is for an alternative sport and recreation use that clearly outweighs the loss of the current or former facility.



## 9.5 Protecting Amenity

- 9.5.1 Impact on neighbouring amenity resulting from new development is an important consideration in determining planning applications. An impact on amenity through poor design may affect the quality of life and health of neighbouring occupiers, or result in a disconnected development that fails to relate to its context. There is a need to consider impacts on the development as well as from the development.
- 9.5.2 The planning system plays an important role in safeguarding the quality of life of residents of the District. Policy 43 reflects the principles of national policy<sup>1</sup>: new development should be appropriate for its location taking into account the likely individual and cumulative significant harmful effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 9.5.3 New dwellings should be designed to ensure adequate privacy for existing and new residents to enable them to enjoy their homes without undue intrusion from neighbours, the public or adverse operations from neighbouring land uses. This can be achieved by careful siting of buildings, by ensuring that there are adequate distances between buildings, and between existing and new development and through the erection of screen walls and fencing.
- 9.5.4 New development should be designed to avoid overshadowing of adjoining dwelling(s), although it is recognised that in high density housing schemes, such as in town centres, overlooking distances may not be so readily achievable. Innovative design approaches will therefore be sought to provide acceptable standards of privacy (see Policy ST32).
- 9.5.5 Applications that result in unacceptable harm to neighbouring amenity, through an overlooking or overbearing impact, or resulting in noise, odour or light pollution or disturbance will be resisted unless the harm can be overcome through suitable planning conditions. The Design Quality SPD will provide further guidance on amenity.

## POLICY 43: Protecting Amenity

- A. When considering the impact on private amenity, which all existing and future occupants may reasonably expect to enjoy, proposals should demonstrate how the following matters have been addressed:
1. compatibility with neighbouring land uses;
  2. privacy/overlooking;
  3. overshadowing;
  4. access to daylight and sunlight;
  5. artificial light or glare;
  6. noise and vibration;
  7. air quality from odour, fumes, smoke, dust and other sources; and
  8. adequate storage, sorting and collection of household and commercial waste, including provision for recyclable waste.
- B. Proposals for development adjacent to, or in the vicinity of, existing 'bad neighbour' uses such as waste sites, incinerators, chemical production, heavy industrial factories, and businesses with out of normal hour (9-5) operations, will need to demonstrate that:
1. the ongoing use of the neighbouring site is not compromised, and
  2. the amenity of future occupiers of the new development can be achieved in accordance with Part A of this policy with the ongoing normal use of the neighbouring site.



### 9.6 Contaminated and Unstable Land

- 9.6.1 Contaminated land is used to describe land polluted by heavy metals, oils and tars, chemicals, gases or asbestos substances. These could cause significant harm to people, biodiversity and the pollution of surface or groundwater resources.
- 9.6.2 The majority of vacant brownfield land in Bassetlaw are subject to some known contamination issues as a consequence of its industrial history, including past mining, industrial or power generating activity, but it can also arise from natural geology as well as from human activities.
- 9.6.3 The presence of contamination can affect or restrict the use of land, but if development can address the problem, then it will benefit the wider community and bring the land back into beneficial use. Thus, reducing the need to use greenfield sites and minimise impact to the environment.
- 9.6.4 This is particularly important for this Local Plan, which consistent with national policy<sup>1</sup> seeks to allocate approximately 200ha of brownfield land for regeneration and re-use, including two substantial former power station sites at Cottam and High Marnham.
- 9.6.5 Unstable land may have various causes but the main concerns in the District relate to past mining activity. There are extensive areas of recorded mining activity where coal mining related hazards will be present such as erosion, sinkholes and open cavities. Whilst most past mining has ceased in the District, potential public safety and stability problems can be uncovered by development.



- 9.6.6 In accordance with national policy<sup>1</sup> ensuring a site's suitability for its proposed use must consider ground conditions and any risks arising from land instability and contamination. It adds that making the site safe is the responsibility of the developer/landowner and that mitigation should be identified through appropriate site investigations. Policy 44 identifies how this will be managed in the District.

## POLICY 44: Contaminated and Unstable Land

- A. Development on land that is unstable, currently contaminated or suspected of being contaminated due to its previous development history or geology, or that will potentially become contaminated because of the development, will require the submission of an appropriate contamination assessment and/or land instability risk assessment.
- B. For developments identified as being at risk of instability, or where there is evidence of contamination, measures should be incorporated to remediate the land and/ or incorporate other measures to ensure that the contamination or instability does not have the potential to cause harm to people or the environment. Developments that cannot incorporate suitable and sustainable mitigation that protect the well-being of residents and the environment will not be supported.



### References

- <sup>1</sup>National Planning Policy Framework, MCHLG, 2019
- <sup>2</sup>Bassetlaw Health Profile, Public Health England, 2019
- <sup>3</sup>Bassetlaw Open Space Assessment Update, BDC, 2019
- <sup>4</sup>Bassetlaw Whole Plan Viability Assessment, NCS, 2019
- <sup>5</sup>Bassetlaw Playing Pitch Strategy, KKP Consulting, 2019





## 10.0 Greening Bassetlaw





## 10.1 Climate Change Mitigation and Adaptation

- 10.1.1 Climate change is likely to bring about more extremes of weather locally such as higher winds; hotter, drier summers; and wetter winters. Planning for climate change involves seeking to limit the impact of new development on the environment by reducing or minimising their carbon emissions, and ensuring development can adapt to future climate change and is not located in areas of highest flood risk. This is encapsulated by the Council Plan<sup>1</sup> which seeks to Green Bassetlaw: this policy translates those objectives into spatial planning.
- 10.1.2 In accordance with national policy<sup>2</sup>, Policy ST45 seeks to secure the reduction of greenhouse gases in accordance with the provisions of the Climate Change Act 2008. In 2019, the Government committed the UK to generating net zero carbon emissions by 2050. Whilst this is outside this plan period, this Local Plan must be future proofed to enable a step change locally by 2037 – and to allow for any changes to legislation and technology that may be introduced – and to ensure that our communities are able to move towards a zero carbon environment more easily by 2050. The Council is mindful of the further moves towards a zero carbon standard, and will respond to any new national policy in the first review of the plan.

### **Sustainable and Low Carbon Methods of Construction**

- 10.1.3 Policy ST45 promotes sustainable design and construction which will help to achieve the concept of ‘environmental net gain’ promoted in the Government’s 25 year Environment Plan<sup>3</sup>. Development should minimise energy demand and maximise energy efficiency. Layout, orientation and design of development are integral to this: maximising natural heating, cooling and lighting can achieve significant benefits and should be incorporated into new development. The use of renewable and low carbon technologies should be integrated where practicable.
- 10.1.4 The energy efficiency of a building is covered by Part L of the Building Regulations, which sets out the minimum requirements. But a number of nationally recognised accreditation schemes - BREEAM, Passivhaus and the new Home Quality Mark - are useful in assessing sites and can help to deliver higher standards. Housing developments that incorporate these standards will be supported. BREEAM very good-excellent standard, or any successor will be a requirement for non residential developments of 1000sqm or more floorspace.

### **Maximising Water Efficiency**

- 10.1.5 Most of the District’s water supply is served by Anglian Water, with parts served by Severn Trent Water. In terms of waste water, the District is served by Severn Trent Water.
- 10.1.6 The Environment Agency advises that areas identified as ‘Serious’ in the Water Stress Area Classification 2013<sup>4</sup>, should be designated as ‘Areas of serious water stress’ for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended). This includes the area covered by Anglian Water, therefore the majority of Bassetlaw is an area of serious water stress. This means there is pressure on drinking water resources and implications for water quality, particularly in drought conditions. Anglian Water has identified a risk to long term supply and demand in the strategic grid from 2020.
- 10.1.7 Severn Trent Water’s draft Water Resource Management Plan, 2019<sup>5</sup> identifies that ‘measures such as local flow support, river restoration measures to improve environmental resilience, catchment and partnership solutions or localised demand management will help us mitigate against the risk of deterioration.’

- 10.1.8 Although the small part of the District covered by Severn Trent Water are not water stressed, undoubtedly requiring water efficiency measures District wide will have a positive outcome on climate change adaptation, future water supplies, effects of abstraction and prevent future deterioration from occurring. Based on this evidence, Policy ST45 includes the optional water efficiency target for residential development: of 110 litres per person per day, including five litres for external water use.
- 10.1.9 Residential developments must therefore be designed to be more water efficient, through the installation of water efficient fittings and appliances, which can help reduce water consumption. Capturing and re-using rain water and grey water (i.e. waste water generated from households from streams without faecal contamination) on-site should also be considered. These measures can also secure significant benefits from non residential development, which will be encouraged throughout the District.

### **Carbon Offsetting through new developments**

- 10.1.10 The Government's 25 Year Environment Plan<sup>2</sup> aims to plant an additional 11 million new trees, including 1 million new urban trees as part of the commitment for the UK becoming a net zero carbon producing economy.
- 10.1.11 The Council Plan<sup>1</sup> supports the Sherwood Forest Reforestation Project, helping to reinstate the extent of this significant woodland in the District. Policy ST45 helps make a significant contribution to these aspirations: 5 new trees will be sought per dwelling and per 1000sqm of floorspace on schemes exceeding that threshold. This equates to approximately 38,552 trees over the plan period or 192,760 carbon tonnes absorbed a year once complete, around a tenth of the area of Sherwood Forest Nature Reserve.
- 10.1.12 This Local Plan allocates several larger housing sites on greenfield land. As part of their comprehensive design, there is an opportunity to provide substantial 'carbon offsetting' through the planting of these trees in new community woodlands: one in each of the Main Towns and at the Garden Village (see Policies ST3 and ST14). This will help achieve wider environmental gain, in terms of the other benefits tree planting can generate.

### **Improving Air Quality**

- 10.1.13 National policy<sup>3</sup> requires development to 'sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.' Bassetlaw does not have any Air Quality Management Areas or Clean Air Zones, and this Local Plan will strive to ensure air quality remains at an acceptable quality across the District, and also elsewhere.
- 10.1.14 It is important that new development continues to reduce harmful emissions into the air and the environment, especially in more urban areas. For example, DEFRA monitoring indicates that the level of nitrogen dioxide in the air around Harworth and Bircotes, Blyth and the A1M motorway has reduced since 2001 as a result of a new traffic management schemes delivered through new development and improvements to the A1 through the District.
- 10.1.15 Development proposals will be expected to minimise and mitigate air pollution and to contribute towards the achievement of air quality objectives. Where relevant, an Air Quality Assessment may be required in support of development; this should be produced in accordance with the latest Environmental Protection UK guidance.

## **Electric Vehicles and Electric Charging Points**

- 10.1.16 Motor vehicles are a source of carbon emissions. To reduce the impact of vehicles on the environment the government is promoting the use of electric and other ultra-low emission vehicles through grants and other initiatives.
- 10.1.17 The greater use of electric vehicles will help reduce traffic emissions, noise and improve air quality, and improve their cost effectiveness. The government has taken steps to enable more public charging points to be provided – they are now permitted development. Commercial development across the District are installing electric charging points to make use of electric vehicles more straightforward. The Council is contributing by installing electric charging points in its public car parks in Worksop and Retford.
- 10.1.18 Policy ST45 will require all new development to incorporate appropriate infrastructure to enable the connection to an electric vehicle charging point connection in future. This future proofs development by ensuring that over time, and as technology develops, different charging units can be installed which reflects consumer choice.
- 10.1.19 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>6</sup> reviewed the policy requirements in this Local Plan to understand the individual and cumulative impact of them on viability. The WPVA6 states that the requirements in Policy ST45 can reasonably be sought as part of a deliverable plan.
- 10.1.20 The implementation of this policy will be set out in the forthcoming Greening Bassetlaw SPD.

## **POLICY ST45: Climate Change Mitigation and Adaptation**

- A. All proposals, including the change of use of existing buildings and spaces will be supported where it can be demonstrated that:
1. Carbon emissions have been minimised through:
    - a) Directing development towards locations that minimise the need to travel and maximise the ability to make trips by sustainable modes of transport;
    - b) Delivering higher densities of development on the most accessible sites;
    - c) Providing more walkable and cyclable neighbourhoods that reduce demand for car use;
    - d) Requiring that all new residential developments that are providing off-road parking ensure infrastructure is capable of providing connection for electric vehicle charging. For all commercial development, at least 25% of the available spaces provided for visitor and commercial parking should be fully fitted with electric charging points;
    - e) Designing proposals that incorporate passive and energy efficient design and minimise energy demand;
    - f) Requiring non residential development of 1000sqm or more to meet BREEAM very good-excellent standards;
    - g) Promoting the retrofitting of existing buildings, including incorporating measures to reduce energy consumption;
    - h) Identifying and supporting a range of opportunities for the delivery of renewable and low carbon energy schemes.
  2. Carbon sequestration is maximised, including by
    - a) Significantly increasing the number of trees and extent of woodland in Bassetlaw, by ensuring new development makes provision for tree planting as follows:
      - i. residential development: to make provision for 5 individual trees per dwelling; or

- ii. non residential development of 1000sqm floorspace or more: to make provision for 5 trees per 1000sqm in floor space.

3. Mitigating and adapting to the impacts of climate change are promoted, including by
- a) Managing flood risk to reduce risk to land, property and people as a result of more extreme weather events;
  - b) Providing shade and green infrastructure to reduce overheating of urban areas during warmer summers;
  - c) Minimising the use of natural resources over the development's lifetime, such as minerals and consumable products, by reuse or recycling of materials in construction, and by making best use of existing buildings and infrastructure;
  - d) Increasing the extent, interconnectedness and diversity of wildlife habitats to enable animals and plants to adjust;
  - e) Promoting water efficiency, whereby new developments will be required to minimise water consumption by meeting the tighter Building Regulations optional requirement of 110 litres/ person/day.;
  - f) Encouraging water recycling wherever feasible, such as through rainwater and stormwater harvesting to reduce demand on mains water supply.
  - g) Minimising waste and the inclusion of recycling facilities or space for recycling within new development;
  - h) Reducing air pollution so as to minimise the potential for higher temperatures to worsen air quality;
  - i) Avoiding harm to the water environment in accordance with Policy ST48.



## 10.2 Renewable Energy Generation

- 10.2.1 The UK target is that 15% of energy must be from renewable sources by 2020 (EU Directive 2009/28/EC). The Bassetlaw Annual Monitoring Report 2016/17<sup>7</sup> identifies an increase in the amount of renewable energy generation from various schemes installed across the District (that require planning permission), particularly from solar farms, building mounted solar panels and use of anaerobic digestion associated with a number of farms.
- 10.2.2 The National Planning Policy Framework<sup>3</sup> emphasises that a positive strategy should be adopted to promote energy from renewable and low carbon sources, with policies designed to maximise the development of low carbon energy. The impact of wind generation projects on communities has been recognised by the Government and national policy<sup>3</sup> makes it clear that development involving wind turbines should not be considered acceptable unless it is in an area suitable for wind energy development - this Local Plan does not identify any such areas.
- 10.2.3 The District formerly hosted three large scale coal fired power stations: two are now closed. Remains of this power generation legacy provide an opportunity to connect to the high voltage electricity grid at High Marnham (see Policy ST7) providing significant potential for renewable energy and low carbon generation on site. Elsewhere, micro to medium scale commercial renewable energy generation and community wind generation will deliver green energy benefits.



- 10.2.4 In balancing the case for and against a proposal the amount of power to be generated, and its contribution to meeting renewable energy targets, is a key factor. Policy ST46 requires developers to provide evidence based assessments of power generation based upon actual yield rather than installed capacity.
- 10.2.5 Proposals should be appropriate in terms of scale and design, and suitable for their location. Many renewable energy projects, such as wind and solar will need to be located close to the source of power. There is a need however to balance energy generation from renewable and low carbon sources with the impact on landscape, ecological, heritage and amenity.
- 10.2.6 All proposals will be considered in terms of their impact on neighbouring land uses and the community. The level of local community support for low carbon and renewable energy proposals will be evaluated in terms of engagement related to planning applications and through the neighbourhood planning process where applicable.
- 10.2.7 Large scale ground mounted proposals for solar farms are capable of contributing substantially to total solar power generation nationally. But in the District the potential for adverse impacts, particularly on agricultural land mean that in accordance with the UK Solar Photovoltaics Strategy<sup>8,9</sup>, the preference is for future expansion of solar photovoltaics to be on commercial and industrial roof-space. Nevertheless, large scale ground mounted proposals may be acceptable subject to meeting the criteria in Policy ST46.
- 10.2.8 Where planning permission is required for renewable energy projects, this shall include a planning condition requiring the removal of associated infrastructure and the reinstatement of a building or land to its original condition or appearance within three years of the equipment becoming permanently non-operational.
- 10.2.9 Proposals which include the generation of energy from waste are a County matter and as such will be dealt with by Nottinghamshire County Council.
- 10.2.10 Many small scale technologies are now permitted development, therefore the requirements of Policy ST46 do not apply. More information on permitted renewables development, the suitability of different parts of the District for different technologies, their associated benefits, and likely mitigation will be set out in the forthcoming Greening Bassetlaw SPD.



## POLICY ST46: Renewable Energy Generation

- A. Proposals for the generation of renewable energy should be evidenced by appropriate assessments, including an Environmental Impact Assessment where relevant, and will be supported where:
1. It is an appropriate scale and design for the site;
  2. It does not cause an adverse impact on the built and/or natural environment and/or landscape resulting from the construction, operation and decommissioning of any infrastructure;
  3. It does not contribute towards an unacceptable cumulative visual impact when considered in conjunction with nearby renewable energy developments and permitted proposals within the District or adjoining local authority areas;
  4. the proposal includes details of expected power generation based upon yield;
  5. it will not lead to an unreasonable adverse impact for existing dwellings from noise, light, glare, smell, dust, emissions or flicker; and
  6. it ensures that decommissioning will take place and the site is fully restored when the renewable energy generation ceases.
- B. Support will be given to the utilisation of existing and new roof space for renewable energy generation proposals, particularly those with a large expanse on industrial or agricultural units if they do not cause a detrimental impact on the wider landscape.

Further details on implementation will be set out in the Greening Bassetlaw SPD.



### 10.3 Minimising Flood Risk

- 10.3.1 Increased flooding can be a consequence of global warming. Increased flood risk can be caused in one area by development taking place in another. Development must therefore take account of where these issues could arise, and how to mitigate them.
- 10.3.2 National policy<sup>3</sup> is clear that planning policy should minimise vulnerability and provide resilience to impacts arising from climate change. As a principle, inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at risk of flooding. The use of the sequential test to direct development to low risk sites is identified by national policy<sup>3</sup> and reflected in Policy ST47.
- 10.3.3 The key principles of national policy<sup>3</sup> are detailed at a local level in the Council's evidence base for flood risk:
- a) Bassetlaw Strategic Flood Risk Assessment (December 2019)<sup>10</sup>
  - b) Bassetlaw Outline Water Study (January 2011)<sup>11</sup>
- 10.3.4 The Strategic Flood Risk Assessment<sup>10</sup> classified all land within the District into one of four Flood Zones. The Council advise that developers check the Environment Agency website for the most up-to-date flooding information for both fluvial and surface water flooding.

- 10.3.5 Although there are areas of the District that are vulnerable to river-based flooding, in general there is no significant pressure to develop land with a high probability of flooding – Flood Zone 3a - due to the availability of land less vulnerable to flood risk elsewhere. There are a couple of exceptional cases, where for clear sustainability reasons, land is proposed for allocation in a flood zone (see Policy ST5 and Policy ST7). A Level 2 Strategic Flood Risk Assessment will be undertaken, in partnership with the Environment Agency and the Lead Local Flood Authority, to inform policy development and the approach to flood management for these sites.
- 10.3.6 The District contains the Trent Valley and land surrounding the rivers Idle, Ryton, Meden, Maun and Poulter. It lies within the Humber River Basin District (as defined for the Water Framework Directive), and its catchments are covered by the Trent<sup>12</sup> and Don<sup>13</sup> Catchment Flood Management Plans. These recommend that opportunities should be investigated for storage or reduced conveyance upstream of urban areas; locations identified where flood attenuation ponds or wetlands could be developed with associated habitat improvement; returning watercourses to a more natural state; and resisting development which may adversely affect the flood management capabilities of green infrastructure. The Council will work with the Environment Agency and developers to support the priorities of these plans, such as at Cottam Priority Regeneration Area, for example.
- 10.3.7 As set out in the national policy<sup>3</sup>, major development, namely that of 1 ha or more in Flood Zone 1 or any development in Flood Zone 2 or 3, would be expected to submit a site specific Flood Risk Assessment to identify the main flood risks to the site, including whether a development will increase flood risk downstream, and recommendations for mitigation. Mitigation will be incorporated as conditions to the planning permission.
- 10.3.8 National policy<sup>3</sup> details that a Flood Risk Assessment should also demonstrate how flood risk will be managed over the lifetime of the development, taking climate change into account. On that basis, the climate change projections (as detailed in Flood Risk Assessments: Climate Change Allowances 2017<sup>14</sup>) should be considered. By making an allowance for climate change, it will help reduce the vulnerability of the development and provide resilience to flooding in the future. Applicants are encouraged to contact the Environment Agency for pre-application advice when sites are located in areas of high flood risk (Flood zones 2 and 3).
- 10.3.9 There is also an increasing possibility of flood events caused by surface water and sewer flooding in the District, including those areas not affected by river-based flooding. New developments will therefore be required to incorporate sustainable drainage systems (SuDS) in accordance with national standards. In accordance with the Strategic Flood Risk Assessment<sup>10</sup>, new developments should maximise opportunities to provide natural flood management, including integration with green infrastructure and mitigation.
- 10.3.10 Policy ST47 advises that the inclusion of Sustainable urban Drainage Systems should be considered at the earliest stages of the design process to ensure that they are successfully integrated with the development and appropriate maintenance is identified.
- 10.3.11 Nottinghamshire County Council is the Lead Local Flood Authority, responsible for coordinating the management of flood risk relating to surface water across Nottinghamshire. The District is also covered by two water companies: Anglian Water and Severn Trent Water. Internal Drainage Boards also provide detailed local knowledge in relation to drainage in the rural area. Developers should consult the appropriate authority to ensure drainage is appropriate to the development.

## POLICY ST47: Flood Risk

- A. All development proposals are required to consider and, where necessary, address the effect of the proposed development on flood risk, both on-site and off-site, commensurate with the scale and impact of the development. This should be demonstrated through a Flood Risk Assessment where appropriate. Development will only be supported:
1. In the functional floodplain (Flood Zone 3b): if it is water compatible or essential infrastructure;
  2. In Flood Zones 2 and 3a: if it passes the Sequential Test, and if necessary the Exceptions Test, as required by national policy;
  3. In Flood Zone 1: if it can be demonstrated for sites over 1ha through a Flood Risk Assessment that the development, including access will be safe without increasing flood risk elsewhere and where possible will reduce flood risk overall;
  4. Where land that is required to manage flood risk is safeguarded from development.
- Surface Water Flood Risk**
- B. Major developments should positively contribute to reducing flood risk. Sustainable drainage systems (SuDS) should be incorporated in line with national standards, and should:
1. Be informed by the Lead Local Flood Authority, sewerage company and relevant drainage board;
  2. Have appropriate minimum operational standards;
  3. Be managed in line with the Government's Water Strategy;
  4. Have management and maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development;
  5. Prevent surface water discharge into the sewerage system;
  6. Maximise environmental gain through enhancing the green infrastructure network, securing biodiversity gain and amenity benefits along with flood storage volumes.



### 10.4 Protecting Water Quality

- 10.4.1 Environmental improvements are an important part of delivering growth and improving the attractiveness of the District. Surface and ground water resources are susceptible to a range of threats relating to new development and once contaminated it is difficult, if not impossible, to rehabilitate them.
- 10.4.2 The Water Framework Directive is the primary legislation for matters relating to the water environment and sets out how water bodies will be managed by River Basin Districts. Its primary objectives are to achieve good ecological status in water bodies, and provide protection for drinking water sources and European and nationally protected wildlife sites, such as Special Protection Areas and Sites of Special Scientific Interest.
- 10.4.3 The Humber River Basin Management Plan<sup>15</sup> covers Bassetlaw. It includes several catchment areas – parts of Idle, Torne, Lower Trent and Erewash – in the District. Most of the rivers in Bassetlaw are tributaries of larger rivers and are highly sensitive to water quality impacts. Policy ST48 will resist development that threatens water quality, and will support initiatives that result in an improvement of water quality and the capacity of water to support wildlife.

- 10.4.4 Where development is expected to have a potential impact on water quality, pre-application discussions with the Council, the Environment Agency and relevant water and sewerage companies are essential to determine the assessment needed to support an application. Sufficient information will be required to explain how the proposed development would affect relevant water bodies in the Humber River Basin Management Plan<sup>15</sup> and how mitigation will positively address impacts identified. The information should be proportionate to the nature and scale of the development and the level of concern about water quality.
- 10.4.5 Where a significant adverse impact on water quality is identified, a more detailed Environmental Statement will be required and the proposed development will only be acceptable in terms of the Water Framework Directive in the circumstances set out in the Humber River Basin Management Plan<sup>15</sup>.
- 10.4.6 Surface water flows from areas like car parks or service yards should have appropriate pollution prevention measures built in, consistent with relevant pollution prevention guidance, to protect groundwater and watercourses from specific pollutants like petrol (hydrocarbons) and suspended solids. In these cases, Policy ST48 should be referred to in relation to appropriate sustainable drainage systems which can improve water quality, such as swales along hardstanding boundaries, or a more advanced reed bed system for larger sites. These solutions are easier to access and maintain than engineered solutions like petrol/oil interceptors, which require regular maintenance to ensure they operate correctly.
- 10.4.7 Development should ensure that the quantity and quality of drinking water sources is not compromised. Where a development includes a private water supply, developers should ensure that a wholesome supply is delivered.

## POLICY ST48: Protecting Water Quality

- A. In line with the objectives of the Water Framework Directive, development must not result in any waterbody failing to meet the element and overall class status set out in the Humber River Basin Management Plan. Development will be supported where proposals:
1. Actively contribute to enhancing the status of the waterbody through positive actions or ongoing projects;
  2. Will not have a negative impact on water quality directly through pollution of surface or ground water.
- B. Where development is proposed within a Source Protection Zone, it must be demonstrated that any risk to groundwater resources and groundwater quality would be protected throughout the construction and operational phase of development. Management of construction sites should ensure that contaminated surface water is prevented from leaving a site untreated.
- C. Proposals must be served by an adequate supply of water and appropriate sewerage infrastructure and there must be sufficient sewage treatment capacity to ensure that there is no deterioration of water quality. Septic tanks will only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible.
- D. Water recycling, rainwater and stormwater harvesting will be supported, wherever feasible, to reduce demand on mains water supply.

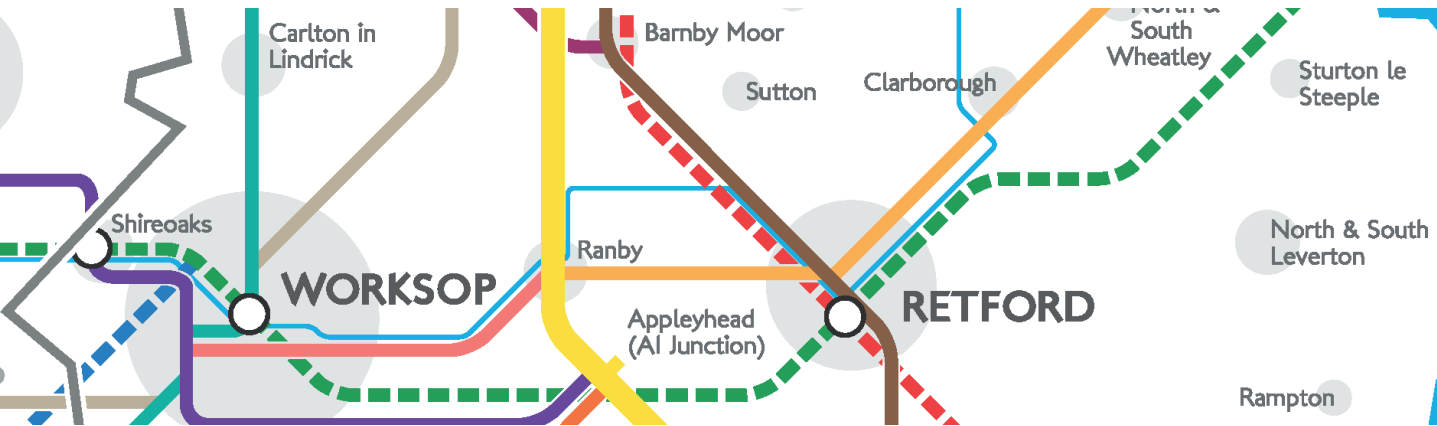




## References

- <sup>1</sup>Council Plan, BDC, 2019
- <sup>2</sup>A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- <sup>3</sup>National Planning Policy Framework, MCHLG, 2019
- <sup>4</sup>Water Stress Area Classification – final classification, Environment Agency, 2013
- <sup>5</sup>Draft Water Resource Management Plan, Severn Trent Water, 2019
- <sup>6</sup>Bassetlaw Whole Plan Viability Assessment, NCS, 2019
- <sup>7</sup>Bassetlaw Annual Monitoring Report 2016/17, BDC, 2017
- <sup>8</sup>UK Solar Photovoltaics Strategy Part 1, DECC, 2013
- <sup>9</sup>UK Solar Photovoltaics Strategy Part 2, DECC, 2014
- <sup>10</sup>Bassetlaw Strategic Flood Risk Assessment, JBA consulting, 2019
- <sup>11</sup>Bassetlaw Outline Water Study, Scott Wilson, 2011
- <sup>12</sup>River Trent Catchment Flood Management Plan, Environment Agency, 2010
- <sup>13</sup>River Don Catchment Flood Management Plan, Environment Agency, 2010
- <sup>14</sup>Flood Risk Assessments: Climate Change Allowances, Environment Agency, 2017
- <sup>15</sup>Humber River Basin Management Plan, DEFRA, 2015

11.0 Transport and Infrastructure



## 11.1 Providing Transport Infrastructure to Support Growth

- 11.1.1 Transport networks form a key part of the District's physical infrastructure, facilitating the movement of people between their homes and places of work, connecting them to important facilities such as schools, shops and services that help them live their lives. Transport networks also enable goods to be transported to and across the District, thus forming multifunctioning networks for both local and sub-regional/regional economic growth and social progress.
- 11.1.2 National policy<sup>1</sup> recognises the important role transport networks have in enabling movement of people and goods and promoting sustainable transport patterns. The Nottinghamshire Local Transport Plan<sup>2</sup> sets out the transport strategy to 2026 for the County. It is supported by rolling three year Implementation Plans. This Local Plan aims to assist Nottinghamshire County Council to:
- Deliver a transport system which provides more consistent, predictable and reliable journey times for the movement of people and goods.
  - Provide all residents with efficient, easy and affordable access to key services, such as employment, education, health care and food shopping, particularly by public transport, bike and on foot.
  - Enable more people to walk, cycle and use public transport as part of their daily journeys.
  - Minimise the negative impact of the transport system on the environment, air quality and individuals.
- 11.1.3 The Council will continue to work closely with the County Council, Highways England, Network Rail and local train and bus operating companies, as well as neighbouring authorities to develop transport infrastructure to support the delivery of this Local Plan as part of sustainable development.
- 11.1.4 To help deliver national, regional and local growth objectives, the Bassetlaw Transport Study Part 23 sets out measures to deliver the new development identified by this Local Plan, and mitigate their impacts on the transport network. These include capacity/congestion improvements, changes to the network and traffic routing, sustainable transport initiatives, safety improvements and traffic management improvements.
- 11.1.5 Policy ST49 identifies the strategic transport infrastructure requirements necessary to deliver this Plan. Those required to mitigate the impacts of each housing and employment allocation are set out in relevant site specific policies, where applicable.
- 11.1.6 In all cases, a Transport Assessment will be required to accompany a planning application. This will identify the detailed transport infrastructure requirements necessary to make the site acceptable in planning terms, and should be agreed with the relevant authorities.
- 11.1.7 Currently strategic highway links between the A57 (Shireoaks/Gateford roundabout) and the A1 at Apleyhead junction experience high traffic levels; phasing the development of the proposed allocations along this corridor will avoid unacceptable impacts. In the long term, the Council will work jointly with Nottinghamshire County Council and Neighbouring Authorities to provide increased capacity along the A57 corridor.
- 11.1.8 This Local Plan acknowledges that public funding for transport infrastructure is likely to be limited, and that transport infrastructure improvements will be largely developer funded. However, the Council will continue to pursue a range of funding mechanisms in order to finance infrastructure, through liaison with the D2N2 LEP for example. Further information is set out in the Bassetlaw Infrastructure Delivery Plan<sup>4</sup>.

- 11.1.9 The Bassetlaw Whole Plan Viability Assessment, 2019 (WPVA)<sup>5</sup> reviewed the infrastructure requirements in Policy ST49 to understand the individual and cumulative impact of them on the viability of this Plan. The WPVA5 states that the Council can be confident that the level of infrastructure identified can be sought as part of a viable plan.

## POLICY ST49: Transport Infrastructure

- A. Proposals should seek to ensure the development is supported by appropriate on-site and off-site transport infrastructure. Working with relevant partners, neighbouring authorities and other stakeholders, investment in transport infrastructure, as set out in the Bassetlaw Infrastructure Delivery Plan, will include the following projects:
1. A new east-west distributor road and public transport corridor from the A60 to the B6045 at HS1: Peaks Hill Farm, as identified on the Policies Map;
  2. improvements to the highway network adjoining the Bassetlaw Garden Village, including any necessary improvements to the B6420;
  3. the provision of a new public transport hub at the Bassetlaw Garden Village and at Cottam Priority Regeneration Area;
  4. support for sustainable transport measures that improve access to/from proposed major development around the A57 corridor and Bassetlaw Garden Village;
  5. improvements to the roundabout at A60 Mansfield Road / A619;
  6. improvements to the roundabout at A57/ A60 Sandy Lane / High Grounds Road;
  7. improvements to the roundabout at A57 / Claylands Ave / Shireoaks Common;
  8. improvements to the roundabout at A57 / B6034 Netherton Road;
  9. improvements to the roundabout at A57 / B6040 Retford Road;
  10. improvements to the roundabout at A614 Blyth Road / A57 / A1(T) (Apleyhead);
  11. improvements to the capacity of the A57; and
  12. improvements to B6041 High Hoe Road / Kilton Road mini-roundabouts;





## 11.2 Sustainable Transport

- 11.2.1 Bassetlaw is a predominantly rural District and the need to travel for jobs or services or to be served by mobile delivery has always been a feature of daily life. The reliance on the car as the main mode of transport is high and the provision of public transport such as bus services are limited in more rural locations. There are three train stations in Bassetlaw: Worksop, Retford and Shireoaks and they provide connections to other parts of the region and beyond.
- 11.2.2 Policy ST50 recognises that the relationship between places and sustainable transport is important, to help ensure people can travel easily and sustainably but also in managing the effects on transport infrastructure in the District. In rural areas, maintaining access to services is vital and this will be supported by Policy ST2.
- 11.2.3 To make the most of sustainable transport and maximise its future potential the spatial strategy directs most development into areas in the three Main Towns which already have capacity to offer sustainable transport choice for local journeys to access employment and services. This will maintain and increase the proportion of trips by walking and cycling, whilst reducing trips by car.
- 11.2.4 This Plan also recognises that as a predominantly rural area, the private car will remain a dominant form of transport. But the spatial strategy directs more growth to the Large Rural Settlements to ensure that new development is located in the most sustainable and accessible rural locations to help retain local services, and encourage more local journeys to be made by sustainable transport.
- 11.2.5 In those cases - at the Bassetlaw Garden Village, Cottam Priority Regeneration Area and Site HS1: Peaks Hill Farm - where sustainable transport options are minimal, the capacity of development means that there is the means to extend sustainable transport provision over the plan period.
- 11.2.6 This approach, and that in Policy ST50, reflects national policy<sup>1</sup> whereby significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Importantly the NPPF<sup>1</sup> identifies that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in a Local Plan.



## POLICY ST50: Promoting Sustainable Transport

- A. Development that contributes towards an efficient and safe, sustainable and public transport network and offers a range of transport choices for the movement of people and goods will be supported.
- B. All developments of 10 or more dwellings and non residential development of 1000sqm or more floorspace, will be supported subject to the provision of:
1. Measures to facilitate and encourage safe access by cycle and foot;
  2. Protection of, connection to, and extension of where practicable, existing pedestrian, cycle and equestrian routes as part of a convenient, safe and attractive network for users;
  3. Public transport enhancement where justified, including measures to encourage public transport use;
  4. Prioritising pedestrians, cyclists and other 'active travel' modes when developing or maintaining streets and roads;
  5. Adequate cycle storage and parking, and for non residential development provision of appropriate changing facilities;
  6. Addressing the transport needs of specific groups in the community, such as older people and those with disabilities;
  7. Infrastructure to allow for the connection to electric charging points in residential development, and an appropriate level of charging units at non residential development in accordance with the Nottinghamshire Parking Standards.
- C. The development of Bassetlaw Garden Village and Cottam Priority Regeneration Area will be expected to improve the range of sustainable transport options to nearby larger settlements such as Worksop and Retford.



### 11.3 Safeguarded Land

- 11.3.1 To enable further delivery of key transport infrastructure that will support development within this Plan, there is a need to safeguard land to ensure that any proposals for development do not prejudice their future delivery. Policy ST51 safeguards land to help support the delivery of strategic growth, particularly at strategic sites expected to be developed over two plan periods, enabling the District to more easily transition into a more sustainable District in the future.
- 11.3.2 The details of these schemes are being developed through technical assessments. The Council will continue to work in partnership with site promoters and developers, and Highways England and Nottinghamshire County Council to develop these schemes in more detail, including understanding any heritage and environmental impacts and associated mitigation.
- 11.3.3 The outcome of this work will inform future policy development, masterplanning and the precise location of infrastructure.

## POLICY ST51: Safeguarded Land

- A. Land is safeguarded, as identified on the Polices Map, to support the delivery of the following infrastructure schemes:
1. An east-west link distributor road between Blyth Road (B6045) and Carlton Road (A60) at HS1 Peaks Hill Farm in accordance with Policy 15;
  2. Land for a link road at Harworth between Blyth Road and Scrooby Road;
  3. Land for a railway station and public transport hub at the Bassetlaw Garden Village in accordance with Policy ST3.
- B. These sites should be carefully designed to ensure that land for infrastructure is adequately protected and incorporated into the overall layout of future development proposals for each site, having regard to other policies in this Local Plan.
- C. Any proposals that may reasonably be considered to prejudice the construction or effective operation of the schemes listed in A will not be supported.



### 11.4 Protection and Delivery of Infrastructure

- 11.4.1 Planning for infrastructure is a key part of preparing this Local Plan. In particular it is important to ensure that the infrastructure necessary to serve new development is provided in a timely and financially viable way. Establishing the capacity of existing infrastructure to accommodate the demands arising from the occupiers of new development is a key starting point. However, in some cases new development can be sited to enable new infrastructure in locations that will promote longer term sustainable growth. Infrastructure required as part of the development of housing and employment sites is set out in site specific policies.
- 11.4.2 A consistent theme of the National Planning Policy Framework<sup>1</sup> is providing infrastructure to accompany and enable the sustainable growth of communities. It requires the Local Plan to make sufficient provision for:
- physical infrastructure: including for flood risk, transport, telecommunications, security, water supply and wastewater;
  - social infrastructure: including that for education and health; and
  - green infrastructure, including open spaces, habitat and wildlife creation and measures to address climate change mitigation and adaptation.
- 11.4.3 The Council will work with partners such as the Local Highways Authority, Highways England, the Local Education Authority, the utility companies, Nottinghamshire Healthcare NHS Foundation Trust, and neighbouring local authorities to anticipate and bring forward the necessary infrastructure that is required in order to deliver Policy ST1.

- 11.4.4 Infrastructure can be provided in many different ways. The utility providers are private companies that charge for their services, so their upfront provision costs are off-set by what developers pay in terms of initial charges and by future revenues from billing new customers. The use of other infrastructure, such as new public roads, schools and health facilities, may not be directly charged to users. Although some government funding sources pay for elements of this type of infrastructure, developer contributions can be sought where the extra capacity required directly arises from a new development.
- 11.4.5 Section 106 of the Town and Country Planning Act 1990 (as amended) enables local planning authorities to negotiate with developers, so that they either directly build, or make financial contributions towards, infrastructure. The rules for negotiating developer contributions are subject to national legal tests concerning whether they are necessary in order to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.
- 11.4.6 Policy ST52 identifies that some infrastructure, such as open space may be provided on site, and in most cases will be secured through a planning condition. When infrastructure cannot be provided within, or is not appropriate to be located on, the development site, developers will be expected to make a contribution to provide the infrastructure elsewhere. In these cases, infrastructure will be secured by developer contributions or the Community Infrastructure Levy (CIL).
- 11.4.7 In some cases, development may be phased to ensure the provision is secured. Conditions attached to the planning permission or a S106 agreement will be used to secure phasing arrangements.
- 11.4.8 Policy ST52 recognises that the CIL and developer contributions may be pooled, allowing the funding of necessary infrastructure required to support a number of developments in a timely manner. The Council will pass a proportion of CIL receipts to Parish/Town Councils in line with legislation.
- 11.4.9 The Highways Authority preferred method for the delivery of highway infrastructure is through agreements under Sections 38 and 278 of the Highways Act 1980. Where the need for improvements to education provision are identified the Local Education Authority will seek contributions in accordance with the Securing Education Contributions from Development, 2019<sup>6</sup> (or subsequent updates).
- 11.4.10 Policy ST52 requires developers to consider all the infrastructure requirements of a scheme. This may include improvements to roads in neighbouring districts as a result of growth in Bassetlaw. The Council will continue to work closely with the Local Highways Authority, Highways England and neighbouring planning authorities, to ensure a coordinated approach to delivering such road improvements.
- 11.4.11 In addition to developer funding, the Council will work collaboratively with partners to lobby central Government and funding partners to secure additional funding for strategic infrastructure projects such as the new Worksop Distributor Road.

#### **Bassetlaw Infrastructure Delivery Plan**

- 11.4.12 The Bassetlaw Infrastructure Delivery Plan (IDP)<sup>4</sup> sets out the infrastructure required to deliver the Spatial Strategy. This will include details of the type of infrastructure required to deliver this Local Plan, the costs, delivery partners and the timing of provision.

11.4.13 The IDP<sup>4</sup> has also informed the Whole Plan Viability Assessment<sup>5</sup> and the emerging CIL Charging Schedule, which the Council is consulting upon alongside this draft Local Plan. The Whole Plan Viability Assessment<sup>5</sup> reviewed the draft Local Plan policies and the proposed CIL levy in order to understand their individual and cumulative impact on development viability. It states that the approach to developer contributions in this Local Plan together with the proposed approach to CIL is deliverable.

11.4.14 When applying Policy ST52 the Council will be guided by the most up to date IDP<sup>4</sup>, together with the advice from infrastructure partners. This will ensure that delivery of infrastructure is made in a timely fashion to mitigate the impacts of new development.

### Site Specific Viability Assessments

11.4.15 In general, the costs of this Local Plan and specifically those associated with the site specific policies is considered viable by the Whole Plan Viability Assessment<sup>5</sup>. However, the Council recognises that there will be exceptional cases where a scheme may not be able to provide policy compliant affordable housing and developer contributions.

11.4.16 If the applicant considers that full mitigation cannot be afforded and that all possible steps have been taken to minimise the unmitigated impacts, Policy ST52 requires an open book viability assessment consistent with national guidance<sup>7</sup>. Only where an independent review, funded by the developer supports the conclusions of the applicant's viability assessment will a non policy compliant scheme be considered.

11.4.17 If it is clear from the open book viability assessment that at the point an application is made a policy compliant scheme is not possible, but the position could change - due to reductions in costs, increases in values and reduced risk - as a development is built out, Policy ST52 provides for use of a review mechanism in the S106 agreement. This will ensure that developer contributions are maximised as a result of any future improvement in scheme viability. Additional provision will be set as that for a policy compliant scheme.

11.4.18 Further guidance on the implementation of Policy ST52 will be set out in the Affordable Housing and Developer Contributions Supplementary Planning Document that will be published following adoption of this Local Plan.



## POLICY ST52: Provision and Delivery of Infrastructure

- A. The Council will work with neighbouring Local Authorities and infrastructure partners to ensure that the growth over the plan period is supported by necessary infrastructure in a timely manner.
- B. Developers must consider the infrastructure requirements needed to support and serve the proposed development. For residential developments of 10 dwellings or more, and/or non residential schemes of 1000sqm or more, where additional infrastructure capacity is deemed necessary, mitigation must be agreed with the relevant infrastructure partner(s). Such measures may include (not exclusively):
1. On site provision of infrastructure (which may include building works and/or the provision of land);
  2. Off-site capacity improvement works of infrastructure;
  3. Financial contributions towards new or expanded facilities.
- C. Off-site infrastructure will be funded through the Community Infrastructure Levy and/or through developer contributions, in which case provision will be secured through a section 106 agreement.
- D. Where the infrastructure provided is expected to require on-going maintenance and management, a management plan will be required to ensure the quality of the provision remains in the long term. This will be agreed through a S106 agreement.
- E. In exceptional circumstances, where the developer contends that developer contributions sought, including for affordable housing would make a proposal unviable the Council will require an open book viability assessment in support.
- F. The Council will consider use of a review mechanism in a S106 agreement to secure developer contributions in the following circumstances:
1. For an approved scheme with a non-policy compliant offer;
  2. For phased, larger scale developments;
  3. For developments that have abnormal costs where funding becomes available to reduce these costs.



### References

<sup>1</sup>National Planning Policy Framework, MCHLG, 2019

<sup>2</sup>Nottinghamshire Local Transport Plan 2011- 2026, Nottinghamshire County Council

<sup>3</sup>Bassetlaw Transport Study Part 2, White Young Green, 2019

<sup>4</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2020

<sup>5</sup>Bassetlaw Whole Plan Viability Assessment, NCS, 2019

<sup>6</sup>Securing Education Contributions from Development, DoE, 2019

<sup>7</sup>Viability Planning Practice Guidance, [www.gov.uk](http://www.gov.uk), 2019



## 12.0 Monitoring Framework

- 12.1 A monitoring framework has been produced to outline how the effectiveness of the Local Plan policies will be monitored. The indicators and targets that form the monitoring framework have been developed to be flexible enough to allow for adaptation as wider conditions change or as improved methods to monitor policies become available. As such they will be subject to regular review.
- 12.2 It is expected that the monitoring data will be available for collection on at least an annual basis, unless indicated otherwise. For policies where specific targets are required, such as for housing delivery, these have been included in the Monitoring Framework. Performances against such targets can help to determine how well the Plan is working, whether an annual target has been met and whether shortfalls exist, or what parts will require review.
- 12.3 For policies where it is not appropriate to attach a target, the framework will use indicators that identify broad trends that can determine a direction of travel. This can include either an increase or a decrease in an indicator.
- 12.4 For policies that provide helpful background information and where a specific target is not appropriate, the collected data will be labelled as a contextual indicator.
- 12.5 The successful implementation of the allocations made in this document is dependent on the timely delivery of the infrastructure required to support it. As such the involvement of the infrastructure partners has been vital to ensure that they are aware of the level of growth projected to enable their identification and address any capacity issues, ensuring that allocated sites are deliverable.

<b>Policy</b>	<b>Link to Strategic Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Implementation/ Delivery Mechanism</b>
<b>Policy ST1:</b> Bassetlaw Spatial Strategy	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO14	<ul style="list-style-type: none"> <li>Meeting housing requirement for District 2018-2037</li> </ul>	<ul style="list-style-type: none"> <li>9087 dwellings by 2037 or 478 units a year</li> <li>10% of which will be on sites of no larger than 1ha.</li> <li>A minimum of 5483 dwellings in Worksop, Retford and Harworth;</li> <li>A minimum of 1764 dwellings on sites allocated or to be allocated in Neighbourhood Plans for the Large Rural Settlements;</li> <li>A minimum of 1090 dwellings on non-allocated sites or sites to be allocated in Neighbourhood Plans for the Small Rural Settlements;</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans
<b>Policy ST2:</b> Rural Bassetlaw	SO1, SO2, SO4, SO6, SO8, SO9,	<ul style="list-style-type: none"> <li>No. of dwellings permitted and completed in each settlement in the rural area.</li> <li>No of dwellings permitted and completed on designated Neighbourhood Plan allocations in the rural area.</li> <li>Contribute to meeting identified percentage need for the Large and Rural Settlements.</li> </ul>	<ul style="list-style-type: none"> <li>By achieving the 20% cap per settlement (See indicative tables in Policy ST2).</li> <li>Large Rural Settlements: at least 1764 new dwellings will be permitted 1 April 2018 to 31 March 2037.</li> <li>Small Rural Settlements: at least 1090 new dwellings will be permitted 1 April 2018 to 31 March 2037.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans

Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
		<ul style="list-style-type: none"> <li>No of affordable housing dwellings permitted and completed in the rural area.</li> <li>No of dwellings permitted and completed on brownfield sites.</li> <li>No of dwellings permitted and completed through the conversion of existing buildings.</li> <li>No of permitted and completed affordable housing exception site in the rural area.</li> </ul>	<ul style="list-style-type: none"> <li>10% on brownfield land and 20% on greenfield land.</li> <li>Minimise development on greenfield land</li> <li>To encourage the re-use of existing buildings where appropriate.</li> <li>No of dwellings in excess of 20% cap for each Small Rural Settlement by 2037.</li> </ul>	
<b>Policy ST3: Bassetlaw Garden Village</b>	SO1, SO2, SO3, SO5, SO8, SO9, SO12, SO13, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Bassetlaw Garden Village.</li> <li>Appropriate mix of housing types and tenures.</li> <li>Provision of a public transport hub</li> <li>Access to new employment land.</li> <li>Construction of a Local Centre.</li> </ul>	<ul style="list-style-type: none"> <li>To have 750 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> <li>The creation of a new public transport hub.</li> <li>The delivery of 15ha of employment land for B1, B2 and B8 uses by 2037.</li> <li>Space for a retail hub including a convenience store of up to 500 sqm.</li> </ul>	Bassetlaw Local Plan High Marnham Energy Hub Development Brief

Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
		<ul style="list-style-type: none"> <li>• A public transport hub</li> <li>• Amount of new employment land (ha).</li> <li>• Construction of a Local Centre.</li> <li>• The provision of a community hub.</li> <li>• The protection of Cottam Wetlands Local Wildlife Site.</li> </ul>	<ul style="list-style-type: none"> <li>• The provision of onsite public transport facility.</li> <li>• The provision of at least 3.0 ha of employment land for B1, B2 and B8 use classes.</li> <li>• Space provided for a retail hub to include a convenience store of up to 500 sqm.</li> <li>• The construction of a community hub.</li> <li>• No development on the LWS of Cottam Wetlands.</li> </ul>	
<b>Policy ST6:</b> Provision of Land for Employment Development	SO1, SO3, SO8	<ul style="list-style-type: none"> <li>• Total floorspace (sqm) developed for economic purposes.</li> <li>• Total varied type of economic land use(s) completed.</li> </ul>	<ul style="list-style-type: none"> <li>• By 2037, 108.38ha of new employment land.</li> <li>• By 2037 199.6ha for strategic employment land.</li> <li>• 5.7ha per annum.</li> </ul>	Bassetlaw Local Plan D2N2 Strategic Economic Plan
<b>Policy ST7:</b> High Marnham Energy Hub	SO1, SO3, SO4, SO8, SO11, SO14	<ul style="list-style-type: none"> <li>• Provision of employment land for the generation of renewable energy and low carbon, B1, B2 and B8 employment use.</li> <li>• The protection of Fledborough to Harby Disused Railway Line Local Wildlife Site.</li> </ul>	<ul style="list-style-type: none"> <li>• A minimum of 38.4 ha of employment use by 2037.</li> <li>• No development on the LWS of Fledborough to Harby Disused Railway Line.</li> </ul>	Bassetlaw Local Plan Former High Marnham Energy Hub Development Brief
<b>Policy ST8:</b> Strategic Employment Sites	SO1, SO3, SO8, SO14	<ul style="list-style-type: none"> <li>• Total floorspace (sqm) developed for B use in the Strategic Employment Sites.</li> </ul>	<ul style="list-style-type: none"> <li>• Total floorspace sqm constructed for B use economic purposes in the allocated SES:</li> </ul>	Bassetlaw Local Plan D2N2 Strategic Economic Plan

Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
			<ul style="list-style-type: none"> <li>SEM1: 118ha at Apleyhead Junction, Worksop</li> <li>SEM2: 80.9 ha at Snape Lane, Harworth</li> </ul>	
<b>Policy ST9: SEM1:</b> Apleyhead Junction, Worksop	SO1, SO3, SO13, SO14	<ul style="list-style-type: none"> <li>The amount of employment land (ha) completed at Apleyhead Junction, Worksop.</li> <li>Sustainable construction on site.</li> </ul>	<ul style="list-style-type: none"> <li>Total ha developed for B use economic purposes at Apleyhead</li> <li>Achieve BREEAM very good-excellent standards.</li> </ul>	Bassetlaw Local Plan Design Quality SPD
<b>Policy ST10:</b> Existing Employment Sites and Buildings	SO1, SO3, SO8	<ul style="list-style-type: none"> <li>Total new floorspace permitted or completed for employment uses.</li> <li>Amount of existing employment land lost to non-economic uses (ha).</li> </ul>	<ul style="list-style-type: none"> <li>Total floorspace sqm constructed for B use economic purposes on existing employment sites.</li> <li>No existing employment land lost to non-economic uses (ha).</li> </ul>	Bassetlaw Local Plan and the D2N2 Strategic Economic Plan
<b>Policy ST11:</b> Rural Economic Growth	SO1, SO3, SO6	<ul style="list-style-type: none"> <li>Total floorspace permitted or completed for employment uses in Rural Bassetlaw.</li> <li>The amount of employment permitted and completed on brownfield sites in ha.</li> <li>Amount of existing employment land lost to non-economic uses (ha).</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan D2N2 Strategic Economic Plan
<b>Policy ST12:</b> The Visitor Economy	SO1, SO3, SO4, SO10	<ul style="list-style-type: none"> <li>The no of new or extensions to existing sites for camping, caravans and chalet, in terms of plots/pitches.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan D2N2 Strategic Economic Plan Bassetlaw Local Industrial Strategy



Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
<b>Policy ST13:</b> Supporting Vibrant Town Centres, Shops and Services	SO1, SO3, SO4, SO7, SO8, SO13, SO14	<ul style="list-style-type: none"> <li>The amount of A1, A2 and A3 uses in the Primary Shopping Area in town centres.</li> <li>The amount of sqm of comparison good floor space provided in the Harworth opportunity area.</li> <li>Three new Local Centres at Peaks Hill Farm, Cottam Priority Regeneration Area and at the Bassetlaw Garden Village.</li> <li>Total new convenience goods and floorspace in District.</li> <li>Total new comparison goods floorspace in District.</li> <li>Total vacant shop units per town/local centre.</li> <li>Land lost to non-town centre uses.</li> </ul>	<ul style="list-style-type: none"> <li>No of units in each primary Shopping Area in A1, A2, A3</li> <li>The delivery of up to 500 sqm floorspace for comparison good in the Harworth opportunity area.</li> <li>The delivery of up to 500 sqm floorspace provided for local food shopping and additional small shops</li> </ul>	Bassetlaw Local Plan Worksop Central Area DPD.
<b>Policy 14:</b> Housing Distribution	SO1, SO2, SO8, SO14	<ul style="list-style-type: none"> <li>The provision of land for new homes in Bassetlaw.</li> </ul>	<ul style="list-style-type: none"> <li>The delivery of at least 1703 new dwellings on the housing allocation sites</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans
<b>Policy TS15: HS1:</b> Peaks Hill Farm, Worksop	SO1, SO2, SO8, SO9, SO12, SO13, SO14	<ul style="list-style-type: none"> <li>Number of dwellings completed on Peaks Hill Farm.</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have 750 new dwellings completed by the 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>	Bassetlaw Local Plan Peaks Hill Farm masterplan framework

Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
		<ul style="list-style-type: none"> <li>Construction of a Local Centre.</li> <li>Provision of a community hub.</li> <li>Access to new employment land (ha).</li> <li>The provision of a community woodland.</li> </ul>	<ul style="list-style-type: none"> <li>Space provided for a retail hub to include a convenience store of up to 500 sqm.</li> <li>Construction of a community hub.</li> <li>The provision of at least 5 ha of employment land for B1, B2 and B8 use classes.</li> <li>Provision of at least 2 ha community woodland.</li> </ul>	
<b>Policy ST16: HS2:</b> Former Pupil Referral Centre, Worksop	SO1, SO2, SO4, SO8, SO9, SO12, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Former Pupil Referral Centre allocation.</li> <li>access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have 23 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>	Bassetlaw Local Plan Design Quality SPD
<b>Policy 17: HS3:</b> Canal Road	SO1, SO2, SO4, SO7, SO8, SO9, SO12, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Canal Road allocation.</li> </ul>	<ul style="list-style-type: none"> <li>To have 80 new dwellings completed by 2037.</li> </ul>	Bassetlaw Local Plan Worksop Central Area DPD
<b>Policy 18: HS4:</b> Former Manton Primary School, Worksop	SO1, SO2, SO4, SO8, SO12, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Former Manton Primary School allocation.</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have 100 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>	Bassetlaw Local Plan Former Manton Primary School Development Brief
<b>Policy 19: HS5:</b> Talbot Road, Worksop	SO1, SO2, SO4, SO8, SO12, SO14	<ul style="list-style-type: none"> <li>Number of dwellings completed on Talbot Road allocation.</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have 15 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>	Bassetlaw Local Plan
<b>Policy 20: HS6:</b> Former Knitwear Factory	SO1, SO2, SO4, SO8, SO12, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on the Former Knitwear Factory allocation.</li> </ul>	<ul style="list-style-type: none"> <li>To have 40 new dwellings completed by 2037.</li> </ul>	Bassetlaw Local Plan

Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
		<ul style="list-style-type: none"> <li>The provision of affordable housing units on site.</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have 30 affordable properties provided</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>	
<b>Policy 21: HS7:</b> Leaffields, Retford	SO1, SO2, SO4, SO8, SO12, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Leaffields allocation.</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have 30 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>	Bassetlaw Local Plan
<b>Policy 22: HS8:</b> Trinity Farm, Retford	SO1, SO2, SO7, SO8, SO9, SO11, SO12, SO14	<ul style="list-style-type: none"> <li>Number of dwellings completed on Trinity Farm allocation</li> <li>Access to a variety of housing types.</li> <li>The provision of a community woodland.</li> </ul>	<ul style="list-style-type: none"> <li>To have 244 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> <li>Provision of at least 0.5 ha community woodland</li> </ul>	Bassetlaw Local Plan
<b>Policy 23: HS9:</b> Sandhills, Retford	SO1, SO2, SO7, SO8, SO9, SO11, SO12, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Sandhills allocation.</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have 75 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>	Bassetlaw Local Plan Sandhills Development Brief
<b>Policy 24: NP04:</b> Ollerton Road, Tuxford	SO1, SO2, SO6, SO7, SO8, SO9, SO11, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Ollerton Road allocation</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have 90 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>	Bassetlaw Local Plan Made Tuxford Neighbourhood Plan
<b>Policy 25: Site NP11/NP18:</b> Land to the rear of Ashvale Road, Tuxford	SO1, SO2, SO6, SO7, SO8, SO9, SO11, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Land to the rear of Ashvale Road allocation.</li> </ul>	<ul style="list-style-type: none"> <li>To have 60 new dwellings completed by 2037.</li> <li>Access to a variety of housing types.</li> </ul>	Bassetlaw Local Plan Ashvale Road Development Brief Made Tuxford

Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
		<ul style="list-style-type: none"> <li>Access to a variety of housing types.</li> <li>The provision of quality green infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>The improvement of Gilbert Avenue playing field</li> </ul>	Neighbourhood Plan
<b>Policy ST26:</b> Affordable Housing	SO1, SO2, SO8, SO9	<ul style="list-style-type: none"> <li>No of affordable housing completed in the District.</li> <li>No of affordable social rent and home ownership units in the District.</li> <li>Type of affordable housing permitted and completed in the District.</li> </ul>	<ul style="list-style-type: none"> <li>10% on brownfield sites, of which all the provision should be for discounted market sales.</li> <li>20% on greenfield sites, of which 50% will be for discounted market sales and 50% will be for affordable housing for rent</li> </ul>	Bassetlaw Local Plan Strategic Housing Market Assessment Made Neighbourhood Plans Affordable Housing and Developer Contributions SPD
<b>Policy ST27:</b> Housing Mix, Type and Density	SO1, SO2, SO8, SO9	<ul style="list-style-type: none"> <li>No of dwellings completed for self and custom build</li> </ul>	<ul style="list-style-type: none"> <li>No of dwellings completed for self and custom build</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans
<b>Policy ST28:</b> Specialist Housing	SO1, SO2, SO8, SO9	<ul style="list-style-type: none"> <li>The provision of specialist housing for older people in Bassetlaw District.</li> <li>The provision of wheelchair accessible dwellings in the District.</li> <li>The provision of further spaces in nursing and residential care homes.</li> <li>Provision of accessible housing.</li> </ul>	<ul style="list-style-type: none"> <li>64 dwellings per annum or 1273 units by 2037.</li> <li>18 dwellings per annum or 335 dwellings by 2037.</li> <li>663 units of nursing and residential care homes by 2037</li> <li>The provision of at least 513 accessible dwellings by 2037.</li> </ul>	Bassetlaw Local Plan Strategic Housing Market Assessment Made Neighbourhood Plans
<b>Policy ST29:</b> Providing for Gypsies, Travellers and Travelling Showpeople SA	SO1, SO2, SO8, SO9, SO14	<ul style="list-style-type: none"> <li>No of permanent pitches for gypsies and travellers.</li> <li>Number of transit pitches for gypsies and travellers.</li> </ul>	<ul style="list-style-type: none"> <li>Provision for a minimum of 10 permanent Gypsy and Traveller residential pitches by 2024; with a further 30 by 2037.</li> <li>Protocol in place for the transit pitches.</li> </ul>	Bassetlaw Local Plan Gypsies, Travellers and Travelling Showpeople Accommodation Needs Assessment

<b>Policy</b>	<b>Link to Strategic Objectives</b>	<b>Indicator</b>	<b>Target</b>	<b>Implementation/ Delivery Mechanism</b>
<b>Policy ST30:</b> Houses in Multiple Occupation (HMO)	SO1, SO2, SO7, SO8, SO9	<ul style="list-style-type: none"> <li>No of completed multiple occupation housing in Workshop Article 4 Area.</li> <li>The number of permitted change of use from single residential unit to HMO in Bassetlaw.</li> </ul>	<ul style="list-style-type: none"> <li>Proposed or completed HMOs do not exceed 10% of the housing stock in a 100m buffer.</li> <li>Confirmation of Article 4 for Workshop Central Area</li> </ul>	Bassetlaw Local Plan Confirmed Article 4 Direction Workshop Central Area DPD
<b>Policy ST31:</b> Agricultural and Forestry Workers Dwellings	SO1, SO2, SO6, SO8	<ul style="list-style-type: none"> <li>No of Agricultural or Forestry dwellings completed across the District.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans
<b>Policy ST32:</b> Design Quality	SO7, SO8, SO9, SO10, SO11, SO12	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Design Quality SPD
<b>Policy ST33:</b> Shopfronts, signage and security measures	SO7, SO8	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans
<b>Policy ST34:</b> Landscape Character	SO1, SO6, SO8, SO10, SO11	<ul style="list-style-type: none"> <li>The amount of development permitted or completed in green gaps District wide.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans Landscape Capacity and Green Gap Assessment
<b>Policy ST35:</b> Green Infrastructure	SO1, SO8, SO9, SO11, SO12, SO14	<ul style="list-style-type: none"> <li>No of multifunctional open spaces provided in each settlement.</li> <li>No of new open spaces per settlement.</li> <li>No of development permitted or completed within 30 metres of a major green corridor.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Bassetlaw's Open Space Assessment Update Made Neighbourhood Plans Greening Bassetlaw SPD



Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
<b>Policy ST36:</b> Biodiversity and Geodiversity	SO1, SO8, SO9, SO11	<ul style="list-style-type: none"> <li>The amount of new space for Biodiversity net gain.</li> <li>The amount of land lost with high biodiversity value.</li> </ul>	<ul style="list-style-type: none"> <li>Sites of 50 or more to secure 10% biodiversity net gain</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans Affordable Housing and Developer Contributions SPD Greening Bassetlaw SPD
<b>Policy ST37:</b> Conservation and Enhancement of the Historic Environment.	SO1, SO8, SO10	<ul style="list-style-type: none"> <li>The amount of development permitted or completed that will adversely affect heritage assets.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans Conservation Area Appraisal Heritage at Risk Strategy
<b>Policy ST38:</b> Heritage Assets	SO1, SO8, SO10	<ul style="list-style-type: none"> <li>The amount of development permitted or completed that will adversely affect heritage assets per settlement.</li> <li>The number of listed buildings at risk.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Conservation Area Appraisal Heritage at Risk Strategy
<b>Policy ST39:</b> Promoting Healthy and Active Lifestyles	SO9	<ul style="list-style-type: none"> <li>No of new allotments permitted during the planning period (up to 2037).</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans
<b>Policy ST40:</b> Protection and Enhancement of Community Facilities	SO1, SO4, SO7, SO8, SO9	<ul style="list-style-type: none"> <li>Amount of development permitted or completed that results in the loss of community facilities per settlement.</li> <li>The amount of development permitted or completed that results in the gain of</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans

Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
		community facilities per settlement.		
<b>Policy ST41:</b> Delivering Quality, Accessible Open Space	SO1, SO8, SO9	<ul style="list-style-type: none"> <li>Provision of 4.56 ha of publicly accessible open per 1000 people.</li> </ul>	<ul style="list-style-type: none"> <li>Provision of 0.62ha of parks per 1000 people throughout the district.</li> <li>0.14ha of children's play space per 1000 children throughout the district</li> <li>1.08ha of amenity greenspace per 1000 people throughout the district.</li> <li>2.43ha of natural and semi natural greenspace per 1000 people throughout the district.</li> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Bassetlaw Open Space Study 2019 Affordable Housing and Developer Contributions SPD
<b>Policy ST42:</b> Promoting Sport and Physical Activity	SO1, SO8, SO9, SO11, SO14	<ul style="list-style-type: none"> <li>The amount of new play pitches provided per settlement.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans Affordable Housing and Developer Contributions SPD
<b>Policy ST43:</b> Protecting Amenity	SO1, SO2, SO3, SO8, SO9	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans
<b>Policy ST44:</b> Contaminated and Unstable Land	SO1, SO8, SO9, SO11	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans
<b>Policy ST45:</b> Climate Change Mitigation	SO1, SO8, SO9, SO12, SO13	<ul style="list-style-type: none"> <li>The amount of trees provided to contribute to carbon offsetting.</li> <li>The amount of electric</li> </ul>	<ul style="list-style-type: none"> <li>The provision of 5 trees per dwelling and 5 trees per 1000sqm floorspace for non residential developments over 1000sqm</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans Affordable Housing and Developer Contributions SPD Greening Bassetlaw

Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
		charging points available per major development.		SPD
<b>Policy ST46:</b> Renewable Energy Generation	SO1, SO8, SO9, SO12, SO13	<ul style="list-style-type: none"> <li>Total level of renewable energy generation (MW).</li> <li>No of development permitted or completed that utilises existing structures to allow renewable energy generation.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Greening Bassetlaw SPD Made Neighbourhood Plans. Greening Bassetlaw SPD
<b>Policy ST47:</b> Flood Risk	SO1, SO8, SO9, SO11, SO12, SO14	<ul style="list-style-type: none"> <li>The amount of development permitted or completed in a Flood Zones 2 and 3.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans Greening Bassetlaw SPD
<b>Policy ST48:</b> Protecting Water Quality	SO1, SO8, SO9, SO11, SO14	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans Greening Bassetlaw SPD
<b>Policy ST49:</b> Transport Infrastructure	SO1,SO4,SO8, SO9,SO13, SO14	<ul style="list-style-type: none"> <li>Significant improvements made to the existing transport infrastructure throughout Bassetlaw District.</li> </ul>	<ul style="list-style-type: none"> <li>A strategic link road through the allocation at Peaks Hill Farm;</li> <li>improvements to roundabout at A60 Mansfield Road/A619;</li> <li>improvements to roundabout at A57/Sandy Lane;</li> <li>improvements to roundabout at A57/Claylands Ave/Shireoaks Common;</li> <li>improvements to roundabout at A57/B6034/Netherton Road;</li> <li>improvements to roundabout at</li> </ul>	Bassetlaw Local Plan Transport Study Part 2 Affordable Housing and Developer Contributions SPD

Policy	Link to Strategic Objectives	Indicator	Target	Implementation/ Delivery Mechanism
			<p>A57/B6040;</p> <ul style="list-style-type: none"> <li>improvements to roundabout at A614 Blyth Road/A57/A1 (T);</li> <li>improvements to roundabout at Blyth Road/Scrooby Road/Bawtry Road/Main Street.</li> </ul>	
<b>Policy ST50:</b> Safeguarded Land	SO1, SO8, SO9, SO13, SO14	<ul style="list-style-type: none"> <li>Protection of lan to deliver transport infrastructure in thenext plan period</li> </ul>	<ul style="list-style-type: none"> <li>Protection of land to enable the following schemes:</li> <li>An East-West link distributor road between Blyth Road and Carlton Road at HS1 Peaks Hill Farm.</li> <li>Land for a link road at Haworth between Blyth Road and Scrooby Road.</li> <li>Land for a railway station and transport hub at the Bassetlaw Garden Village</li> <li>Land for a Transport Hub at Cottam Priority Regeneration Area</li> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Made Neighbourhood Plans
<b>Policy ST51:</b> Sustainable Transport	SO1, SO8, SO9, SO12, SO13, SO14	<ul style="list-style-type: none"> <li>The amount of public and sustainable transport schemes provided by new development.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan
<b>Policy ST52:</b> Provision and Delivery of Infrastructure	SO1, SO8, SO9, SO12, SO13, SO14	<ul style="list-style-type: none"> <li>The amount of total CIL contributions annually</li> <li>The amount of developer contributions secured annually.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	Bassetlaw Local Plan Affordable Housing and Developer Contributions SPD

## Glossary

Term	Abbreviation	Definition
Affordable housing		<p>housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <p>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market</p>



		value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Ancient Woodland		An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites
Annual Monitoring Report	AMR	An annual report on the progress of preparing the Local Plan and the extent to which policies are being achieved.
Best and most versatile agricultural land		Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Brownfield Land		Land which is or was occupied by a permanent structure, including land within the structures curtilage. This excludes land occupied by agricultural or forestry buildings; land developed for minerals extraction or waste disposal; land in built up areas, such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Build to Rent		Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.
Combined Authority		A legal entity formed by two or more local authorities to take collective decisions across boundaries.
Conservation Area		They are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
D2N2		A Local Enterprise Partnership covering all local authority areas in Nottinghamshire and Derbyshire
Decentralised energy		Local renewable and local low-carbon energy sources.
Deliverable		Sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing

		<p>will be delivered on the site within five years. In particular:</p> <p>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</p> <p>b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</p>
Designated heritage asset		A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Developable		Sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
Development plan		Defined in section 38 of the Planning and Compulsory Purchase Act 2004, includes adopted local plans, neighbourhood plans that have been made.
General aviation airfield		Licensed or unlicensed aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity.
Geodiversity		The range of rocks, minerals, fossils, soils and landforms.
Green Infrastructure		A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Heritage asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Index of Multiple Deprivation	IMD	A government published study that ranks the health of all neighbourhoods in England. It does so by combining a neighbourhood's score

		against a series of indicators, such as income, crime, employment, housing and health.
Infrastructure		Structures and facilities which support development including transport, green and social infrastructure such as roads, local open spaces, schools, health provision, and utilities.
Listed Buildings		Designated heritage assets of national importance, and are included on the statutory list of buildings of special architectural or historic interest.
Local Enterprise Partnership	LEP	A voluntary partnership between private and public stakeholders, set up to guide local economic priorities and to promote local economic growth.
Local Plan		A plan for the future development of the District, drawn up by the local planning authority in consultation with the community. Also known as a development plan document adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local Nature Reserves	LNR	Places with wildlife and or geological features that are of special interest locally.
Local Wildlife Sites	LWS	Locally designated sites that are considered to have county-level biological or geological significance.
Low carbon technologies		Those that can help reduce emissions (compared to conventional use of fossil fuels).
Main town centre uses		Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major development		For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m <sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Mineral Safeguarding Area		An area designated by Nottinghamshire County Council which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National Planning Policy Framework	NPPF	Sets out planning policies at a national level, to be applied across England.
National Planning Policy Guidance	PPG	Regularly updated online guidance that accompanies the policies set out in the National Planning Policy Framework (see above). It provides additional detail about how different issues are expected to be addressed.
Neighbourhood Plan		Produced by a designated Parish Council or Neighbourhood Forum for a defined neighbourhood area, using powers put in place by the 2011 Localism Act. Once made the Neighbourhood Plan forms part of the Development Plan for the area covered and carries weight in planning decisions.
Non-designated Heritage Asset		Defined as having a positive significant impact in heritage terms, but is not subject to statutory protection
Objectively Assessed Need	OAN	Future housing need in an area
Older People		People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
People with disabilities		People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
Planning condition		A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation		A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Playing field		The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Primary Shopping Area		Defined area where retail development is concentrated.
Priority Habitats and Species		Species and Habitats of Principal Importance included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006.

Regionally Important Geological Sites	RIGS	Locally designated sites that have been identified for the diversity of their geology. For Nottinghamshire they are designated by Nottinghamshire County Council.
Registered Parks and Gardens		Designated heritage assets of national importance, and are registered for their special historic interest.
Renewable and low carbon energy		Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Scheduled Monuments		Nationally important sites and monuments given legal protection by being placed on a list, or 'schedule' under the Ancient Monuments and Archaeological Areas Act 1979
Self-build and custom-build housing		Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual for market or affordable housing.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Sheffield City Region	SCR	Covering the local authority areas of Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire, Rotherham and Sheffield.
Significance for heritage		The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
Site Allocations		Parcels of land that have been allocated through the Local plan to be developed for a particular use.
Site of Special Scientific Interest	SSSI	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Special Protection Areas	SPA	Classified under regulation 15 of the Conservation of Habitats and Species



		Regulations 2017 which have been identified as being of international importance for breeding, feeding, wintering or the migration of rare and vulnerable species.
Starter Homes		Specified in Sections 2 and 3 of the Housing and Planning Act 2016
Strategic policies		Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.
Supplementary Planning Document		Document which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal		Ongoing assessment of the environment, economic and social impacts of a new plan. This includes evaluating different policy options to judge the most sustainable approach. It is a legal requirement of the plan-making process.
Sustainable Development		World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
Sustainable Drainage Systems	SuDS	Systems for dealing with the surface water run-off generated by new development without using networks of pipes. They are intended to replicate natural systems
Town Centre		Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Transport Assessment		A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the

		anticipated transport impacts of the development.
Viability Assessment		A calculation of whether new development will make an acceptable profit for a private developer. The assessment takes into account factors such as land, building and borrowing costs, alongside any contributions requested by a local authority towards infrastructure, affordable housing and open space.
Windfall Sites		Sites not specifically identified in the development plan (where it has not been allocated for housing through a plan document).

## Appendix 1: Policies Schedule

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
POLICY ST1: Bassetlaw's Spatial Strategy	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside
POLICY ST2: Rural Bassetlaw	Policy CS1: Settlement Hierarchy Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM3: General Development In The Countryside
POLICY ST3: Bassetlaw Garden Village	New Policy
POLICY ST4: Worksop Central Area	Policy CS2: Worksop Policy DM8: The Historic Environment Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST5: Cottam Priority Regeneration Area	New Policy
POLICY ST6: Provision of Land for Employment Development	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy DM7: Securing Economic Development
POLICY ST7: EM007: High Marnham Energy Hub	New Policy
POLICY ST8: Strategic Employment Sites	Policy DM7: Securing Economic Development
POLICY 9: Site SEM1: Apleyhead Junction, Workso	New Policy
POLICY ST10: Existing Employment Sites and Buildings	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy DM7: Securing Economic Development
POLICY ST11: Rural economic growth	Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM8: The Historic Environment
POLICY ST12: Visitor economy	Policy CS2: Worksop Policy CS3: Retford Policy CS5: Carlton-In-Lindrick And Langold Policy DM3: General Development In The Countryside
POLICY ST13: Town Centres and Local Centres	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM1: Economic Development In The Countryside Policy DM3: General Development In The Countryside Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST14: Housing Distribution	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy CS6: Tuxford
POLICY 15: HS1: Peaks Hill Farm	New Policy
POLICY 16: Site HS2: Former Pupil Referral Centre	New Policy
POLICY 17: Site HS3: Canal Road	New Policy
POLICY 18: Site HS4 Former Manton Primary School	New Policy
POLICY 19: Site HS5: Talbot Road	New Policy
POLICY 20: Site HS6 Former Knitwear Factory, Retford Road	New Policy
POLICY 21: Site HS7: Leafields, Retford	New Policy
POLICY 22: Site HS8: Trinity Farm, Retford	New Policy
POLICY 23: Site HS9: Sandhills, Retford	New Policy
POLICY 24: Site NP04: Ollerton Road, Tuxford	New Policy
POLICY 25: Site NP11: Land at Ashvale Road, Tuxford	New Policy

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
POLICY ST26: Affordable Housing	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST27: Housing Mix, Type and Density	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM2: Conversion Of Rural Buildings Policy DM5: Housing Mix And Density
POLICY ST28: Specialist Housing	Policy DM5: Housing Mix And Density
POLICY ST29: Sites for Gypsies, Travellers and Travelling Showpeople	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY 30: Houses in Multiple Occupation	Policy DM5: Housing Mix And Density
POLICY 31: Agricultural and Forestry Workers Dwellings	Policy DM3: General Development In The Countryside
POLICY ST32: Design Quality	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM2: Conversion Of Rural Buildings Policy DM4: Design And Character Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM13: Sustainable Transport
POLICY 33: Shop fronts, Signage and Security	Policy DM8: The Historic Environment
POLICY ST34: Landscape Character	Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM4: Design And Character Policy DM5: Housing Mix And Density



<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy
POLICY ST35: Green and Blue Infrastructure	Policy CS3: Retford Policy CS4: Harworth Bircotes Policy Cs5: Carlton-In-Lindrick And Langold Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST36: Biodiversity and Geodiversity	Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST37: Conservation enhancement of the Historic Environment	Policy CS2: Worksop Policy CS3: Retford Policy CS6: Tuxford Policy DM2: Conversion Of Rural Buildings Policy DM8: The Historic Environment Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY 38: Heritage Assets	Policy CS6: Tuxford Policy DM2: Conversion Of Rural Buildings Policy DM8: The Historic Environment Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST39: Promoting Healthy, Active Lifestyles	Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST40: Protection and Enhancement of Community Facilities	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM3: General Development In The Countryside
POLICY ST41: Delivering Quality, Accessible Open Space	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST42: Promoting Sport and Physical Activity	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision
POLICY 43: Protecting Amenity	Policy DM3: General Development In The Countryside Policy DM4: Design And Character Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM10: Renewable And Low Carbon Energy
POLICY 44: Contaminated and Unstable Land	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY ST45: Climate Change Mitigation and Adaptation	Policy DM4: Design And Character Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST46: Renewable Energy Generation	Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST47: Flood Risk	Policy CS2: Worksop Policy CS3: Retford Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST48: Protecting Water Quality	Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST49: Transport Infrastructure	Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM4: Design And Character Policy DM6: Gypsies, Travellers And Travelling Showpeople

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST50: Promoting Sustainable Transport	Policy DM4: Design And Character Policy DM5: Housing Mix And Density Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM13: Sustainable Transport
POLICY ST51: Safeguarded Land	New Policy
POLICY ST52: Provision and Delivery of Infrastructure	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth Bircotes Policy Cs5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage

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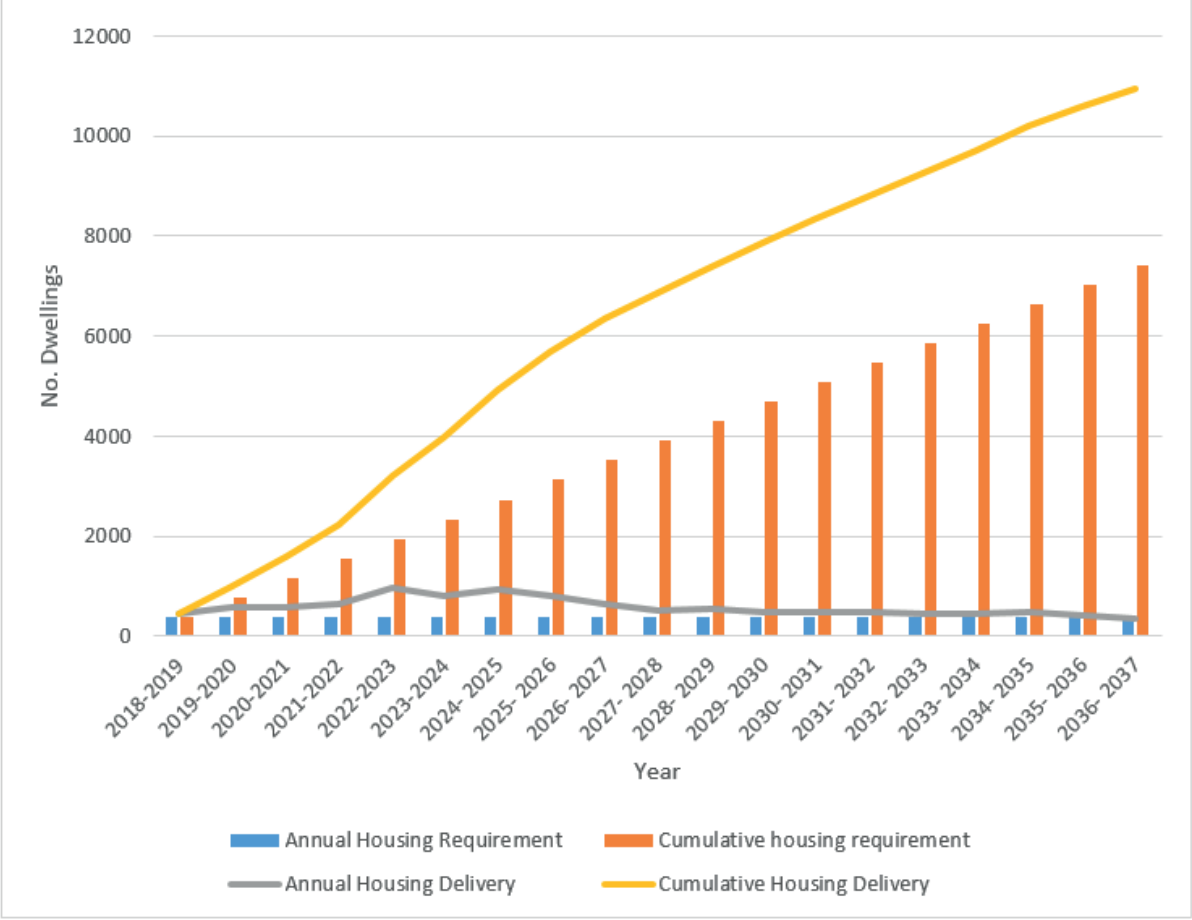
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# Appendix 3: Housing Trajectory

Bassetlaw Plan Housing Trajectory 2018 to 2037



## Appendix 4: Community consultation

In these cases all of the following must be met:

- a) An A4 laminated site notice should be displayed on the site's road/street frontage(s) for a minimum of 21 days. The notice should identify the site, provide a description of the proposal and where comments should be sent;
- b) A letter should be sent to all properties notifying them of the proposal which:
  - a. adjoin the site boundary;
  - b. on the street(s) the site is located on;
  - c. face the site

At least 21 days should be given to respond from the date of the letter. The letter should include details of the proposal and details of where the plans can be inspected, in the settlement during reasonable hours, and where plans can be viewed online.

- c) Where a proposal is located near to a neighbouring road, this should include consulting a suitable number of properties on the neighbouring road.
- d) The relevant Parish/ Town Council should also be consulted in writing giving them at least 28 days to respond.
- e) Site notices should be displayed at community facilities 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. The report should include:

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

Normally, only comments received from members of the local community in the settlement or its immediate surroundings need be taken into account. To demonstrate that there is community support for a scheme a majority of individuals who respond positively will be sufficient. 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.

# Contact us



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**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —