

REFERENCE NUMBER	ORGANISATION	COMMENTS	OFFICER RESPONSE
<b>ST31 - Agricultural and Forestry Workers Dwellings</b>			
1196559	Resident	Essential to maintain a base for the Agricultural Industry that we must support. Care must be taken that such development is allowed for the property then to be declared 'redundant' to the Agricultural business and sold on the open market.	Policy ST31 ensures that occupancy conditions will be used to ensure the dwelling remains in use by rural workers. Removal of occupancy conditions will only be permitted in exceptional circumstances where the criteria in the policy are met.
REF310	P&DG	Policy ST31's wording of "Agricultural and Forestry Workers Dwelling" is restrictive in its title and should be amended to "Development in the Countryside", similar to as tested on Examination in nearby Bolsover District, which would reflect a slightly more comprehensive approach to development in Bassetlaw. The policy could include a more prescriptive set of circumstances in which development would be supported. For instance, the Bolsover Draft Local Plan, due to be scheduled for adoption at Full Council on 4th March 2020, cites one or more of the following: <ul style="list-style-type: none"> <li>• Involve a change of use or the re-use of vacant, derelict or previously developed land</li> <li>• Are necessary for the efficient or viable operation of agriculture, horticulture, forestry and other appropriate land-based business, including the diversification of activities on an existing farm unit</li> <li>• Are small scale employment uses related to farming, forestry recreation, or tourism</li> <li>• Secure the retention and/or enhancement of a community facility</li> <li>• Secure the retention and/or enhancement of a vacant or redundant building that makes a positive contribution to the character or appearance of the area and can be converted without complete or substantial reconstruction</li> <li>• Are in accordance with a made Neighbourhood Development Plan</li> <li>• The buildings of exceptional quality of innovative design</li> </ul> In all cases, where development is considered acceptable it will have to respect the form, scale and landscape character, through careful location, design and materials. This would result in combining Policy ST31 and Policy ST11 to form a much more concise and methodical Policy relating to all development in the countryside including those in the smallest settlements in the hierarchy that may have potential for modest growth of the rural economy, limited housing and improvements to the tourist offer locally as desired by other policies in the plan. The new combined Policy would complement ST12, particularly part e which relates to tourism related development which seeks to bring underused or neglected heritage assets back into economic use, it would be compliant with paragraph 83 of the NPPF.	It is considered that Policy ST2 Rural Bassetlaw, Policy ST11 Rural Economic Growth, Policy ST12 Visitor Economy together with Policy 31 comprehensively address all matters relating to the rural area as identified by National Policy.