

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
ST11 - Rural Economic Growth			
1195911	Resident	Object to criteria A3 of Policy ST11 as this is in direct conflict with NPPF paragraphs 83 and 84 which supports the sustainable growth of ALL TYPES OF BUSINESS IN RURAL AREAS as as opposed to just those directly related to agricultural, horticultural or forestry operations and other activities, which by their nature would require a rural location. The policy as currently worded would inhibit farm diversification opportunity by effectively limiting the re-use or conversion of existing buildings for employment generating use that do not fall within the remit of criteria 3 or meet the criteria for permitted changes of use under Classes R and S of the GPDO. Understand why policy ST11 should be more restrictive towards stand-alone new build economic development that does not fit the criteria but to potentially limit conversions and new build opportunity within already established commercial locations in the rural areas would stifle rural enterprise and employment opportunity, lead to longer travel for rural employees and potentially lead to under-utilisation of rural buildings now unsuited to modern farming or horticultural use. There is the opportunity to reword this policy to ensure it is NPPF compliant and limit only free-standing, large scale new build economic development that is better located in allocated industrial areas.	The Local Plan must be consistent with the NPPF to be found sound. Policy ST11 will be amended to ensure it is applicable to all types of rural businesses. Permitted development legislation would still apply.
REF198	Consultant	How outdated can a policy be? This has been trotted out review after review and the proof that it is wrong is the continued identified decline of our rural areas to the benefit of the urban areas yet, when it suits the Council's purpose, a wholly new village can be promoted. The restrictions within this policy mean clearly that our rural areas will always be second or third best unless residents can take up low impact employment such as "yoghurt knitting", sawdust plaiting, weaving etc. These immensely restrictive policy ideas should be ditched and replaced with a logical approach to providing employment in the countryside that does fit in well but is not automatically rural by nature. Industries and employment can grow quickly in the rural areas if allowed simply because land values will be so much less. What also would help would be a better public transport system which the Council for many years have been saying we all should have but nothing has been done. It has been left to the individual bus operators to either serve the areas or not. Some of the CIL money could be spent towards providing this local bus service.	Policy ST11 will be amended to ensure it is applicable to all types of rural businesses. Public transport is largely a commercial enterprise, and outside the Council control. But the Council will continue to work with bus operators to ensure that public transport provision is appropriate in the rural area.
REF215	Consultant	Paragraph 3.2 of the Draft Local Plan sets out a fundamental concept: "The performance of the local economy is a key driver that shapes Bassetlaw into a successful and growing location" and then in Paragraphs 3.4 and 3.5 draws attention to the fundamental changes in the structure of the economy. Paragraph 3.5 notes: "...The logistics sector continues to grow, with significant investment taking place and market interest evidenced along the A57 and A1 corridors". Given the extent to which Bassetlaw is a substantial rural area it is surprising that Draft Policy ST1 does not address the extent to which the rural economy has been and will be called upon to support economic growth. Generally and partly by its very nature the A1 would normally be more associated with rural Bassetlaw than urban Bassetlaw. But there a few locations that exemplify the changes from a rural area more than "North Blyth" given the extent that the developments already present are changing and the development permitted but yet to come will continue to significantly change the character of the area. Rural economic growth in Bassetlaw has a different dimension than might normally be expected in a rural authority. "North Blyth" offers an outstanding opportunity to not only strengthen the local economy but also appropriately locate other key elements of employment infrastructure i.e. housing without harm to any issue of normal importance.	Policy ST1 2a supports the growth of the Large Rural Settlements - which includes Blyth - and 2d supports development in the countryside necessary to the location, including those which support the rural economy.
REF222	Resident	Transport should be included specifically in section A i.e. to demonstrate that; the needs of pedestrians, cyclists, public transport users, and freight, can be addressed, that there isn't a road safety problem that cannot be removed, and local routes are suitable or can be suitably upgraded to carry the additional traffic and the types of traffic generated by the development.	It is important that all new development can be safely accessed. Policy ST11 will be amended accordingly.

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ST11 - Rural Economic Growth			
1196559	Resident	There is very little opportunity to develop business with the SETTLEMENT of Bothamsall. Any growth would need to be within the Parish. We have already see the closure of our basic amenities (Post Office and very small Shop) and the reduction of the Bus Service to one that is totally inadequate and of little use to the Residents of Bothamsall.	Policy ST11 will be amended to ensure it is applicable to all types of rural businesses.
REF289 -	Consultant	Welcome Policy ST11's support for new employment development in rural locations and the creation of 'rural enterprise hubs', in particular. The policy should recognise, however, that the range of employment activities associated with such hubs is likely to be much broader than those listed under Part A, 4 of the same policy. Policy ST11 should, therefore, be revised to exclude Part A, 4.	Policy ST11 will be amended to ensure it is applicable to all types of rural businesses.
REF298	Consultant	FCC's site currently lies outside the settlement boundary of Worksop and whilst it is most closely related to the urban area of Worksop, for planning policy purposes, it is within the rural area. Despite this rural location, the site has a history of built development and in part benefits from planning permission for employment uses. The east of the site has planning permission (ref: 18/01093/OUT) and should be included within the employment sites listed within Policy ST6. It is anticipated that by the time the Local Plan is submitted for examination in December 2020 the entire site will benefit from planning permission for employment uses and that the submitted version of ST6 will reflect this. At present, the site does not benefit from an employment allocation and would fall to be considered against Policy ST10 and other relevant policies in the Plan, including Policy ST11. Whilst Policy ST10 could lend support for proposed employment uses in unallocated countryside locations, Policy ST11 as currently drafted is a prescriptive policy which seeks to limit rural economic growth to those developments which require a rural location. Whilst 'rural' is not defined within the Plan, FCC presume that 'rural' is all land that is unallocated land which is outside of the settlement boundary. This should be clarified. The current wording of the policy requires a number of criteria to be satisfied, which includes criteria relating to agricultural and farming which are clearly not applicable to B1, B2 or B8 uses. As such, employment development such as that proposed on FCC's site would not be able to meet all of the criteria as required by the Policy ST11 and thus would be contrary to the policy. This would preclude most types of economic development coming forward on a countryside (rural) site, including on sites which already benefit from planning permission for similar uses (such as FCC's site), and/ or which comply with Policy ST10. Policy ST11 should be amended to allow greater flexibility for certain types of development in the rural area (land beyond the settlement boundary), particularly where compliance with Policy ST10 and other relevant policies is demonstrated.	Policy ST11 will be amended to ensure it is applicable to all types of rural businesses. See comments for Policy ST6.
REF327 -	Parish Council	Good to see proposals to enhance / protect the rural economy and employments levels, even if they are to be put in danger by the arbitrary nominal growth in Policy ST2.	Support noted and welcome.
REF339 -	Consultant	Welcome the positive approach to the historic environment within Draft Plan strategic policies such as Policy ST11: Rural economic growth.	Support noted and welcome.