

# Draft Bassetlaw Local Plan

NOVEMBER 2020



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

# Foreword

This new draft Bassetlaw Local Plan provides an ambitious, innovative and positive planning framework to shape the future of the District to 2037 and identifies where, when and how new development will be delivered.

Bassetlaw is undergoing huge change, over this Local Plan's timeframe it is our ambition that it will become a modern and prosperous District. Ensuring that Bassetlaw has robust, effective and up-to date planning policies that secure our long-term economic future which continue to adapt and embrace changing circumstances, such as climate change, a growing population, and that deliver the Government's required housing and growth targets will be key to our long term achievements.

Providing for the Government's commitment to housing growth is extremely challenging. This Plan makes good use of brownfield land; this has been showcased in the way we are promoting town centre regenerations, improvements to neighbourhoods and re-use of former power station sites. But to meet the Government's targets other land is required. By planning for growth through this Plan we can make sure that housing and businesses are accompanied by the right infrastructure to help our communities sustainably grow.

Growth will have an emphasis on healthy lifestyles and active travel; this draft Plan provides for more walking and cycling routes, new parks and open spaces, sports facilities and improvements to health facilities to the benefit of existing and new communities.

Ensuring our communities are better able to make the transition to a low carbon lifestyle is a vital part of this Plan. A new Green Energy Hub at High Marnham will secure Bassetlaw's place as a centre for green energy and technology development, bringing inward investment and better paid, higher skilled jobs. Significant tree planting, flood mitigation, new wildlife habitats and the start of the new low carbon Bassetlaw Garden Village will build in climate resilience for the future.

This draft Plan has been shaped with the support and involvement of local communities, landowners, businesses, infrastructure partners and many others - all who share the desire to plan for an innovative, positive, prosperous future for the District by meeting the need for new homes, a growing economy and the protection of our natural environment and heritage assets over the next 17 years or so.

Building on the successful consultation in January this is the next step in our conversation with local people, businesses and our communities. As the Plan develops it is vital that people take this opportunity to 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, planning 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 leading 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 our 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)<sup>1</sup>. 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<sup>1</sup>, 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 this document was not pursued:

- the revocation of the East Midlands Regional Spatial Strategy in April 2013 which meant that reliance on the Regional Spatial Strategy 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<sup>2</sup> – 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 facilitate the delivery of neighbourhood plans including sustainable housing growth, particularly in the rural parts of the District

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

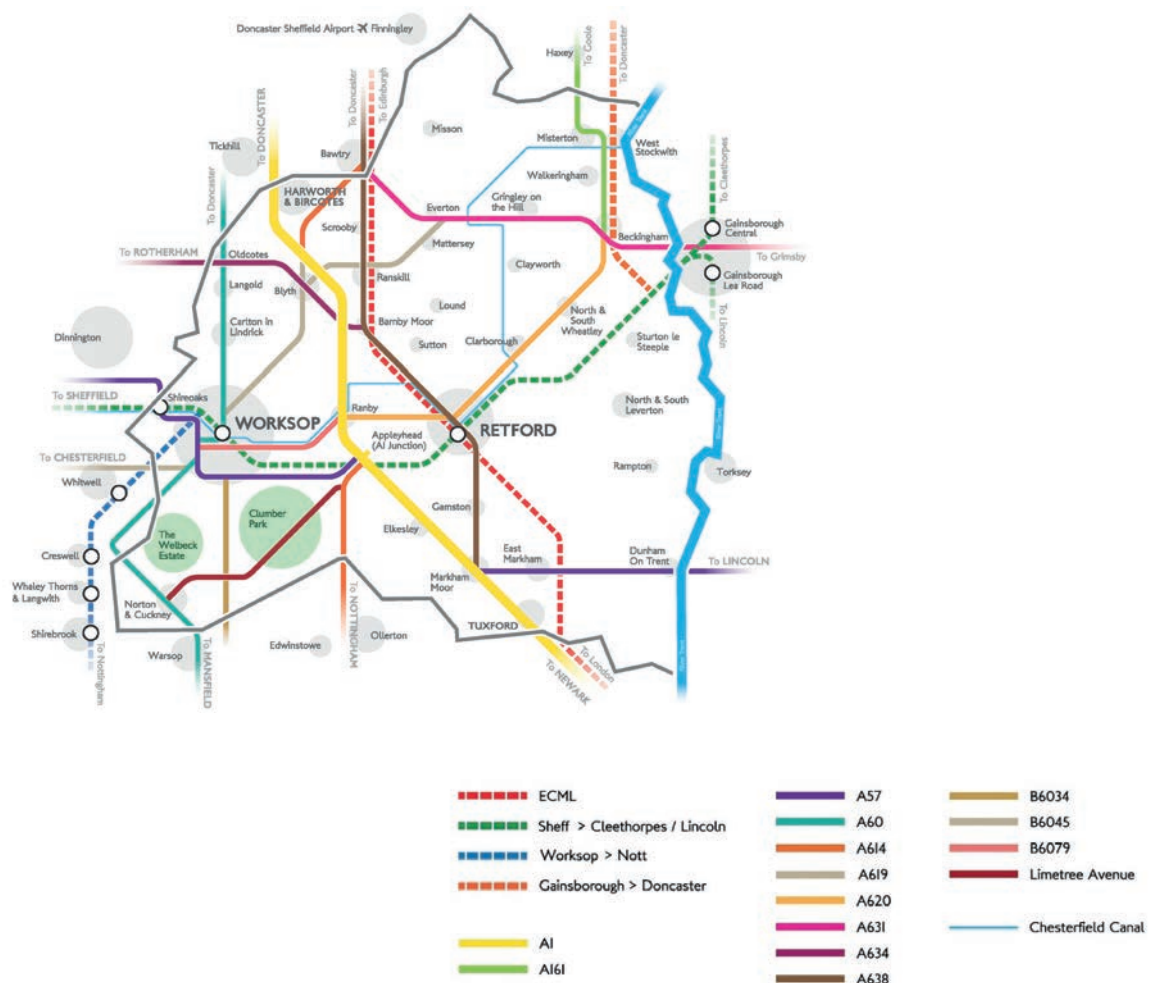


Figure 1: Bassetlaw District

## 1.4 Local Plan Process

- 1.4.1 The process for the production of the Local Plan is shown below.
- 1.4.2 In accordance with the Council's Statement of Community Involvement (2020)<sup>3</sup> 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.
- 1.4.3 An Initial Draft Bassetlaw Plan<sup>4</sup> was consulted upon in 2016. Further consultations on the Draft Bassetlaw Plan: Strategic Plan in January 2019<sup>5</sup>, and the Draft Bassetlaw Local Plan in January 2020<sup>6</sup> enabled the Council to get the views of the community and interested stakeholders, and led to additional evidence base work being undertaken. Together, that informed policy development at each stage.
- 1.4.4 Figure 2 outlines the various stages to the adoption of a Local Plan. We are currently at Stage 4 which is the consultation stage for the draft Bassetlaw Local Plan.
- 1.4.5 The Council's Local Development Scheme sets out the project plan for this Local Plan and other planning policy documents. As a result of the Covid 19 pandemic the timetable for the Local Plan has slipped slightly. The Local Development Scheme will be updated prior to Publication Draft stage.



Figure 2: Local Plan Process

## 1.5 What else needs to be considered?

### National Planning Policy

- 1.5.1 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)<sup>2</sup>. 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

- 1.5.2 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.
- 1.5.3 Driven by innovation, action will be co-ordinated to ensure that investment in technologies and processes 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<sup>7</sup> in spatial planning terms at the District level.

### Sheffield City Region Strategic Economic Plan 2020-2040

- 1.5.4 Bassetlaw is part of the Sheffield City Region Combined Authority. As the District borders the Sheffield City Region the Local Plan will continue to have regard to the Strategic Economic Plan<sup>8</sup> and its policy objectives:
- Growing the economy for all
  - Ensuring that everyone has an opportunity to contribute to and benefit from economic growth
  - Driving low carbon opportunities within the economy and delivering net-zero emissions

### Nottinghamshire Minerals Local Plan Publication Version<sup>9</sup> 2019-2036 and Nottinghamshire and Nottingham Waste Core Strategy 2013<sup>10</sup>

- 1.5.5 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<sup>11</sup>

- 1.5.6 The Council has an ambitious Plan to continue to transform the District by 2023. To help deliver a District the community can be proud of 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



## 1.6 What evidence have we used?

1.6.1 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 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.

## 1.7 Evidence Base

1.7.1 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.

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

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

## 1.8 Community Infrastructure Levy

1.8.1 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.

1.8.2 Alongside this Local Plan, the Council is reviewing the CIL Charging Schedule. Further information is available at [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

## 1.9 Workop Central Development Plan Document

1.9.1 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 ST6.

## 1.10 Supplementary Planning Documents

- 1.10.1 The Council's Local Development Scheme<sup>14</sup> 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.
- 1.10.2 These include the Affordable Housing and Developer Contributions SPD, the Design Quality SPD and the Greening Bassetlaw SPD. So that their content is consistent with this Local Plan they will be adopted after the Local Plan's adoption. Adopted Supplementary Planning Guidance and Supplementary Planning Documents will be revoked where appropriate on adoption of this Local Plan.

## 1.11 Other Documents

- 1.11.1 The Council and its partners will over the lifetime of the Local Plan produce a range of masterplans, development briefs and in the case of the former High Marnham power station site a Local Development Order to aid delivery. Further details can be found in relevant site specific policies in this Plan.

## 1.12 How does Bassetlaw relate to neighbouring places?

- 1.12.1 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.
- 1.12.2 The District lies within the North Derbyshire and Bassetlaw Housing Market Area<sup>12</sup> (HMA) shown in Figure 3 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.
- 1.12.3 Bassetlaw District no longer forms part of the Sheffield City Region LEP. But it remains in the Sheffield City Region Combined Authority.

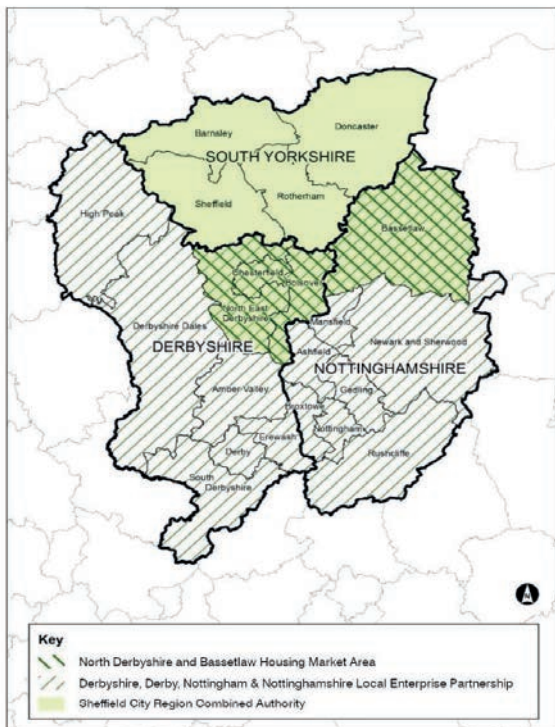


Figure 3: North Derbyshire and Bassetlaw Housing Market Area, Derbyshire, Nottingham & Nottinghamshire LEP and Sheffield City Region Combined Authority areas

## 1.13 Duty to Cooperate

- 1.13.1 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 4 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 4: Cross boundary issues

- 1.13.2 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.
- 1.13.3 This will be evidenced in Statements of Common Ground between the relevant parties: Signed Statements form part of the evidence base and others will be signed and added in due course. Further details are set out in the Council's Duty to Cooperate Compliance Statement 2020<sup>13</sup>.
- 1.13.4 In respect of infrastructure, the Council has worked positively with infrastructure partners such as Nottinghamshire County Council, the Bassetlaw CCG, Anglian Water and Severn Trent Water. This engagement will continue during the production and implementation of the Local Plan.

## 1.14 Neighbourhood Planning

- 1.14.1 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.
- 1.14.2 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)
- 1.14.3 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.

- 1.14.4 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.
- 1.14.5 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.

## 1.15 Review of the Local Plan

- 1.15.1 This draft Plan covers 19 years, with the development strategy looking ahead 15 years from expected adoption (2022) in line with national policy. 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.

### References

- <sup>1</sup> Bassetlaw Core Strategy and Development Management Policies DPD, BDC, 2011
- <sup>2</sup> National Planning Policy Framework, MCHLG, 2019
- <sup>3</sup> Statement of Community Involvement, BDC, 2020
- <sup>4</sup> Initial Draft Bassetlaw Plan, BDC 2016
- <sup>5</sup> Draft Bassetlaw Plan: Strategic Plan, BDC 2019
- <sup>6</sup> Draft Bassetlaw Local Plan, January 2020
- <sup>7</sup> Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2018
- <sup>8</sup> Our Strategic Economic Plan 2020-2040, Sheffield City Region, 2020
- <sup>9</sup> Nottinghamshire Minerals Local Plan Publication Version 2019-2036, Nottinghamshire County Council, 2019
- <sup>10</sup> Nottingham Waste Core Strategy 2013, Nottinghamshire County Council, 2013
- <sup>11</sup> Bassetlaw Council Plan 2019-2023, BDC, 2019
- <sup>12</sup> North Derbyshire and Bassetlaw Strategic Housing Market Assessment Update, GL Hearn 2017
- <sup>13</sup> Duty to Cooperate Compliance Statement, BDC 2020
- <sup>14</sup> Bassetlaw Local Development Scheme, BDC, 2020

## 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 this 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 below 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; town centres, 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, excluding that for Policy ST2, used to inform this draft Plan is taken from the 30 October 2020. This applies to housing, employment and retail commitments and completions. The monitoring date for Policy ST2 dates from 1 April 2018.
- 2.7 The Council will monitor the implementation of the Plan's objectives and the effectiveness of its policies through the Implementation Framework in section 13 and the Monitoring Framework in section 14. This will be reported annually, in the Authority Monitoring Report. This monitoring will inform any review of the plan.
- 2.8 At the end of each section there is a list of section specific references. The full list of references is provided in Appendix 2.
- 2.9 The Appendices contain important information to support the Local Plan.
- 2.10 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 market 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 and leisure; construction, particularly modern methods of construction; renewable energy and low carbon energy production; and, engineering and civil engineering.
- 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 particularly in the current climate, with less demand for retail and more scope for leisure and café culture uses. Opportunities exist to diversify, regenerate and re-focus 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 Pilgrims Gallery at Bassetlaw Museum and the Harley Gallery and Portland Collection at the Welbeck Estate. Other heritage and green infrastructure assets, such as the National Trust properties at Clumber Park and Mr Straws House, and the District's green links, including 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% and currently exceeds 116,000 people<sup>3</sup>. Figure 5 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 5: 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 17.8 % by 2037 equating to more than 20,700 additional residents compared with 2018<sup>1</sup>.
- 3.13 This is partly due to more residents living longer: Life expectancy as a whole is increasing across the District but remains lower than that for England; for men it is 78.7 compared to the national picture 79.6 (-0.9) and for women it is 81.9 compared to the national 83.1 (-1.2)<sup>6</sup>.
- 3.14 Those aged over 65 in the District is projected to increase by 47% during the plan period and of these, the population aged over 85 will double. The rise in the 65+ population between 2018 and 2037 is equivalent to 11,964 residents whilst over the same time period the population aged 16-64 is projected to rise by 9.6% which is equivalent to 8783 residents in this age group<sup>1</sup>. Ensuring there is appropriate housing, care and social infrastructure for this age group is a priority for the Council.
- 3.15 The Government's Indices of Multiple Deprivation 2019<sup>7</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, 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>8</sup> for women in the most deprived areas of Bassetlaw than in the least deprived areas, whilst the Joint Strategic Needs Assessment 2020<sup>9</sup> acknowledges that those living within the more deprived areas of Bassetlaw may have less healthy lifestyle choices and poorer health and wellbeing outcomes. 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 & 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 Sheffield 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>8</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, and improving connectivity between home, work, shops and services particularly for short journeys, and also for 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 18<sup>th</sup> century industrial heritage found along the Chesterfield Canal. These sites are complemented by more recent heritage, such as the late 19<sup>th</sup> and early 20<sup>th</sup> century collieries. Designated heritage assets within the District include 33 Scheduled Monuments, 4 Registered Parks and Gardens, 33 Conservation Areas and over 1000 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 High 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>1</sup> and with the average price of a home estimated to be around £115,000 (in 2020)<sup>1</sup>, home ownership can be out of reach for first time buyers and young families, particularly as the cost of new build homes is higher than this. 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, there is an identified need for 3638 affordable rented homes 2020-2037<sup>1</sup>.
- 3.26 Due to the increasing ageing population, a need<sup>1</sup> for specialist housing is also required to meet changing needs over their lifetime. Maintaining independence for residents is a priority so the provision of adaptable and accessible homes, as well as low level accommodation and bungalows will help residents age well in place, meaning homes with some form of care can be better managed. This brings the added benefits of helping residents downsize, potentially releasing family homes and aiding the churn in the housing market. Nevertheless, a high need has been identified<sup>1</sup> for sheltered, extra care and wheelchair homes and care home bedspaces over the plan period.

### **The Green Agenda**

- 3.27 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.

- 3.28 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>11</sup> - with the scale of provision varying significantly to meet individual or business needs. Importantly the type of provision is also changing; biomass is increasing at a smaller scale for heating, while solar panels on roofs or as a solar farm are now more prominent in the District.
- 3.29 Monitoring<sup>11</sup> 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.
- 3.30 Significant opportunities exist through the redevelopment of the former High Marnham power station site to re-use existing electricity infrastructure positively to address the green agenda.
- 3.31 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 Housing and Economic Development Needs Update, GL Hearn, 2020

<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>Bassetlaw Health Profile, Public Health England, 2019

<sup>7</sup>Indices of Multiple Deprivation, [www.gov.uk](http://www.gov.uk), 2019

<sup>8</sup>Bassetlaw District profile, Nottinghamshire Insight, 2019

<sup>9</sup> Nottinghamshire County Joint Strategic Needs Assessment, Nottinghamshire Health and Well-Being Board, 2020

<sup>10</sup>National Character Areas, [www.gov.uk](http://www.gov.uk), 2019

<sup>11</sup>Bassetlaw Authority Monitoring Report 2016/17, BDC, 2017



## 4.0 Bassetlaw Vision and Objectives

### A vision for Bassetlaw in 2037:

- 4.1 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, well paid jobs, high quality services and facilities which promote healthy and active lifestyles within a low carbon environment.
- 4.2 The District will have a diverse and thriving economy, with Worksop, Retford and Harworth & 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 parks and open spaces for local people to enjoy.
- 4.3 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.
- 4.4 Prominent businesses in key growth sectors of: manufacturing; logistics; modern methods of 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, Sheffield Doncaster Airport and easy access to existing energy infrastructure which will have facilitated a significant shift in the District's economic base and attracted significant investment to the District.
- 4.5 A significant amount of employment in the green energy and green technologies sector will have been delivered at the High Marnham Green Energy Hub and at the Bassetlaw Garden Village, putting Bassetlaw on the map as a key location for developing and promoting emerging green technologies.
- 4.6 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 community, commercial and leisure offer to the benefit of residents, businesses and visitors.
- 4.7 The historic market town of Retford will have grown in a sensitive and sustainable manner, with a wider range of new housing available better suited to meet local residents needs irrespective of time in life, while a new country park, community infrastructure and connectivity improvements will enhance the town's character, whilst the growing population will be making good use of an enhanced town centre offer, which provides an attractive base for cultural and visitor economy events. The regeneration of Harworth & Bircotes 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 & Bircotes will have been reduced and the environmental quality improved.

- 4.8 In the rural area, the outcomes of community-led planning will be evident. Residential development within the Large Rural Settlements of Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford will have been delivered to meet strategic and local needs. Necessary physical, community, green and digital infrastructure needed to support this growth will have been delivered on time.
- 4.9 The 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.
- 4.10 The beginnings of the new Bassetlaw Garden Village will be growing around a new transport hub and employment offer. This new community will provide a lifestyle choice for those who choose to live there: a healthy, active place, with the green agenda and quality of place embedded from the outset will provide a genuinely alternative destination to live and work in the future.
- 4.11 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.
- 4.12 New development will have helped minimise the District's health inequalities: communities will have improved access to well designed, safe, inclusive, high quality multifunctional green and blue infrastructure close to home, active travel through walking and cycling will be commonplace, while improved recreational, sports, health and educational facilities and existing valued community services will reduce pockets of deprivation and enhance skills gaps to bring stronger health and well-being outcomes for our communities.
- 4.13 The District will have improved resilience to the impacts of climate change, new development located in areas of low flood risk and sustainable drainage systems (SuDs) will manage run-off sustainably, while increased provision and better connectivity for walking and cycling, and improved access to public transport will mean more residents can use active or sustainable travel for local journeys, reducing the reliance on the car.
- 4.14 Low carbon and energy efficient design techniques and use of green technologies, extensive tree planting, use of electric vehicles and alternative fuel vehicles, while also have contributed to a reduction in the District's carbon footprint enabling the transition to a low carbon District.

## Strategic Objectives

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



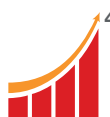
1. To locate new development in sustainable locations and through new settlements that respect the environmental capacity of the District, support a balanced pattern of growth across urban and rural areas, makes best use of previously developed land and buildings and minimises the loss of the District's 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 healthier, active communities and help reduce health inequalities by minimising locational disadvantage, promoting healthy, active design to secure active lifestyles and travel, reduce 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 and management, minimising waste generation and promoting the use of renewable energy, low carbon 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 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 On that basis, this Plan is in accordance with the national policy<sup>1</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.
- 5.1.3 This means that the growth will be distributed according to the settlement hierarchy. 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.
- 5.1.4 Policy ST1 acknowledges the importance of taking a strategic and integrated approach to growth, which reduces the need for travel for work, education and leisure by placing sustainable development at its heart. It prioritises major growth in the three Main Towns, whilst also providing for sufficient growth in the Large and Small Rural Settlements to meet their local needs, whilst protecting their special character and unique function.
- 5.1.5 Each level of the hierarchy reflects the settlement/area's role, the range of services present, their accessibility by public transport, their infrastructure capacity and their ability to expand to accommodate the needs generated by new development.
- 5.1.6 This spatial strategy sets out the overall framework for development, growth and investment in Bassetlaw to 2037. It also identifies locations where development should take place in order to create sustainable neighbourhoods. 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>2</sup> and the viability of land for development. The Sustainability Appraisal<sup>3</sup> identified potential sensitivities which were taken into account.
- 5.1.7 The distribution of development for housing and employment needs, has evolved over time, and is detailed in the Spatial Strategy Background Paper, 2019<sup>4</sup>.

### 5.1.8 The Key Diagram illustrates the spatial strategy in this Plan.



Figure 6: Key Diagram

### Meeting the District's housing and employment needs

5.1.9 The spatial strategy promotes a 'step change' in the District's economy to: retain employment locally, provide opportunities for better paid, higher skilled jobs and increase productivity. The strategy seeks to align economic growth with the housing offer, by providing the right type of new homes in the right places, to ensure that past trends of out-migration are rebalanced. This will ensure the sustainability of our area in the future as a place to both live and work. This approach reflects the priorities of the D2N2 Strategic Economic Plan<sup>5</sup> and Bassetlaw's emerging Local Industrial Strategy<sup>6</sup>.

5.1.10 The knock-on effect will help to address housing affordability and the supply of specialist housing, which will significantly boost the supply of homes to support sustainable communities. It will also help facilitate significant improvements to infrastructure capacity in the District to support the identified growth.

5.1.11 National planning practice guidance<sup>7</sup> requires the Council to consider and assess the likely change in the number of jobs over the plan period based on an economic forecast. The 2019 Bassetlaw Economic Development Needs Assessment<sup>8</sup> forecast demand led employment growth of around 3,400 jobs and a need of approximately 63 ha land for employment. This was extrapolated to 68ha and 5550 jobs in the January 2020 draft Local Plan<sup>9</sup>. But the District has a significant employment land supply (about 287ha), and it is important that this is accurately reflected in this Plan, in terms of jobs growth and the implications for the housing requirement.

- 5.1.12 To better reflect the type and mix of employment land in the supply, local market activity, and the different mix of jobs that are anticipated to come forward on each site in the plan period the Bassetlaw Housing and Economic Development Needs Assessment 2020<sup>10</sup> adopts a supply led approach focussed around job assumptions assessed on a site by site basis. The supply led approach provides for up to 11, 236 jobs<sup>10</sup>. Additionality, such as displacement (not all jobs are new to the District some will be re-located from elsewhere) and multiplier effects have been taken into account.
- 5.1.13 This approach is considered to be realistic and reflects market signals; over the past few years 64,045sqm floorspace has been completed on the General Employment Sites, 70.9ha has been granted planning permission since April 2018, and 17.7ha is under construction at Symmetry Park and Manton Wood<sup>11</sup>.
- 5.1.14 Within this jobs forecast, 5,878 jobs is anticipated to be provided within the General Employment Sites<sup>10</sup> (the sites most likely to accommodate the D2N2 growth sectors and meet identified local employment needs). Given the support of D2N2 LEP for the Plan, the Council is confident that the projected job growth can be delivered.
- 5.1.15 Additionally, 3,857 - 5,358 jobs are anticipated at the Strategic Employment Site, at Apleyhead<sup>10</sup>. A flexible approach is taken to jobs growth on this site, to reflect its scale and its ability to accommodate a mix of end users. Evidence<sup>10</sup> recognises the site's potential to meet significant indigenous growth and/or national and regional investment to meet exceptional, unanticipated strategic needs over the plan period. This site would bring significant economic benefits to the District and region both in terms of jobs, including higher skilled jobs, and gross value added, and is being actively promoted.
- 5.1.16 On that basis the Council is confident that jobs growth at the top of the scale can be realised in the plan period. Planning for fewer jobs could lead to an imbalance with the housing requirement, leading to unplanned housing growth across the District over the plan period.
- 5.1.17 Nevertheless, under its duty-to cooperate, the Council will work with neighbouring authorities to undertake additional work to further consider the impacts of the strategic employment site.
- 5.1.18 The Government's Standard Method calculates a minimum housing need for Bassetlaw of 288 dwellings per annum for the period 2020-2037. 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 base date for the calculation of housing need, 1<sup>st</sup> April 2020, is consistent with national planning practice guidance<sup>7</sup>.
- 5.1.19 National policy<sup>1</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>12</sup>.
- 5.1.20 The evidence<sup>10</sup> demonstrates that pursuing a housing target based purely on the Government's household projections would mean that this Plan would provide an insufficient number of dwellings to support economic growth in the District. Such a low level of development would have significant consequences including:
- Demand for new housing outstripping supply for particular groups, potentially leading to young people being unable to stay in the area;

- Economic growth being constrained because of a shortage of skilled local labour;
- Increased levels of in-commuting to support economic growth, which would not be sustainable and would put greater strain on the transport network

- 5.1.21 The housing requirement – 589 dwellings per annum - in this Plan has therefore been set at a level to support the full extent of this jobs growth (11,236 jobs) identified by the Housing and Economic Development Needs Assessment Update 2020, and to meet local housing needs<sup>10</sup>. Delivering more quality housing than is required will also ensure this Plan can better address affordable and specialist housing needs.
- 5.1.22 This higher figure will also help deliver meaningful 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.
- 5.1.23 To meet Bassetlaw's housing requirement, delivery needs to remain at the high levels experienced over the last few years, averaging 560 dwellings per annum<sup>11</sup> over the past three years. Identifying sufficient land supply is one element and the Council will need to engage with its partners, developers and Government organisations in order to ensure build rates over the plan period maintain this level consistently to meet the overall Plan requirement.
- 5.1.24 The housing requirement will be the basis for calculating the five year supply of deliverable housing land following the adoption of the Local Plan. In accordance with national policy and guidance<sup>13</sup>, an appropriate buffer (a minimum of 5%) and any backlog of housing will be added when calculating the five year housing land supply. The buffer helps increase choice in the market for housing.
- 5.1.25 Housing completions will be assessed annually against the housing requirement to monitor performance and determine whether any action is required to improve delivery rates. Should there be a record of persistent under delivery of housing (over previous three years), the buffer will be increased to 20%. This will be reported in the Authority Monitoring Report. This Plan will be reviewed by 2027 and, where appropriate, the strategy will be re-assessed.
- 5.1.26 The expected delivery rates are expressed as a trajectory for the plan period. The blue line is a minimum target. As shown in Figure 7: Housing the trajectory, planning permissions and sites under construction play an important role in boosting supply in the short term until the allocations in this Plan come forward. From 2020/21 and every year throughout the plan period, the housing trajectory demonstrates at least a five year supply of deliverable housing land.
- 5.1.27 The adopted Bassetlaw Core Strategy<sup>14</sup> does not include any site allocations. So, all 3,762 dwellings delivered since its adoption in 2011 consist entirely of windfall development. Taking into consideration past delivery rates and the windfall element of Policy ST2, a windfall allowance of 100 dwellings per annum (60 dwellings within Worksop Central Area and 40 dwellings in the District) has been identified from Year 2026/27 onwards. The Worksop Central Area DPD will allocate sites for that area.
- 5.1.28 Additionally, a lapse discount rate has been applied to the housing supply in anticipation of current planning consents which may expire in the future. Informed by historical lapse rates a 24% reduction has been applied to the total supply of outline permissions, minor sites (9 or fewer), and Neighbourhood Plan Allocations. This has informed the number of dwellings needing to be allocated.
- 5.1.29 Further details will be set out within the Housing Implementation Strategy (to accompany the Publication Draft Local Plan), which will set out the Council's approach to facilitating and managing delivery of new housing to ensure a continuous five-year land supply is maintained and the overall requirement is met.

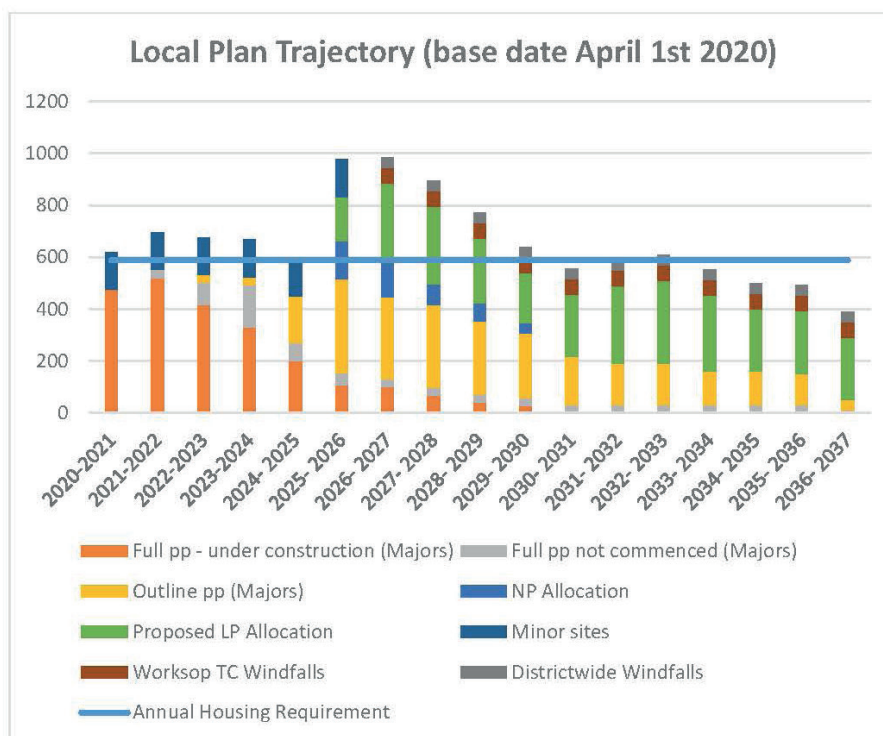


Figure 7: Housing Trajectory

## Gypsy & Travellers and Travelling Showpeople Need

- 5.1.30 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>15</sup> notes that most of the need, if not all, can be accommodated on existing Gypsy sites. Policy ST34 identifies that this land should be considered first when seeking to meet the needs of Gypsies and Travellers. The evidence<sup>15</sup> indicates that there is no requirement for new sites for Travelling Showpeople in Bassetlaw.

## Retail Needs

- 5.1.31 The retail sector is characterised by rapid change and changing consumer demands related to new technologies. The Bassetlaw Retail and Leisure Study, 2017<sup>16</sup> states there is no identified need for new retail development to 2035. It identifies limited opportunities in and around the Worksop and Retford town centres for growth. The exception is a sustainable addition to Harworth & Bircotes's town centre (in Policy ST15) to support the wider regeneration ambitions of the town and its Neighbourhood Plan<sup>17</sup>.

## Distribution of Growth

- 5.1.32 In order to meet identified development needs, Policy ST1 sets out the scale and distribution of new housing, employment and retail development across the District during the Local Plan period up to 2037.
- 5.1.33 Consistent with sustainable development and to make the most efficient use of land, Policy ST1 recognises the importance of providing for development in the development boundaries of the Main Towns. This spatial strategy has sought to maximise the use of all suitable, available and viable previously developed land, including all of those that have a realistic prospect of delivery within the plan period.



- 5.1.34 This Plan is taking a very proactive approach to bringing forward as much previously developed land as possible. Despite Bassetlaw's strong record for bringing previously developed land back into use, the effective re-use of suitable previously developed sites will only meet a proportion of our overall need for new homes and may not necessarily deliver significant infrastructure improvements.
- 5.1.35 In terms of housing supply, evidence indicates that a minimum of 11,214 new homes can be delivered by 2037 in Bassetlaw on a mixture of brownfield sites and greenfield sites<sup>2</sup>. The Housing Trajectory shows that 66% of the housing requirement have planning permission and 5% of the housing requirement are allocated in Neighbourhood Plans.
- 5.1.36 However to meet the housing requirement there remains a shortfall of land. Small scale greenfield sites in the development boundaries have been identified where suitable, available and deliverable. To address the remaining shortfall, the most sustainable solution is the allocation of two edge of urban area sites: one in Worksop and one in Retford. The Land Availability Assessment<sup>2</sup> concludes that these sites are those which cause least harm to the environment, is suitable for development and would create a defensible urban edge. Both would also contribute to significant meaningful infrastructure over the plan period and beyond and deliver a mix of housing to meet affordable and specialist needs. Together these sites are considered to be the most appropriate and suitable locations for the future expansion of our towns.
- 5.1.37 It is also important that this Plan directs employment and housing growth to the locations best suited and most attractive to the market, whilst ensuring there are no locations that are over-burdened by development, or that other locations are not starved of growth. Since 2018, higher level of housing development have been directed to Harworth & Bircotes (about 1770 dwellings have planning permission, with 264 completions) and the Rural Area (about 1360 homes have planning permission, 378 dwellings are allocated in Neighbourhood Plans, with 261 completions).
- 5.1.38 This strategy seeks to provide a more balanced distribution of growth by ensuring that the needs of the entire District are met. On that basis Policy ST1 directs growth to the most sustainable settlements commensurate with their place in the District's settlement hierarchy.

Settlement	Housing Requirement (No. Dwellings)
Worksop	3104
Retford	1802
Harworth	1702
Large Rural Villages	1402
Small Rural Villages	1502
Garden Village	501
<b>TOTAL</b>	<b>10,013</b>

Figure 8: Housing Distribution

## Worksop

- 5.1.39 Worksop is the principal town in the District, has a population of approximately 41,820<sup>18</sup>, and enjoys relative ease of access to the range of higher order health, education, cultural, retail and employment opportunities.
- 5.1.40 It is the most sustainable location for significant growth and provides the best opportunity to deliver the objectives of regional<sup>5</sup> and local industrial strategies<sup>6</sup>: the town and its catchment is expected to deliver substantial employment growth (see Policy ST8) reflecting its easy access to the A1 and A57

corridors and its ability to maximise 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 to start in the town centre by 2037 (see Policy ST6).

- 5.1.41 Over the past two years Worksop has experienced high levels of housing growth, with areas such as Gateford Park seeing approximately 200 housing completions. Land for a further 1320 have planning permission (at 30/10/2020). Consequently, there is a requirement to allocate land for a minimum of 1959 dwellings in Worksop; 1299 in the Outer Area and 660 in Worksop Central. Site allocations within Worksop Central will be identified in a separate Development Plan Document.

### **Retford**

- 5.1.42 Retford is the second town in the District, has 22,013 residents<sup>18</sup>, and has a wide range of services, shops, employment opportunities and good public transport links.
- 5.1.43 It is a sustainable location for growth: the town is expected to deliver local employment growth (see Policy ST8) appropriate to meet local needs, and its ability to maximise opportunity for sustainable and public transport choices. Enhancements to the town centre are expected to be underway by 2037 (see Policy ST15) facilitated by a Neighbourhood Plan.
- 5.1.44 Over the past two years, Retford has seen strong housing growth with about 200 dwellings completed. Land for a further 820 new homes have planning permission (at 30/10/2020). Consequently, there is a requirement to allocate land for a minimum of 1181 dwellings in Retford to meet local needs over the plan period.

### **Harworth & Bircotes**

- 5.1.45 Focussed around the ongoing regeneration of the former Harworth Colliery and reflecting the aspirations of the Harworth & Bircotes Neighbourhood Plan<sup>17</sup> the town has benefitted from significant investment and regeneration in recent years. Its population is 7,948<sup>18</sup>.
- 5.1.46 Harworth & Bircotes has a good range of shops and services and benefits from easy access to the A1(M) and South Yorkshire. Significant employment growth (see Policy ST8) is expected to capitalise on its strategically advantageous location. Given its growth to date, a small scale expansion of the town centre is promoted to meet the needs of the growing community.
- 5.1.47 Over the past two years, Harworth & Bircotes has seen strong growth with just over 260 completions. A significant amount of additional land has planning permission for over 1765 dwellings (as at 30/10/2020). On that basis, no further allocations are proposed in this Plan.

### **Large Rural Settlements**

- 5.1.48 The size of the District's 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.
- 5.1.49 Evidence<sup>19</sup> finds that the Large Rural Settlements - Blyth, Carlton in Lindrick and Costhorpe, Langold, Misterton and Tuxford - are the most sustainable due to them having the largest populations, having the widest range of employment, shops and services and having the most frequent and commercially viable public transport services to nearby larger towns and cities. All also act as service centres for the surrounding rural area.

- 5.1.50 Policy ST1 proposes a minimum of 1400 dwellings across the Large Rural Settlements. Focusing development there will help to support existing facilities and provide a focal point for use by residents of surrounding settlements.
- 5.1.51 Growth will be met primarily through Neighbourhood Plan allocations, by appropriate planning applications and a Local Plan allocation for Tuxford. Growth should not exceed the number of dwellings in these settlements by more than 20%, unless identified by a Neighbourhood Plan.

### **Small Rural Settlements**

- 5.1.52 The sustainable growth of Small Rural Settlements will help to sustain those villages in the long term. But it is recognised that their often greater environmental constraints can limit the ability of each settlement to accommodate growth (see Policy ST2).
- 5.1.53 On that basis, Policy ST1 proposes a minimum of 1500 dwellings across the eligible Small Rural Settlements. In most cases, their growth will be identified by their local communities through Neighbourhood Plans. Growth should not exceed the number of dwellings in eligible settlements by more than 5%, unless identified by a Neighbourhood Plan. The level of growth already seen in these locations: just over 260 dwellings in the last two years, will be taken into account.
- 5.1.54 Settlements which do not meet the criteria as a Small Rural Settlement are considered to be in the countryside. Proposals for residential development and employment uses will be assessed against other relevant policies in this Plan or should be pursued through Neighbourhood Plans.

### **Bassetlaw Garden Village**

- 5.1.55 Located strategically at the A1/A57 junction on a strategic growth corridor, the Bassetlaw 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>5</sup> and Bassetlaw's emerging Local Industrial Strategy<sup>6</sup>, increasing the productivity of the local economy and increasing the number and quality of better paid jobs. The Garden Village provides a genuinely long-term sustainable growth plan for Bassetlaw, beyond the lifetime of the Local Plan. On that basis 500 dwellings will be provided by 2037 providing greater resilience in housing delivery through increased choice and competition whilst contributing to significant infrastructure.
- 5.1.56 In order to deliver the level of growth associated with Policy ST1, the Plan will ensure that necessary infrastructure, services and facilities are delivered. An Infrastructure Delivery Plan (IDP) has been prepared alongside this Plan, which identifies the key infrastructure requirements, anticipated costs and expected delivery. The IDP is a 'live' document that the Council will monitor and review annually to reflect the current circumstances and to inform the Development Management process. The Infrastructure Schedule contained within the IDP sets out an overview of the key infrastructure requirements necessary to deliver this Plan.

## **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 to meet the evidenced need for new homes and jobs, regenerate the District's town centres, and support necessary improvements to infrastructure, services and facilities. 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. Emphasising the need to develop in sustainable locations in close proximity to transport hubs and key public transport nodes, and encouraging higher density development in those locations;
3. Ensuring that sufficient physical, social and green infrastructure is delivered to meet identified needs in a timely manner.

- B. Enabling the provision of land for a minimum of 10,013 dwellings (589 dwellings per annum), for the period 2020-2037 in appropriate locations, in accordance with the following settlement hierarchy:
1. Main Towns: on site allocations in this Plan, in Neighbourhood Plans or on appropriate sites within their development boundaries for:
    - i. about 2400 dwellings in Worksop Outer Area;
    - ii. about 700 dwellings in Worksop Central Area;
    - iii. about 1800 dwellings in Retford;
    - iv. about 1700 in Harworth and Bircotes;
  2. By supporting the growth of the Large Rural Settlements for about 1,400 dwellings through allocations in this Plan, in Neighbourhood Plans and through appropriate forms of development within their development boundaries, by up to 20%;
  3. By supporting the growth of the eligible Small Rural Settlements for about 1,500 dwellings on appropriate sites within the development boundaries, or on site allocations in Neighbourhood Plans by up to 5%;
  4. By supporting the development of 500 dwellings through a site allocation at the Bassetlaw Garden Village;
  5. Places not identified in the settlement hierarchy are considered to be part of the wider countryside, where development will be supported where consistent with other policies in this plan, to address an identified local need and can be justified through a Neighbourhood Plan or national policy.

Category	Settlement
Main Town	Worksop, Retford and Harworth & Bircotes
Large Rural Settlement	Blyth, Carlton in Lindrick and Costhorpe, Langold, Misterton and Tuxford
Small Rural Settlement	Barnby Moor, Beckingham, Clarbrough, Clayworth, Cuckney, Dunham on Trent, East Drayton, East Markham, Elkesley, Everton, Gamston, Gringley on the Hill, Hayton, Laneham, Lound, Mattersey, Misson, Nether Langwith, Normanton on Trent, North Leverton, North and South Wheatley, Rampton, Ranby, Ranskill, Rhodesia, Scrooby, Shireoaks, South Leverton, Styrrup, Sutton cum Lound, Sturton le Steeple, Treswell, Walkeringham, West Stockwith
New Settlement	Bassetlaw Garden Village
Countryside	All areas not identified above.

- C. 10 pitches for Gypsy, Travellers and Travelling Showpeople within the first five years and a further 30 pitches beyond
- D. Contributing to the creation of the development of at least 11,200 jobs through the provision of at

least 168ha of general employment land to accommodate future local employment growth and at least 118ha of employment land to accommodate future significant indigenous employment growth and/or strategic employment needs.

- E. Safeguarding, regenerating and enhancing the role of the District's town centres at Worksop, Retford and Harworth & 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>1</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 are all varying sizes and have varying levels of access to local services and public transport. Their infrastructure capacity and their ability to expand to accommodate the needs generated by new development also varies. The Spatial Strategy recognises that the Large and Small Rural Settlements should be allowed to grow appropriately in order to maintain rural vitality, but Policy ST2 also ensures that this is sensitive to place, ensuring that each rural community retain its identity and distinctiveness, built form and character and is in keeping with each settlement's size, scale of services and infrastructure capacity.
- 5.2.3 The role of this Plan is to provide the policy framework at a strategic level for the rural area. Specifically, and consistent with national policy<sup>1</sup> this includes a housing requirement for each eligible settlement. In the January 2020 draft Local Plan<sup>9</sup> the target for growth was set at 20% for each settlement in the rural area, both Large and Small Settlements.
- 5.2.4 In response to that consultation, the policy framework has evolved: recognising that the Large Rural Settlements are identified by Policy ST1 as being more sustainable than the Small Rural Settlements, so growth should reflect that. Equally, many of the Small Rural Settlements would struggle to accommodate the required percentage of growth due to constraints, such as flood risk, and the availability of suitable land. In some cases, this has been demonstrated through the site allocation process of neighbourhood plans.
- 5.2.5 On that basis, growth of eligible settlements listed in Policy ST2 is identified as a percentage based on the existing Parish dwelling number (as of 13th August 2018 - when the data was collected). The growth percentage for the Large Rural Settlements remains at 20%, whereas the Small Rural Settlements is now 5%.
- 5.2.6 For each Parish, Policy ST2 identifies those eligible settlements that meet the sustainability criteria in the Bassetlaw Rural Settlement Study 2020<sup>20</sup>. Those that do not meet the criteria are not listed. For those settlements listed but without a growth percentage, then the majority of the parish/



settlement is subject to flood risk. Growth will only be appropriate in those settlements where it can be demonstrated through community support for a neighbourhood plan and where the proposal is consistent with Policy ST2.

- 5.2.7 In all cases, the neighbourhood plan process is the most appropriate mechanism to demonstrate community support to justify a different level or distribution of growth within their designated area based on local circumstances and local needs.
- 5.2.8 This can include use of previously developed sites that require regeneration, growth to support identified needs for affordable housing and specialist housing for older people.
- 5.2.9 The delivery of growth in the eligible settlements is being monitored monthly. This will provide the community, Neighbourhood Plan Groups, Parishes and housebuilders with an up-to-date account of the demand for development and the remaining requirement in each settlement going forward. The base date for rural monitoring is the 1 April 2018 – planning permissions granted from that date are deducted moving forward.
- 5.2.10 It is also important for local communities to monitor the delivery of growth – including extant planning permissions – so that growth is being delivered in a way that is beneficial and acceptable to the community.

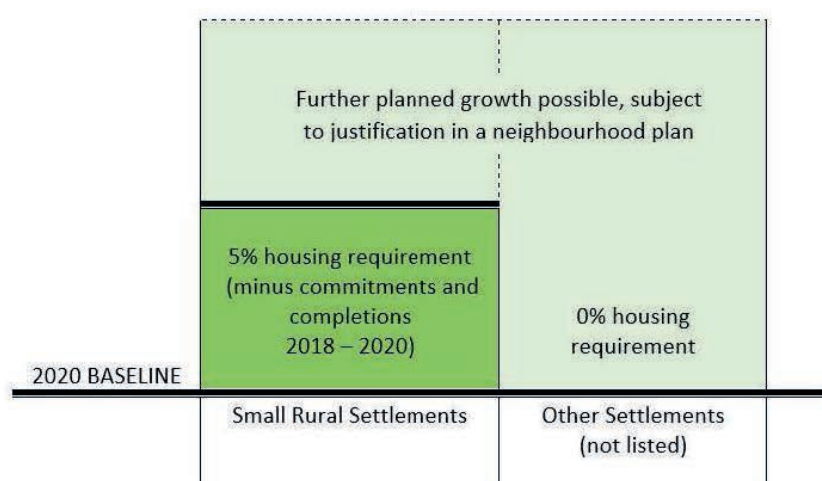


Figure 9: Growth Strategy for Small Rural Settlements and Other Settlements

## POLICY ST2: Rural Bassetlaw

### Large Rural Settlements

- A. To maintain and enhance their roles as Large Rural Settlements, which provide a focus for housing, employment and key services and facilities to the local area, the following eligible settlements will collectively accommodate a minimum of 1400 of the District's housing requirement, unless other settlements are identified through a neighbourhood plan.

Eligible Large Rural Settlement	Housing Requirement
Blyth	111
Carlton in Lindrick	515
Langold	227
Misterton	194
Tuxford	250

- B. Proposals in the Large Rural Settlements; through site allocations in this Plan, through made neighbourhood plans, or through appropriate development within their development boundaries will be supported where all of the following are met:
- 1) Proposals should not exceed the number of dwellings in the eligible settlement(s) in their Parish, by more than 20% individually or in combination with other housing developments with planning permission or through site allocations in respective neighbourhood plans or this Local Plan;
  - 2) Each proposal should not exceed 1 hectare in size, unless it forms part of a site allocation in respective neighbourhood plans or this Local Plan;
  - 3) The location and size of the proposal does not conflict with the character and built form of that part of the settlement;
  - 4) The proposal positively responds to the design principles as identified in Policy ST37, and any relevant characterisations studies as part of a neighbourhood plan.

### Small Rural Settlements

- C. Residential development in the following eligible Small Rural Settlements will collectively accommodate a minimum of 1502 of the District's housing requirement, unless other settlements are identified through a neighbourhood plan.

Eligible Small Rural Settlement	Housing Requirement
Barnby Moor	6
Beckingham	29
Clarborough	25
Clayworth	7
Cuckney	8
Dunham on Trent	0
East Drayton	5
East Markham	26
Elkesley	18
Everton	19
Gamston	12
Gringley on the Hill	18
Hayton	8
Laneham	8
Lound	10
Mattersey	16
Misson	0
Nether Langwith	11
Normanton on Trent	8
North Leverton	23
North and South Wheatley	13
Rampton	18
Ranskill	30
Ranby	13
Rhodesia	21
Scrooby	7
Shireoaks	32
South Leverton	11
Styrrup	15

Sutton cum Lound	16
Sturton le Steeple	11
Treswell	5
Walkeringham	24
West Stockwith	0

- D. Proposals in the Small Rural Settlements will be supported where all of the following are met:
- 1) Proposals should not exceed the number of dwellings in the eligible settlement(s) in their Parish, by more than 5% individually or in combination with other housing developments with planning permission (granted since 1 April 2018) or through site allocations in respective neighbourhood plans;
  - 2) the proposal does not conflict with the character and built form of that part of the settlement;
  - 3) the proposal prioritises the use of brownfield land and avoids the use of the most versatile agricultural land;
  - 4) The design positively responds to the design principles as identified in Policy ST37, and any relevant characterisations studies as part of a neighbourhood plan.
- E. Where the percentage housing requirement for an eligible settlement has been achieved, additional housing development will only be supported where it can be demonstrated that it has the support of the community and Council through the preparation, or review, of a neighbourhood plan.



## 5.3 Bassetlaw Garden Village

- 5.3.1 Situated between Worksop and Retford, the development of this highly accessible location on the A1/A57 strategic corridor is essential to deliver a step-change in economic growth, deliver quality housing, and secure wider social and environmental benefits for the District in this plan period and beyond.
- 5.3.2 Bassetlaw Garden Village will have a unique identity, becoming a destination in its own right, distinctive from surrounding towns and villages. Over time this site will transform into a self-sustaining, healthy, active, green new community, representing a lifestyle choice for those who wish to live or work there. By doing so, Bassetlaw Garden Village will provide a legacy to the benefit of future generations: significant opportunities to secure meaningful new infrastructure will be realised, the District's economic potential will be secured and significant environmental gains achieved.
- 5.3.3 The site is genuinely accessible: the A1 bounds the site to the west; the Sheffield-Lincoln railway line along the northern edge; Mansfield Road bisects the site east-west providing access to Retford, the A57, A1 and Worksop. Agricultural land surrounds the site with Clumber Park situated to the south west of the A1.
- 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>1</sup>.

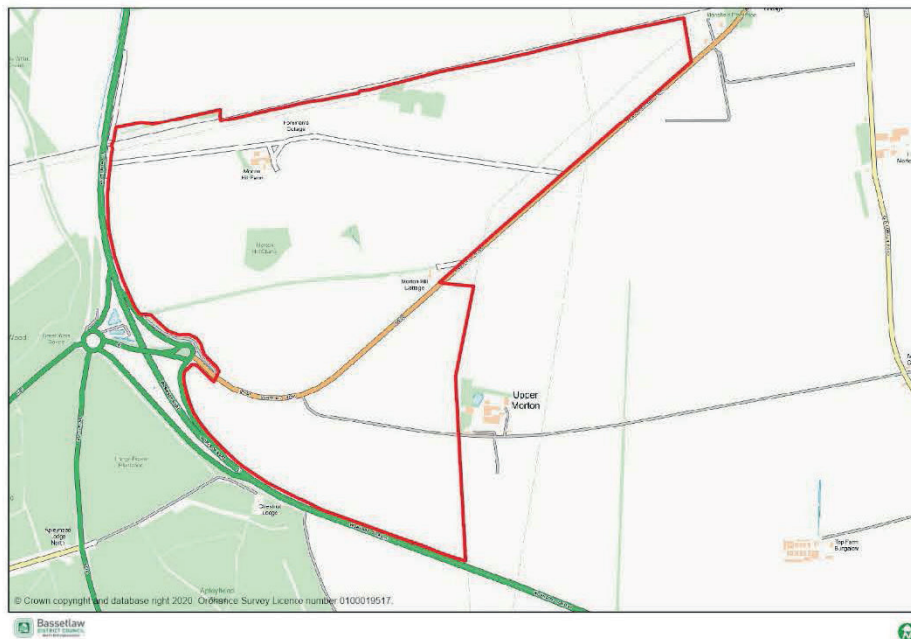


Figure 10: Bassetlaw Garden Village

### Garden City Principles

- 5.3.5 The Town and Country Planning Association (TCPA) locally-led Garden City principles<sup>21</sup> below provide a framework for good place-making, delivery and management at a Garden Village level. These should not be taken as rules for creating new places, rather the TCPA promotes innovation, imagination and use specific to a local context to ensure the Bassetlaw Garden Village is unique and appropriate to place. Nevertheless, it is the first two criteria that make a Garden Village distinctive from other housing allocations – this will be realised in the policy approach.

- Land value capture for the benefit of the community;
- Strong vision, leadership and community engagement;
- Community ownership of land and long-term stewardship of assets;
- Mixed-tenure homes and housing types that are genuinely affordable;
- A wide range of local jobs in the Garden Village within easy commuting distance of homes;
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food;
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience;
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods;
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

- 5.3.6 Adopting these principles<sup>21</sup> will ensure the Garden Village comes forward as an exemplar form of development, appropriate to Bassetlaw, its local character and distinctiveness. Design, development and delivery will epitomise the highest standard of place-making and place-keeping that promotes innovation, healthy place, sustainability and community across all aspects of its planning and delivery.
- 5.3.7 Policy ST3 provides for 15ha of employment land to diversify the economy, attract new businesses and upskill residents providing for at least 1200 jobs over its delivery<sup>10</sup>. The site provides a significant opportunity to showcase the green energy and low carbon sector and modern methods of construction within a green business park setting, alongside land for more traditional E(g) and B Class employment uses. Such is its value the D2N2 LEP identifies the Garden Village as playing a 'significant role' in helping to deliver employment in key regional growth sectors over the plan period.
- 5.3.8 The scale of development also provides opportunities to meet the needs of small start-up businesses (supportive incubator space) for entrepreneurships as well as grow on space for local businesses to grow and expand.
- 5.3.9 Complementing this will be an eco-friendly commercial hub, including hotel and commercial space, with a range of service sector job opportunities for local residents.
- 5.3.10 The Village will also provide significant quality housing, 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 500 dwellings to help meet local needs in this plan period. Levels of growth would be accelerated in the next plan period to match future demands once strategic infrastructure needs have begun to be addressed. On that basis, the Housing Trajectory shows that development is not expected to start until 2032.
- 5.3.11 To meet local needs the Garden Village must offer a wide range of housing types including a mix of sizes, tenures and accessibility for market and affordable housing, specialist housing for older people, serviced self and custom build plots and starter homes. As the Garden Village will be built over a long period, housing mix will be agreed phase by phase to ensure that mix meets changing local needs.
- 5.3.12 New development should be delivered by volume national developers, smaller local and regional construction companies as well as individuals constructing their own homes. This type of diversity in construction partners will ensure that year-on-year delivery can be boosted.



## Green Infrastructure and Landscape

- 5.3.13 The landscape-led design has been heavily influenced by the local character and distinctiveness of its rural location, reflects key characteristics of openness, landscape and heritage, whilst significantly contributing to environmental quality.
- 5.3.14 As a result, the Garden Village will sit within an extensive green/blue infrastructure network. Covering 40% of the site, green infrastructure is at the forefront of the Garden Village's design. An interconnected multifunctional green/blue infrastructure network - a linear park and circular green wheel connecting a network of smaller neighbourhood spaces for recreation, sport, play, active travel, food production and wildlife - will ensure all neighbourhoods have easy access to quality greenspace.
- 5.3.15 Indoor and outdoor sports facilities will be required to meet the informal and formal needs of all ages and abilities to encourage healthy, active lifestyles. Provision will be agreed with Sport England based on evidenced needs and will inform the final concept plan and approach taken to design.
- 5.3.16 Integral to the network is effective water management and reducing flood risk associated with surface water run-off. A multifunctional approach will be required: the system should promote effective sustainable drainage, reduce flood risk through a range of features including wetlands and balancing ponds, whilst also encouraging biodiversity. A comprehensive strategy that reflects the drainage hierarchy will be a requirement.
- 5.3.17 Development will contribute to biodiversity opportunities mapping targets<sup>23</sup>, such as for wood pasture and grasslands through a requirement for 20% net gain on site. The promotion of new habitats will be sensitively managed to minimise breeding opportunities for protected bird species from nearby Clumber Park SSSI. Extensive tree coverage to contribute to the Sherwood Forest Reforestation Project will cover 30% of the site creating a unique woodland setting, whilst delivering associated air quality and carbon offsetting benefits. An arboriculture survey and management plan will ensure the mature trees on site are protected and carefully integrated into the development, and complement new provision.
- 5.3.18 Strong boundary treatments, particularly along the A1 corridor, the railway line, and the boundaries will be required. These should provide clear edges and separation for the new community and protect amenity for future occupiers and neighbouring residents, including the farmholding to the south east, whilst also providing connections to the wider landscape and the ecological network.
- 5.3.19 In order to minimise recreational impact to the Clumber Park SSSI and Birklands and Bilhaugh SAC as well as the Sherwood Forest ppSPA, the Garden Village will be expected to provide mitigation in the form of an on site Suitable Accessible Natural Greenspace (SANG) – to be established in the early phase of development to ensure potential impacts are managed - and contributions towards Strategic Access Management & Monitoring. The western edge of the site falls within the buffer zone of the SSSI. On that basis, a 400m green infrastructure buffer will be required to minimise cat predation<sup>24</sup>. A Recreational Impact Assessment is underway: this is expected to confirm the mitigation and inform the final concept plan and policy development.
- 5.3.20 The non designated heritage asset at Morton Hill Farm should be protected and positively integrated within the transport hub. Development within the locality will be expected to reflect the significance of that asset both in terms of design and materials used.

- 5.3.21 A necessary part of the ongoing design is to ensure that development creates no harm to archaeological remains on site. An archaeological assessment is underway and will inform the final version of the concept plan and policy development. Where appropriate, archaeological finds will be used to develop interpretation materials and inform public art on site.
- 5.3.22 The Garden Village lies within a Minerals Safeguarding Area in the emerging Nottinghamshire Minerals Local Plan<sup>25</sup>. Developers will be required to ensure compliance with relevant policies in that Plan.

### **Healthy Place-making**

- 5.3.23 Healthy place-making is a cross cutting theme underpinning the design of the Garden Village. Embedding Sport England's Active Design principles<sup>22</sup> Policy ST4 will enable the detailed design to promote healthy, active lifestyles.
- 5.2.24 A key element are the '10 minute neighbourhoods'. Centred around three community hubs this integral design concept ensures residents are encouraged to adopt active lifestyles, by being able to walk/cycle, skate and scoot to reach local services and well-connected green infrastructure easily, or reach public transport to take them there.
- 5.3.25 Complementary services and facilities will be co-located at each hub to support linked trips, and to add vibrancy and vitality to village life. Hub 1 incorporates a transport, commercial and business hub, whereas Hub 2 will host education, health and community facilities and a local centre. Hub 3 sits within the green infrastructure network at the interface with the countryside so would provide a visitor offer including a café/restaurant. Design of active buildings will be supported.
- 5.3.26 Consistent with national policy<sup>1</sup>, densities will reflect the need to ensure residents and occupiers are close to local services and transport connections, ensuring that as many journeys as possible can be made on foot, bicycle or public transport or a combination of these.
- 5.3.27 Production of local food such as through the provision of allotments provides an opportunity for exercise as well as opportunities to grow healthy food close to home. Each 10 minute neighbourhood will provide space for growing local food.
- 5.3.28 Easy access to multifunctional green infrastructure and wildlife friendly space will support the physical health and mental well-being of the new community. Design details such as space for inclusive cycling, storage for mobility scooters and pushchairs, and a pedestrian friendly public realm will ensure those of all ages and abilities are encourage to enjoy a healthy lifestyle and experience social interaction.

### **Sustainability**

- 5.3.29 The Garden Village should fully embrace the green agenda: new housing will be of the highest standards, meeting the upcoming Future Homes Standard<sup>26</sup> in the first phase, ensuring that each subsequent phase is designed to meet relevant standards for water efficiency and high energy efficiency through their orientation, landscaping, shading and windows. Businesses will meet suitably high efficiency BREEAM standards. Sustainable and construction techniques and materials with a low embodied energy will be required and green roofs and walls will be sought. Creative use of green infrastructure and public spaces, tree planting and landscaping will make the Garden Village resilient to the effects of climate change.

- 5.3.30 Opportunities for localised energy delivery through district heating systems and co-generation should be taken to achieve zero carbon development, and the development of appropriate community energy schemes will be supported. Given its location, infrastructure to support electric and alternative fuel vehicles, and shared mobility should be provided at each hub and for each property/building (see Policy ST3). A green energy assessment will inform the final version of the concept plan and policy development.

### **Active Travel, Public Transport and Connectivity**

- 5.3.31 Transport, and the movement of vehicles and people, is vital to the successful development of the Garden Village. The design will embed the promotion of travel choices by walking, cycling, bus and rail over the use of the private car. To enable this step-change, a highly legible, attractive and accessible movement network, focussed around an integrated transport interchange on site.
- 5.3.32 The Garden Village has direct access to the Sheffield-Lincoln railway line providing a significant opportunity to deliver meaningful transport infrastructure within the District as well as associated economic and environmental benefits. Land will be safeguarded for a new rail station and associated infrastructure which will act as the anchor for the new transport interchange.
- 5.3.33 In the early stages of development it is important that residents do not become car dependent. A new bus service through the site, supported by bus priority measures will enable strong direct connections to Worksop and Retford and their employment areas, as well as supporting sustainable movement for residents between key facilities. In the medium term as facilities are introduced this service will improve accessibility for rural residents to community facilities on site and the railway station. Adequate secure cycle and mobility scooter parking will be accommodated at each of the hubs to facilitate multi-modal travel choices.
- 5.3.34 Improved cycling links to nearby Worksop by providing safe, convenient links across the A1 will be required. Access exists via the current road network but other options will be explored including via a pedestrian/cycle bridge over the A1. Access to Retford will be achieved on road or in the long term off road via public rights of way to Ordsall South.
- 5.3.35 Given likely advances in vehicle technology over the plan period and beyond, the transport network will be expected to incorporate infrastructure to enable the charging of electric vehicles and alternative fuel technologies. The transport interchange should enable this to be undertaken at a strategic level.
- 5.3.36 Even with these requirements, a development of this scale is expected to generate impacts to the highway network. Advice from the Local Highways Authority will inform the partial re-alignment of Mansfield Road. Built to distributor road standard it will act as the spine for the development but also provide added highways safety benefits, enhancing safety for pedestrians and cyclists.
- 5.3.37 Policy ST3 requires that where off site impacts are significant, improvements to the local road network would be required<sup>27</sup>. More detailed evidence will be required through a Transport Assessment for the site.

### **Infrastructure Provision**

- 5.3.38 The delivery of the Garden Village is expected to take many years. An infrastructure, phasing and implementation strategy will be required alongside the masterplan. Policy ST3 requires that

this be reviewed to accompany each development phase. This will ensure that all development appropriately contributes to the overall infrastructure requirements for the settlement in a timely manner.

- 5.3.39 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.

### **Masterplanning**

- 5.3.40 Development will be guided by the preparation of a comprehensive masterplan framework facilitated by the Bassetlaw Garden Village Consultative Group. The first step in the process is the draft Bassetlaw Garden Village Vision Statement<sup>29</sup> – being consulted on alongside this Local Plan - which sets out the fundamental development and design principles.
- 5.3.41 The Vision Statement<sup>29</sup> will help shape and inform the next stage: the development of a masterplan framework to be undertaken by a developer partner(s), accompanied by an agreed suite of supporting strategies, design codes and parameter plans. These will jointly form a framework for informing planning applications and the phased delivery of the village.
- 5.3.42 The masterplan framework should be agreed with the Council and be capable of being adopted as a Supplementary Planning Document. An independent design review and community consultation of the masterplan will promote a genuinely collaborative approach. It is anticipated that work will be completed on the masterplan framework by 2025, to inform implementation. This is anticipated to tie in with funding bids to Government and other organisations.

## **POLICY ST3: Bassetlaw Garden Village Site Allocation**

- A. 216ha of land adjacent to the north-east/east of the A1/A57 Apleyhead Junction, as identified on the Policies Map, will be developed for a mix of uses to deliver the Bassetlaw Garden Village. In accordance with the principles of the Bassetlaw Garden Village Vision Statement and in partnership with the Bassetlaw Garden Village Consultative Group, successful development will require a landscape-led masterplan framework and design guidance to:
1. guide the consistent quality and delivery of development to be underpinned by Garden City principles<sup>21</sup> and Active Design principles<sup>22</sup>;
  2. creatively address the key site constraints and sensitively respond to the unique qualities and opportunities afforded by its landscape, heritage and environmental setting to deliver a distinctive and quality-designed settlement;
  3. secure the delivery of the necessary infrastructure required in each phase to address the specific site constraints, potential impacts of development and harness the site opportunities, evidenced by an infrastructure, phasing and implementation strategy and open book viability assessment.
- B. Permission for mixed-use development will be granted subject to the following parameters:
1. delivery of at least 500 dwellings in the plan period to 2037 (with a further 3,500 dwellings to be delivered beyond 2037) incorporating a mix of housing types, sizes and tenures to meet local needs including affordable housing, supported housing and extra care accommodation, and, where appropriate, serviced plots for self-build and custom homes;
  2. at least 10 ha of employment land E(g), B2 and B8 use to 2037 (with a further 5ha thereafter);
  3. 5 ha for a commercial service area adjacent to the A57/Mansfield Road junction and other

- complementary employment generating uses to include small scale café/restaurant in E(b) use and visitor accommodation.
4. Provision of three community hubs as the focus for 10 minute neighbourhoods to ensure that local amenities and public transport are within walking/cycling distance of residents. As a minimum this should incorporate:
    - a) Hub 1: Integrated Transport and Business Hub:
      - i. the positive re-use of the historic farmstead;
      - ii. mixed-use business and commercial development to include localised opportunities for employment complementary to district-level service centre uses;
      - iii. a passenger railway station designed to meet industry standard technical and safety specifications, co-located with a bus interchange, electric vehicle charging hub and cycling hub, accompanied by all necessary supporting infrastructure and visitor information point
    - b) Hub 2: Health and Well-Being Hub:
      - i. mixed use development at the Local Centre with a F2a convenience goods store of an appropriate size, commensurate to the settlement's size at ground floor level with residential to the upper floors;
      - ii. health care facilities of an appropriate size to meet the needs of the settlement's population;
      - iii. a built community facility including changing accommodation and outside space for sports facilities;
      - iv. at least 3 ha for a co-located primary school and early years facility;
    - c) Hub 3: Visitor hub:
      - i. a café/restaurant and farm shop and supporting infrastructure
      - ii. cycle hire hub and visitor information point
      - iii. small scale retail and other commercial businesses of an appropriate size to complement the visitor focus.
  5. The creation of a connected, multi-functional green and blue infrastructure network, to be a minimum of 40% of the total land area, that includes a central linear park, and that respects and enhances the landscape qualities of the area and strengthens connectivity with existing quality green infrastructure assets.
  6. Ensuring that tree canopy cover of the development site is a minimum of 30%, to include the retention of existing woodland.
  7. Be supported by a comprehensive project level Habitats Regulations Assessment, including winter bird surveys to address identified impacts on Clumber Park SSSI, Birklands and Bilhaugh SAC and Sherwood Forest ppSPA. This should include:
    - i. Provision of a Suitable Alternative Natural Greenspace comprising a circular 4 mile route around the site;
    - ii. 400m green infrastructure buffer along the A1.
  8. Provision of substantial biodiversity enhancements and appropriate landscaping measures to ensure that each phase makes provision for at least 20% net biodiversity gain on site whilst ensuring habitats that support protected ground nesting bird species associated with Clumber Park SSSI are not placed with 400m of residential properties.
  9. Provision of indoor sport and recreation facilities to meet the informal and formal needs of residents.
  10. Ensuring that a robust water management scheme is designed to manage flood risk and surface water run-off through the drainage hierarchy (including rainwater harvesting and re-use), promotes water efficiency, protects and enhances underlying water quality and improves biodiversity value and connectivity.
  11. Ensuring new development minimises its contribution to, and the impacts of, climate change by achieving the Future Homes standard and BREEAM standards for residential and non residential development respectively and uses positive energy technologies to achieve zero carbon development.
  12. Provision of a scheme of an appropriate scale, layout, form and materials which respects the



surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment, geophysics and field evaluation of potential archaeological significance.

13. Provision of new and enhanced transport infrastructure to mitigate the impacts of development and to support sustainable and active modes of travel. This should include:
  - a. Ensuring the impact on surrounding highways is identified and mitigation provided including:
    - i. The re-alignment of part of the B6420 Mansfield Road, ensuring its design to meet distributor road standard to provide safe access to the site for vehicles, cyclists and pedestrians and its appropriate re-connection to the existing B6420 Mansfield Road
    - ii. A financial contribution towards upgrading and improving the slip road off the A1 (south) after 2037;
    - iii. A financial contribution towards the improvement of the junction at the B6420/ A620 and the roundabout at the A614 Blyth Road/A57/A1;
    - iv. A financial contribution towards capacity and flow improvements to the A57 between the A614/ A57 roundabout and the A60/A57 roundabout as identified by a Highway Improvement Plan;
  - b. A financial contribution to a new railway station and associated car parking, including associated infrastructure to the southern side of the Sheffield-Lincoln railway line and a platform on the northern side of the line with appropriate safety and security measures; bus interchange, cycling hub and cycle storage
  - c. A financial contribution to provide a high frequency bus service through the site, supported by appropriate public transport infrastructure;
  - d. Provision of cycling links across the A1, including alongside the railway line to Apleyhead Junction; and post 2037 the provision of a pedestrian/cycle bridge from the Village to land adjacent to Lime Tree Avenue.
  - e. Ensuring appropriate infrastructure is delivered to support electric and clean vehicle alternatives;
14. Incorporate strategically designed and appropriately phased utilities infrastructure, employing the most up to date technologies to ensure a smart, sustainable and resilient basis for drainage and flood management, water management, efficient and cost saving energy networks and open access full fibre solutions or any other technology as they become available.

C. Where planning permission is granted, Permitted Development Rights may be removed in order to control future alterations or extensions that may impact on the quality, appearance and character of the Garden Village.



# POLICY ST4: Bassetlaw Garden Village Spatial Design Framework

## Landscape Led, High Quality Design and Distinctive Character

- A. Proposals will be expected to achieve landscape-led design by ensuring:
1. the unique character is informed by its distinct spatial, landscape and heritage qualities;
  2. the design of sub-neighbourhoods and streets, integrated to form an overall Bassetlaw Garden Village identity - through the coherent and complementary use of materials, public art and design of the public realm;
  3. on site and nearby heritage assets inform design cues:
    - i. to protect, integrate and enhance the non designated Morton Hill Farm heritage asset to support its ongoing positive re-use,
    - ii. to ensure the sensitive design, height and form of development along the western boundary respects the character and setting of historic Clumber Park;
    - iii. to ensure development is of an appropriate scale, layout and form which respects and protects the underlying archaeological features and their setting, where necessary incorporating features in the design;
  4. Key views are safeguarded and maintained to become distinctive features in the development. Informed by a Landscape and Visual Impact Assessment the design should demonstrate:
    - i. how the layout will incorporate important views such as those from Clumber Park, in terms of the structure and morphology;
    - ii. the streets and avenues are orientated appropriately to maintain landscape corridors;
    - iii. how visual separation will be achieved on the south eastern boundary of the site;
  5. an appropriate range of densities are achieved across the site, to include an appropriate vertical mix of uses in Hub 1 and Hub 2, evidenced by an accompanying density plan;
  6. New development minimises its contribution to, and the impacts of, climate change through:
    - i. Use of sustainable design, construction and materials to minimise energy use, reduce carbon emissions and maximise energy efficiency
    - ii. Ensuring building orientations take advantage of opportunities for passive heating and cooling.
    - iii. Use of innovative design techniques to incorporate appropriate positive energy technologies for the end user including opportunities for localised heating systems at the hubs.

## Green/Blue Infrastructure and Biodiversity

- B. The design of green/blue infrastructure should be integral to the layout to achieve a multi-functional, coherent and connected network, demonstrated by an accompanying green/blue infrastructure plan, to incorporate:
1. a variety of activity nodes and space throughout, for recreational open space, natural and semi natural greenspace, allotments and outdoor sports facilities to encourage physical activity and social interaction;
  2. an appropriate number of play spaces throughout the network, with an emphasis on natural play to encourage outdoor adventure play and learning;
  3. a green streetscape through creative meaningful landscaping, such as street trees and rain gardens;
  4. a depth green infrastructure buffer adjacent to the A1 to the west, north of the railway line and the to farmholding to the south-east to mitigate noise and air pollution and protect amenity;
  5. well-designed interfaces between the green open space and the built structures to ensure passive surveillance, with coherent and gradual transitions and clear boundaries and vistas;
  6. creative surface water management that meets functional requirements but enriches the public realm and provides space for nature;

7. permeable cycle/foot paths of coherent treatment throughout the public realm and green infrastructure to enable a circular walk within the Suitable Alternative Natural Greenspace, with interconnected shorter routes, and clear signposting offering directions to key destination points;
8. a vibrant well-connected environment for biodiversity to establish, breed and move both within the site and across boundaries, hosting a diversity of priority habitats and species to reflect the Building for Nature Standards
9. quality tree and woodland planting of a variety of locally distinctive species and maturity designed to perform a range of functions for biodiversity, recreation and climate resilience.

### **Healthy, Active Buildings and Spaces**

- D. The design of the new settlement, its functions, buildings and spaces must create a healthy active environment conducive to human health and wellbeing, that incorporate Sport England's Active Design principles and should:
1. Create 10 minute neighbourhoods with short, direct, safe walking and cycling connections to hubs, public transport and green infrastructure, appropriately designed to reflect the street hierarchy, to ensure people of all ages and abilities can move safely and easily. Provision should be capable of achieving Neighbourhoods for Life standards;
  2. Provide connections to the existing active travel network outside the site boundary to encourage greater use of the network for commuting, recreation and leisure;
  3. Provide for an appropriate mix of uses and densities at the hubs and public transport nodes, to encourage positive use in the day and evening;
  4. Integrate space for growing local food through allotments, orchards and community gardens within 10 minutes of each hub;
  5. Provide for an appropriate mix of homes to meet local needs, adaptable to residents changing circumstances with outdoor amenity space appropriate to the type of property including private and communal gardens, balconies and terraces;
  6. Create well defined, legible and memorable streets, spaces and buildings with safe, active frontages, and defensible space to encourage active use;
  7. Demonstrate a healthy-by-design approach to employment spaces, informed by leading industry guidance on the design of healthy and productive workplaces;
  8. Ensure facilities for wider community use are designed to be flexible and accessible for appropriate use out-of-hours.

### **Transport and Accessibility**

- D. The design of the transport infrastructure must achieve a well-connected, safe, permeable street hierarchy and be supported by a Transport Assessment and Travel Plan, informed by Local Highways Authority advice:
1. Giving priority to cycle and pedestrian movements and access to public transport;
  2. Creating safe pedestrian, cycle, scoot and skate and public transport routes to the school, the community hubs and to recreation/community facilities and key destinations to encourage use for local journeys;
  3. Promoting public rights of way improvements within the site and through connections to the network outside the site boundary;

4. Creating safe, direct, legible new and improved pedestrian and cycle links from the site to Worksop, Retford, Clumber Park and Apleyhead Junction;
5. Providing for bus priority through the site incorporating a range of priority measures, including a bus gate from the A1/Mansfield Road junction to ensure bus only penetration within the site to the railway station;
6. Appropriate off road parking provision for vehicles including for electric and alternative fuel vehicles, and an appropriate servicing strategy for non residential development ensuring that vehicles do not dominate place
7. Provision of safe and convenient cycle and mobility scooter parking at hubs, local shops, schools and services, supported by a range of quality storage solutions, for scooters and pushchairs.



### Stewardship and Legacy

- 5.3.43 Essential to the successful delivery of the Garden Village is maintaining the quality of green infrastructure and community assets. On that basis, stewardship will be built in from the outset so that a legacy for future generations is realised. At the appropriate point, community buildings and green infrastructure should be transferred into community ownership to secure the long-term stewardship of these assets.
- 5.3.44 Successful stewardship requires a collaborative partnership approach. The Council will establish a Stewardship Management Group to facilitate the approach and procedures for delivery. This will be genuinely locally-led from early scheme development involving the landowners, existing local community representatives, and over time new residents and developer partners. A Stewardship and Legacy Plan must accompany the masterplan and should identify opportunities for community participation, interest, such as through the ongoing promotion of healthy lifestyles, and benefit, through the creation of local green jobs and training opportunities to the benefit of local residents.
- 5.3.45 To provide a long term legacy for the District employment and skills training will be a requirement of all development during the construction phase and then for non residential development during the end user stage. This means that a genuinely bespoke package can be delivered bringing significant benefits for existing residents and future generations.

## POLICY ST5: Bassetlaw Garden Village Delivery and Legacy Management

- A. Proposals for the development of Bassetlaw Garden Village will be permitted where they:
  1. Form part of the comprehensive development of the site as identified by the masterplan framework and are supported by appropriate infrastructure requirements, in line with an agreed site infrastructure delivery and phasing plan, supported by an open book viability assessment. This should be updated to accompany each phase including for market and affordable housing; and transport and active travel;

2. Can demonstrate appropriate community involvement has been undertaken to inform the design and delivery requirements, evidenced by a Community Engagement Strategy at each stage;
  3. Make for provision for an Employment and Skills Plan to maximise local employment and upskilling opportunities during construction and through end user job opportunities in each phase of the development.
- B. To ensure the long term sustainable governance and stewardship arrangements (management, maintenance and renewal) of the public and community assets are delivered and phased appropriately the masterplan should be accompanied by a Stewardship and Management Plan, to be approved by the Bassetlaw Garden Village Stewardship Working Group.



## 5.4 Priority Regeneration Areas

- 5.4.1 The regeneration of brownfield sites forms a key part of this Local Plan's 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>30</sup>.

### Workshop Central

- 5.4.2 The spatial strategy for Bassetlaw directs a proportion of Workshop's growth to central Workshop. This is where many sites which need redevelopment are located. Therefore, the Council is using a Development Plan Document (DPD) for the area - known as Workshop Central - to guide its delivery. DPDs are intended as a tool to guide development in areas where significant change is expected. Work on the first stage – the Workshop Town Centre Masterplan – is underway. This will inform the key development and design principles in the DPD, which is expected to be adopted after the Local Plan's adoption in 2023-24.
- 5.4.3 The DPD will be produced in consultation with key stakeholders, businesses and the local community and will include planning policies, site allocations, place making parameters and design codes to be incorporated into future planning applications. A phasing, infrastructure and implementation plan will set out how the rate of development will be linked to the provision of the necessary physical, social and environmental infrastructure.
- 5.4.4 Workshop Central area has been defined by the Council in Figure 11 below. It is slightly larger than the town centre and is centred on the linear Bridge Street/Carlton Road spine running north-south, and the green/blue corridors of the Chesterfield Canal and the River Ryton crossing east-west. The railway station is situated to the north and the town hall to the south. Related to this, Workshop Central has striking topography, rising from the River Ryton and Chesterfield Canal in both directions, with long views north and south. The historic street pattern of the Workshop Conservation Area is a vital part of its special character as is the range and concentration of designated and non-designated heritage assets.



Central Worksop DPD Boundary



- 5.4.5 Regenerating Worksop Central is a long standing aspiration of the Council. But the Council has struggled to secure the level of investment needed to comprehensively regenerate Worksop's core. Recent funding successes, for an education and training facility at Bridge Court and to create incubator space for local business at Middletons, allow individual projects to take place, but these are being delivered on an ad-hoc basis meaning opportunities to deliver significant and meaningful long term change to the wider area is limited.
- 5.4.6 The strategy for the Worksop Central aims to build on these recent improvements, re-focus the purpose of the town's core and deliver significant change. The strategy for Worksop Central aims to build on these recent improvements, re-focus the purpose of the town's core and deliver significant change comprehensively. Worksop Central should function as the key focus for a more intense vibrant mix of uses including residential, commercial, leisure, tourism, education and cultural facilities. A more concentrated retail offer better equipped to evolve with the changing nature of town centres in the future will be maintained.
- 5.4.7 Enhancing the vitality and vibrancy of the Worksop Central cannot occur solely through more intense uses, nor greater numbers of residents. The enhancement and better integration, of the green and blue infrastructure and public realm, including the management of flood risk will significantly improve the attractiveness of the Worksop Central: its environmental quality and amenity value will be a key focus of the area's regeneration. As such, it will play a key role in securing investment and bringing development to the town.
- 5.4.8 Whilst the Council will play a key facilitating role, partnership working, such as with Nottinghamshire County Council, the Canal and Rivers Trust, D2N2 Local Enterprise Partnership, the Environment Agency, Severn Trent, businesses, landowners and developers is central to the successful delivery of this ambitious scheme.



## POLICY ST6: Workso Central

A. Land in the Workso Central Area as defined on the Policies Map has been identified as a Priority Regeneration Area, during the plan period and beyond. The nature, form, design and mix of uses within this Area will be established in the Workso Central Area Development Plan Document (DPD). The DPD will address the following principles and requirements in the design, development and delivery of the regeneration:

1. At least 660 dwellings to provide an appropriate mix of house types, sizes and tenures to achieve a balanced and inclusive community;
2. The provision of commercial, education, health, retail, community and other services and facilities and temporary uses, of a suitable scale to meet identified needs;
3. The provision of high quality, sustainable new buildings and spaces, including the appropriate use of contemporary, innovative design which contributes positively to their surroundings;
4. The positive re-use of underused or vacant land and existing buildings, including the positive use of upper floors for quality housing and business use where appropriate;
5. By ensuring that the design of new development is of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets;
6. The creation of a quality connected blue-green infrastructure network, open spaces and public realm that respects and enhances the townscape qualities of the area to better integrate the environmental, biodiversity and social amenity values of the Chesterfield Canal and River Ryton;
7. The provision of biodiversity net gain and tree canopy cover enhancements, and appropriate landscaping measures to provide a high quality landscaped setting;
8. The integration of a strategic flood management scheme to ensure that the regeneration would not result in an increase in flood risk individually or cumulatively to sites and land within the DPD area and elsewhere, and that new development is steered towards areas at least risk of flooding;
9. The regeneration is informed by the nature and extent of ground contamination and a remediation strategy for the area including appropriate methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring;
10. The provision of an integrated transport network to improve the safe movement of people and vehicles through the area including; managing the impact of traffic on the local road network, enhancement of public transport connectivity, enhancements to Workso railway station, and a comprehensive network of walking and cycling routes providing good connectivity and to adjoining areas;
11. The provision of appropriate parking and servicing areas to minimise impacts on the local highway network and to maintain the effective operation of shops and services;
12. The phasing of development to ensure the provision of essential supporting infrastructure and facilities is provided to meet the needs of the development.



## 5.5 Cottam Priority Regeneration Area

- 5.5.1 The Cottam Priority Regeneration Area comprises the 348 ha former Cottam Power Station and associated lagoons. The site is largely brownfield but includes areas of agricultural land and green infrastructure. This large area of land is located in the east of the District adjacent to the River Trent, in close proximity to the boundary with West Lindsey District Council.
- 5.5.2 The site's proximity to the River Trent means that the site partly lies within Flood Zone 3 and Flood Zone 2, although the land benefits from flood defences. Even so, a Flood Risk Assessment will be required to ensure that the mix of uses proposed can be safely accommodated and that the development generates no increase in flood risk up or downstream.
- 5.5.3 The eastern part of the site forms the Cottam Wetlands Local Wildlife Site and part of the southern boundary forms the setting of the Fleet Plantation Scheduled Monument. Both would need to be effectively protected and appropriately enhanced, in future regeneration proposals.
- 5.5.4 The site is being promoted by the land owner but has a legacy of contamination due to its historical uses associated with a coal fired power station and associated infrastructure. Although the Council supports the site's remediation and positive re-use, there is still a lot of work to do prior to the full remediation of the site.

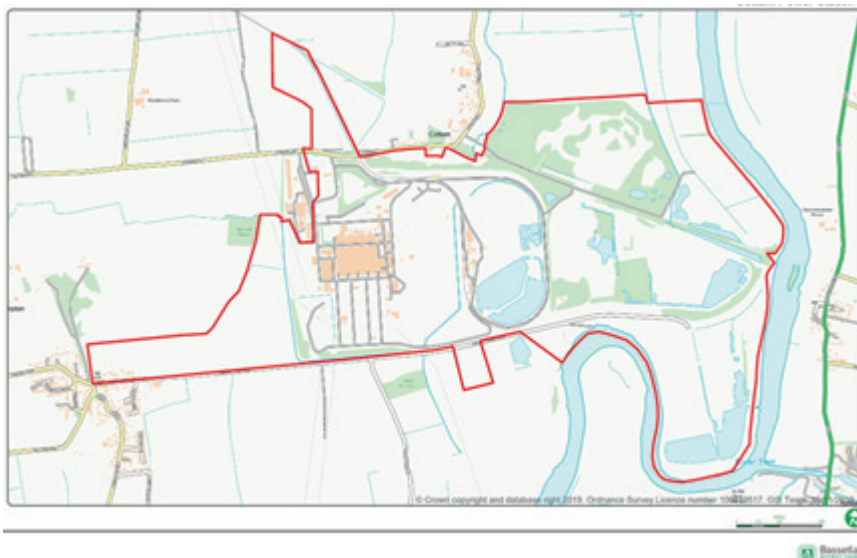


Figure 12: Former Cottam Power Station Priority Regeneration Area

- 5.5.5 Some of the restoration work is underway. One product of the former energy operation is Pulverised Fuel Ash. Planning permission has been granted for this ash to be disposed on site into the North Lagoon and South Lagoon. This area is considered to be unstable so built development will not be appropriate in the lagoon area. Now that the power station has closed, the ash disposal must be restored appropriately and will then require a 5 year aftercare period. Further investigations should be undertaken to determine the extent of the slurry lagoon in the southern part of the site and to ensure it is appropriately incorporated into any future design. All must be undertaken to the satisfaction of Nottinghamshire County Council, the minerals and waste authority.
- 5.5.6 Several organisations have infrastructure assets on or that cross the site. Access agreements will need to be maintained and reflected in any future masterplan.
- 5.5.7 Additionally, the site adjoins the Cottam Development Centre, a combined cycle gas turbine centre power station which is expected to remain operational over the lifetime of this Plan. Robust measures

will need to be put in place, and agreed with the Council's Environmental Health service, to ensure that these operations can continue unhindered, while ensuring that the future amenity of residents and businesses is appropriate.

- 5.5.8 The site's location means that transport accessibility is a key issue. Evidence<sup>27</sup> indicates that the change of use from a coal fired power station to a residential led development would likely lead to a large increase in traffic flow on the local road network, which goes through several Small Rural Settlements. Significant work is required to demonstrate how the additional traffic flow can be accommodated safely. To ensure the development does not become car dependent, further work will also need to be undertaken to ensure the site is fully accessible by public transport, from an early stage in the development and that residents have the opportunity to move around the site and the surrounding area by active transport.
- 5.5.9 On that basis, the Council would not wish at this stage, to be reliant on the delivery of the Cottam site to meet its housing and employment land requirements, but recognise that once all conditions have been complied with, development could come forward. In essence, the site can be seen as adding some flexibility to our housing and employment offer. This Local Plan therefore identifies the site as a Priority Regeneration Area and broad location for future growth.
- 5.5.10 The Council is committed to continuing to work with the landowners, future developers and the local community to agree a development strategy for this key regeneration site. The requirements of Policy ST7 will need to be met in full to facilitate further detailed discussions relating to the long term future of the site.

## POLICY ST7: Cottam Priority Regeneration Area

- A. Land at the former Cottam Power Station site is defined on the Policies Map as a broad location for priority regeneration within the Local Plan. As such, the site will be safeguarded from development which would jeopardise the comprehensive remediation, reclamation and redevelopment of the whole site in accordance with a masterplan to be agreed with the Council.
- B. Proposals for the development of this priority regeneration area will be permitted where they:
1. Form part of the comprehensive re-development of the site as identified by the masterplan and are supported by appropriate infrastructure requirements, in line with an agreed site infrastructure delivery and phasing plan, supported by an open book viability assessment;
  2. Enable the phased reclamation of the site in line with an agreed programme of works and phasing plan;
  3. Protect the setting of Flatlands Plantation Scheduled Monument;
  4. Protect and enhance the biodiversity value of the Cottam Wetlands Local Wildlife Site, its buffer zone and promotes linkages to the wider green infrastructure network, evidenced by an Ecological Impact Assessment;
  5. Protect and where appropriate enhance the water quality of the River Trent;
  6. Ensure that the proposal would not result in an increase in flood risk to this site and land elsewhere; and that development is steered towards areas of the site at least risk of flooding, evidenced by a Flood Risk Assessment;
  7. Detail through a comprehensive Transport Assessment the full impact(s) of the proposed regeneration of the site, individually and in combination with other strategic proposals in the Local Plan; and ensure opportunities to reduce transport movements by private vehicles are minimised and opportunities to access the site via bus, cycling and walking are maximised, evidenced through a Travel Plan.
- All proposals must be agreed with the Local Highways Authority;

8. Ensure the continued operation of the Cottam Development Centre, by providing, through good design and mitigation where necessary, an appropriate standard of amenity for future occupiers and future residents;
9. Ensure access arrangements to on site third party infrastructure assets and to the River Trent are maintained and long term management and maintenance arrangements with relevant bodies is in place before development starts, and that these arrangements are reflected in the design of the site;
10. Ensure the requirements for non-minerals development in Minerals Safeguarding Areas in the Nottinghamshire Minerals Local Plan<sup>23</sup> have been met;
11. Protect the Pulverised Fuel Ash North and South Lagoons, and slurry lagoon from inappropriate development, and ensure their appropriate restoration and after care in line with relevant permissions;
12. Give consideration to utilise the River Trent and existing railway line for the transportation of construction and waste materials to and from the site during redevelopment.

C. The following are considered acceptable main uses for the site, subject to meeting the requirements above:

1. Housing development up to 1600 dwellings
2. Employment development (comprising offices, research and development and industry in (comprising B2, B8 E(g)) for up to 14 ha
3. Public transport hub
4. Renewable energy uses



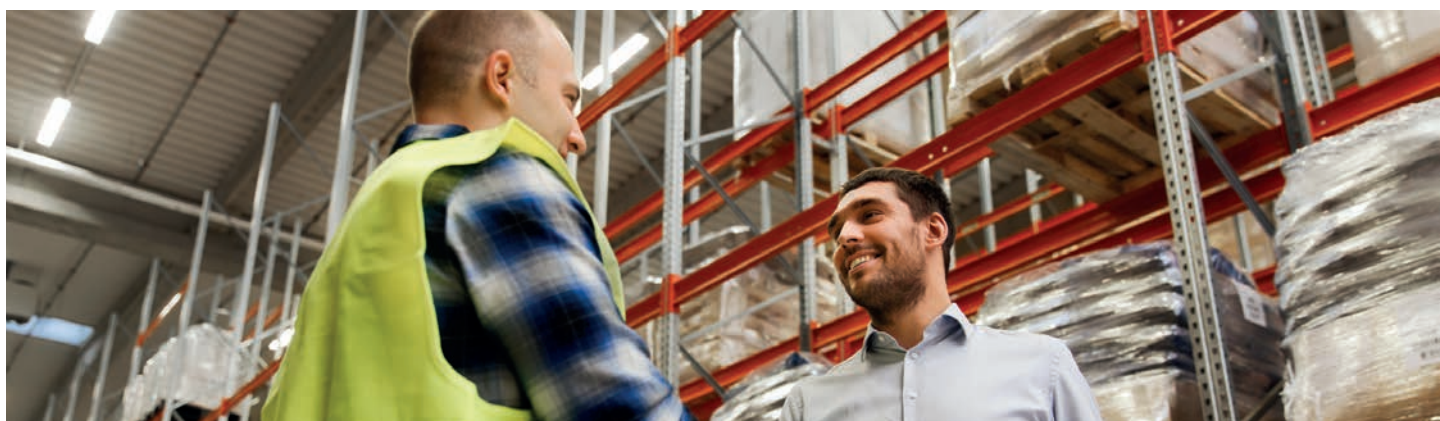
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- <sup>1</sup>National Planning Policy Framework, MCHLG, 2019
- <sup>2</sup>Bassetlaw Land Availability Assessment, BDC, 2020
- <sup>3</sup>Bassetlaw Sustainability Appraisal, LUC, 2019
- <sup>4</sup>Spatial Strategy Background Paper, BDC, 2019
- <sup>5</sup>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2018
- <sup>6</sup>Draft Bassetlaw Local Industrial Strategy, BDC, 2019
- <sup>7</sup>Housing and economic needs assessment PPG, www.gov.uk, 2019
- <sup>8</sup>Bassetlaw Economic Development Needs Assessment, GL Hearn, 2019
- <sup>9</sup>Draft Bassetlaw Local Plan, BDC, 2020
- <sup>10</sup>Bassetlaw Housing and Economic Development Needs Assessment Update, GL Hearn, 2020
- <sup>11</sup>BDC annual monitoring
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- <sup>13</sup>Housing supply and delivery PPG, www.gov.uk, 2019
- <sup>14</sup>Bassetlaw Core Strategy and Development Management Policies DPD, BDC, 2011
- <sup>15</sup>Bassetlaw Gypsy and Traveller Accommodation Needs Assessment, RRR, 2019
- <sup>16</sup>Bassetlaw Retail and Leisure Study, Nexus Planning, 2019
- <sup>17</sup>Harworth & Bircotes Neighbourhood Plan, Harworth & Bircotes Neighbourhood Plan Group, 2015
- <sup>18</sup>ONS, 2019
- <sup>19</sup>Spatial Strategy Background Paper, BDC, 2020
- <sup>20</sup>Bassetlaw Rural Settlement Study Update 2019
- <sup>21</sup>Understanding Garden Villages, Town and Country Planning Association, 2017
- <sup>22</sup>Active Design, Sport England, 2015

- <sup>23</sup>Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018
- <sup>24</sup>Bassetlaw Habitats Regulations Assessment, LUC, 2020
- <sup>25</sup>Nottinghamshire Mineral Local Plan (Publication Version), Nottinghamshire County Council, 2019
- <sup>26</sup>The Future Homes Standard consultation, MCHLG, 2019
- <sup>27</sup>Bassetlaw Transport Study: Part 3, White Young Green, 2020
- <sup>28</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2020
- <sup>29</sup>Draft Bassetlaw Garden Village Vision Statement, BDC, 2020
- <sup>30</sup>Council Plan, BDC, 2019



## 6.0 Delivery Economic Prosperity





## 6.1 Promoting Economic Growth

- 6.1.1 A strong local economy is vital to maintaining and enhancing the overall prosperity and well-being of the District and its communities. In recent decades, the District's economy has begun a transformation: employment in traditional industries - such as heavy manufacturing and coal fired power generation has declined significantly – resulting in the District beginning to experience a step-change in economic growth. The Council Plan<sup>1</sup> is committed to diversifying the economy further, by attracting inward investment and helping existing businesses thrive.
- 6.1.2 Consistent with national policy<sup>2</sup> this Local Plan translates that commitment into a positive economic strategy capable of delivering sustainable economic growth that is responsive to these market signals and is based upon robust and up-to-date evidence. In Bassetlaw, specialised manufacturing continues to buck national trends and grow, providing high value jobs with good growth prospects. Growth has also been seen along the strategic A1 and A57 corridors, particularly in the manufacturing and logistics sectors.
- 6.1.3 This has been recognised at a sub-regional level with the D2N2 LEP recognising the role the District can play in key sectors including the warehousing and logistics sector and the low-carbon energy sector through the former High Marnham power station site. They recognise that the logistics sector in the future could also be positioned to integrate with other sectors, such as robotics, information technology and analytics, reinforcing the Council Plan<sup>1</sup> ambitions to upskill residents and diversify the range of jobs over the plan period.
- 6.1.4 Policy ST1 provides the strategy for meeting the growth associated with economic development: within class E (g), B2 (industry), B8 (storage and distribution), by 2037.
- 6.1.5 The approach taken reflects the aims of the D2N2 Strategic Economic Plan<sup>3</sup>: to increase business productivity and growth, reduce the gap in economic activity across the region by 2030, lead the most ambitious carbon turn-around in the country and attract more high value employment to the area by capitalising on existing institutions and the manufacturing base to build high quality jobs. Bassetlaw is a key location where this activity is expected to take place.
- 6.1.6 The majority of the sites identified by Policy ST8 have planning permission and/or are well progressed, and are being actively promoted. In this plan period 17.5ha of land at the site allocations have been developed<sup>4</sup>, including land at Symmetry Park, Harworth.
- 6.1.7 The 2020 Housing and Economic Development Needs Assessment Update<sup>5</sup> indicates that the District's recent economic growth could be sustained, particularly for manufacturing and logistics over the longer term. Policy ST8 therefore capitalises on the District's locational advantage by promoting employment locations with proximity to the A1/A57 strategic road network, which also provides strategic connectivity to the M1, Sheffield City Region and the wider East Midlands region. Other identified sites are capable of supporting the role of the Main Towns, and/or are capable of accommodating the key employment sectors associated with business uses (E(g), B2 and B8).
- 6.1.8 But, to build in resilience and facilitate a step-change, the policy approach resists over-reliance on these sectors. Policy ST8 also identifies locations, such as the Bassetlaw Garden Village, that are capable of meeting the needs of other main D2N2 employment growth sectors<sup>3</sup>: creative and digital technologies; the visitor economy; construction, particularly modern methods of construction; renewable energy and low carbon energy production; and engineering and civil engineering.

- 6.1.9 Doing so will help increase the number and quality of jobs, particularly higher 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.
- 6.1.10 Nine General Employment Sites and a Strategic Employment Site make up the District's designated employment land portfolio. Totalling 287.3ha, these designated employment sites play an important role in meeting economic growth and employment needs. Use of a Planning Performance Agreement will ensure that a dedicated, specialist officer team is in place to progress each site allocation through the planning system.

### **General Employment Sites**

- 6.1.11 General employment sites are considered essential to the long-term economic success of Bassetlaw, are able to support the D2N2 growth sectors and local employment needs, and are able to diversify the economy and upskill residents. These should be protected from non-employment uses which could impact upon their viability as employment locations.
- 6.1.12 Policy ST8 will only consider other development in exceptional circumstances as it is the Council's intention to protect General Employment Sites from non employment uses in the E(g) and B Use Classes identified by Policy ST8. On that basis, some small scale ancillary uses will be supported in the General Employment Sites where this meets the day to day needs of workers on the employment sites.
- 6.1.13 The sites are based on evidence in the Employment Land Availability Assessment<sup>6</sup>. This reflects the requirements of national guidance<sup>7</sup> - it includes up to date information relating to site suitability, market attractiveness, land availability and deliverability.
- 6.1.14 The sites should provide a balanced flexible supply of employment land over the plan period. As of 31 October 2020, there is an estimated 168.6 ha of available general employment land. Completions between the start of the plan period to the 31 October 2020 totalled 17.5 ha, with a further 17.7ha under construction<sup>4</sup>.
- 6.1.15 10.3 ha has planning permission and is considered to be deliverable in the early part of the plan period at Shireoaks Common and Symmetry Park. Land at Explore Steetley, Carlton Forest, Trinity Farm and Snape Lane is considered to be deliverable over the mid part of the plan period. The remainder of the sites are expected to start later in the plan period.
- 6.1.16 This will ensure jobs growth appropriately balances with the amount of housing proposed by this Plan to 2037, so 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.
- 6.1.17 In addition, Policy ST8 makes a positive policy intervention to ensure the regeneration of the former coal fired power station site at High Marnham. Its closure directly affected employment in the rural area, and indirectly affected local supply chains. New specialised employment uses in the green energy sector is regarded as essential to support those local communities and the wider District, and make optimum use of this significant brownfield site in the longer term.

## **Strategic Employment Site**

- 6.1.18 The National Planning Policy Framework<sup>2</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.
- 6.1.20 Policy ST8 identifies a site capable of accommodating significant indigenous growth and/or national and regional investment to meet exceptional, unanticipated needs over the plan period. Although not allocated specifically for logistics the approach to Apleyhead Junction is consistent with national planning practice guidance<sup>7</sup> which recognises that the logistics industry has distinct locational requirements that should be considered separately from those relating to general employment land.
- 6.1.21 Evidence<sup>5</sup> recognises that Apleyhead Junction is a site which meets the definition of a strategic employment site. It is capable of attracting high quality occupiers, and/or very large single occupiers with a choice of location, and/or large scale uses in the E(g) and B classes. Such sites should be 50ha or more, be easily accessible to the strategic road network and the employment market. The site is within easy reach of the District's border so has the ability to provide employment from outside the District as well, a requirement for a regionally important site.
- 6.1.22 An important part of planning for strategic 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, but by the relationships between where people live and work, the scope of service market areas and catchments.
- 6.1.23 The evidence<sup>5</sup> recognises that parts of Bassetlaw are strongly related to the Sheffield City Region, but equally that other parts of the District have strong links to parts of Nottinghamshire and Lincolnshire.
- 6.1.24 The Council has signed a Statement of Common Ground with the Sheffield City Region Combined Authority<sup>8</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 at a practical, local level should be recognised.
- 6.1.25 The Council will continue to work collaboratively with neighbouring authorities to ensure any benefits associated with this policy are not lost at a strategic level to D2N2 or Sheffield City Region, and at a local level do not adversely impact upon the economic growth strategies of the District or any other authority.

## **Employment and Skills Plan**

- 6.1.26 To properly support the District's growth agenda it is necessary to secure equivalent growth in the area's employment base. The Council Plan<sup>1</sup> recognises the importance of initiatives to improve local employment and upskill residents. A highly skilled and employable workforce, with access to training and work opportunities is essential to support the delivery of Policy ST8 by helping to attract inward investment and enabling local businesses to grow.
- 6.1.27 Policy ST8 aims to assist delivery of the job opportunities needed to achieve this ambition including education and training opportunities. Employment and Skills Plans will support and promote opportunities for local people and businesses to be involved in the construction and implementation stages of new development. Each Plan should be agreed with the Council's Economic Development team to ensure each scheme contributes appropriately.

## POLICY ST8: Provision of Land for Employment Development

A. To deliver the Council's strategy for economic prosperity and inward investment and to support job growth and upskilling of residents, sustainable economic growth will be directed to General Employment Sites and a Strategic Employment Site, as identified on the Policies Map, over the plan period, for E(g), B2 (Industrial) and B8 (Storage and Distribution) and other specified employment uses.

### General Employment Sites

B. General Employment Sites will support the delivery of local employment growth at:

Reference	Site Name	Site Area (Ha)	Available Employment Land (Ha)
<b>Sites with planning permission</b>			
EM001	Shireoaks Common	26.0	7.5
EM002	Symmetry Park	21.95	2.8
EM003	Explore Steetley	46.5	16.0
EM004	Welbeck Colliery	29.6	3.0
EM005	Carlton Forest	10.6	5.0
EM006	Trinity Farm	8.0	5.0
EM007	Snape Lane	80.9	80.9
<b>Site allocations</b>			
EM008	High Marnham Green Energy Hub – energy and low carbon sector	60.0	38.4
EM009	Bassetlaw Garden Village	15.0	10.0
<b>TOTAL</b>		<b>298.55</b>	<b>168.6</b>

### Strategic Employment Site

C. To develop the role of the A57/A1 growth corridor the development of a strategic employment site, SEM01: Apleyhead Junction (118.7ha) will be allocated to accommodate sub-regional and/or regional employment growth in accordance with Policy ST10. Development should:

1. provide E(g)/B2/B8 employment functions connected with key sectors identified by the D2N2 LEP Local Industrial Strategy<sup>12</sup>;
1. demonstrate D2N2 LEP support for delivery;
2. be supportive of the role of key urban centres, such as Worksop;
3. have the ability to deliver significant economic development benefits in terms of development value and gross value added for the District, D2N2 and Sheffield City Region;
4. not compromise the viability or deliverability of other employment allocations identified by this Plan;
5. be satisfactorily accommodated by critical infrastructure, in terms of capacity and timescales associated with investment works;
6. have good access to key strategic transport routes;
7. provide a significant number of new permanent jobs including skilled employment.

D. Development within these sites that is not within an E(g)/B2/B8 Use Class will only be supported where it is for an ancillary use, where these can be shown to support, maintain or enhance the business and employment function of the site; and the number and distribution of ancillary units would not result in an over-concentration that might affect the function and appearance of the area.

E. Major development proposals in these locations will be required to enter into a site related Employment and Skills Plan to maximise local employment and upskilling opportunities during construction and through end user job opportunities in each phase of the development.



## 6.2 Site EM008: High Marnham Green Energy Hub

- 6.2.1 Land at the former High Marnham Power Station provides a long-term opportunity to positively re-use a longstanding significant brownfield site and facilitate its redevelopment. With the capability of connecting directly into national grid infrastructure, the site offers a unique opportunity to support specific employment uses within the renewable energy and low carbon technology sectors and their supply chain, making a significant contribution to this D2N2 growth sector.
- 6.2.2 The D2N2 LEP recognises the ‘significant potential’ the site can make to the green economy, whilst contributing to national and local objectives to reduce carbon emissions, reduce energy demand through on-site efficiencies, and reduce excess energy waste through the sites circular energy potential.
- 6.2.3 Due to its rural location in eastern Bassetlaw, any development on the site will need careful consideration of its impacts, particularly upon local communities, the environment and the highways network.

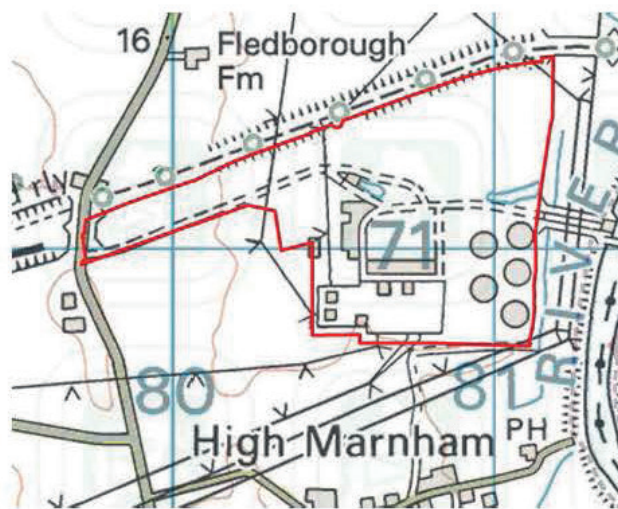


Figure 13: High Marnham Green Energy Hub

- 6.2.4 The development and design parameters will be detailed within a Local Development Order (LDO). An LDO is the most appropriate mechanism for the management of such a specialist employment site. It will provide permitted development rights for identified appropriate land uses and design measures, whilst helping to enable growth by positively and proactively shaping sustainable development. It will also play an important role in incentivising development by simplifying the planning process and making investment more attractive to businesses in the green energy sector.
- 6.2.5 This site is expected to be delivered over two plan periods, with 38.4ha by 2037 and the rest thereafter. It is possible that legislation and standards for the renewable energy and low carbon sector may



change in this time period. An LDO can be modified outside the Local Plan process giving it more flexibility to adapt to any changing circumstances, to the benefit of businesses and the District and regional economies.

- 6.2.6 The LDO will set out the framework to enable initial delivery from early in the plan period. It is anticipated that work will be completed on the draft LDO by the end of 2021, to inform implementation following adoption of this Local Plan. This is anticipated to tie in with funding bids to Government and other organisations.

## POLICY ST9: EM008: High Marnham Green Energy Hub

- A. The comprehensive and sensitive redevelopment of land at the Former High Marnham Power Station, as identified on the Policies Map will be supported for employment uses within the renewable energy and low carbon technology sectors and their supply chain.
- B. A minimum of 38.4ha of employment land will be available in this plan period (as part of an overall capacity of 60ha beyond 2037) to support a step-change in the local economy, reduce carbon emissions and to leave a positive low carbon economic and environmental legacy for Bassetlaw.
- C. Proposals for the site will developed in accordance with the accompanying development specifications set out within a Local Development Order and other relevant policies in the Local Plan.
- D. The site will be safeguarded from development which would jeopardise its comprehensive redevelopment and that is contrary to the specifications outlined in a Local Development Order.



### 6.3 Site SEM01: Apleyhead Junction

- 6.3.1 Situated adjacent to the strategic A1/A57 junction at the eastern gateway to Worksop, Apleyhead Junction provides a significant opportunity to provide an employment site – for 118ha - capable of accommodating E(g) and B2 and B8 uses. Given its location, the site could prove attractive for logistics and distribution.

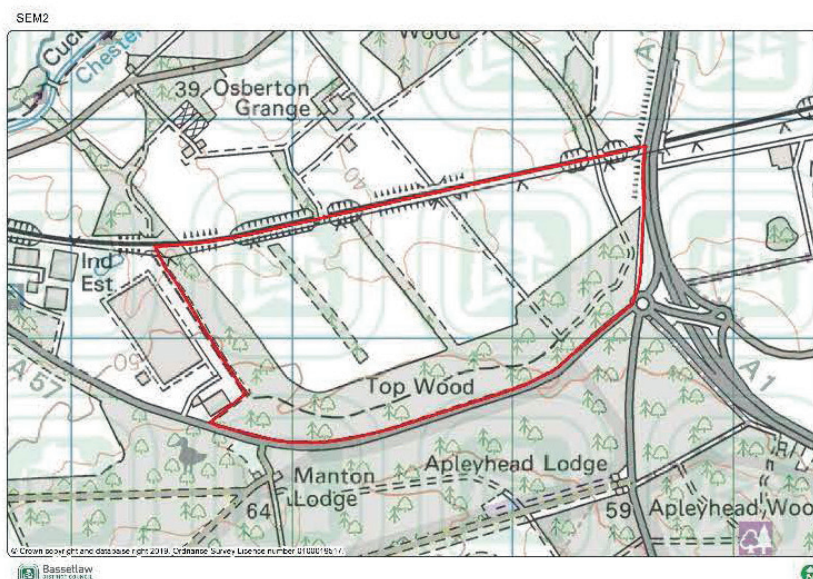


Figure 14: Apleyhead Junction



- 6.3.2 The site covers 189ha but is buffered by a substantial woodland to the south and west. The developable area is therefore 118.7ha.
- 6.3.3 This 71ha semi-natural broadleaved woodland is designated as Top Wood/Great Whin Local Wildlife Site. Development of the site will be sensitive to its nature conservation interests which must be preserved and enhanced 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. Biodiversity net gain will be required.
- 6.3.4 The site lies within 400m of Clumber Park SSSI and the Sherwood Forest ppSPA. Relevant assessments will be required to ensure air quality and visual impact is appropriately considered and managed, and demonstrate compliance with the Habitats Regulations<sup>9</sup>. 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.
- 6.3.5 The development should meet BREEAM very good to excellent standards, and should incorporate low carbon, water efficient and energy efficient design, while use of renewable technologies that could make good use of the large areas of roof and wall space that are expected to exist on site will be supported.
- 6.3.6 The Bassetlaw Transport Study: Part 2<sup>10</sup> sets out recommendations for transport mitigation. These include capacity improvements to the A57 and several key junctions as agreed through the forthcoming A57 Improvement Plan, as well as to Mansfield Road and its junctions. New access arrangements to the A57 will be required.
- 6.3.7 It is vital that a site of this size, with the potential to generate up to 5358 jobs<sup>5</sup> should make provision for access by active travel and public transport. Policy 10 seeks the extension of the existing cycle network from nearby Manton Wood, as well as the extension of the current bus service to serve the new development.
- 6.3.8 The site is also expected to benefit from the provision of a new railway station at the nearby Bassetlaw Garden Village. Its proximity will prove attractive to future occupiers and employees, therefore, developers should work with the promoters of the nearby Garden Village to ensure that the sustainable and public transport provision is complementary and that appropriate links are made. This includes access via the land adjoining the railway line for pedestrians and cyclists.
- 6.3.9 The provision of utilities including sewerage and water should take a similar approach. This is likely to prove more cost effective for all developers and make more efficient use of infrastructure provision, whilst enhancing the deliverability of both developments.

## POLICY ST10: Site SEM01: Apleyhead Junction, Worksop

A. Land at Apleyhead Junction, Worksop (118.7ha) as identified on the Policies Map will be developed for strategic employment (Class E(g), B2 and B8) and natural greenspace uses and will deliver a safe, sustainable, quality working environment. Development should:

### 1. Good Quality Design and Local Character

- a) Incorporate sensitive design and location of buildings that supports the positive development of the site;
- b) Be supported by a detailed lighting strategy that minimises light pollution on the natural environment;
- c) Achieve BREEAM very good-excellent standards (or any successor scheme) for energy, water efficiency and sustainable construction;
- d) Be supported by an Air Quality Management Strategy and Landscape Visual Impact Assessment to protect the special characteristics of Clumber Park SSSI and the Sherwood Forest ppSPA.

### 2. Green Infrastructure and Biodiversity

- a) Be supported by an ecological survey and arboriculture plan which protects and enhances the qualities of Top Wood/Great Whin Covert Local Wildlife Site;
- b) Provide for green infrastructure connectivity within the site and to neighbouring green infrastructure assets to support climate resilience;
- c) Provide an appropriate landscape buffer between the site and the A1 to the east and to the railway line to the north;
- d) Be supported by a project level Habitats Regulations Assessment, including winter bird surveys to ensure there are no adverse impacts upon Clumber Park SSSI and Sherwood Forest ppSPA.

### 3. Transport and Accessibility

- a) Be supported by a Transport Assessment and Travel Plan, informed by Local Highways Authority advice detailing:
  - i. Safe access to the site from the A57 for vehicles, public transport, cyclists and pedestrians;
  - ii. The impact on surrounding highways and relevant mitigation measures including financial contributions to:
    - a) improve the A57/B6040 roundabout;
    - b) improve the A614 Blyth Road/A57/A1 roundabout;
    - c) improve the capacity of the A57 consistent with the forthcoming A57 Improvement Plan;
    - d) improve the A1/B6420 Mansfield Road roundabout;
    - e) improve the capacity of the B6420 Mansfield Road up to the B6420 / A620 junction;
    - f) improve the B6420 / A620 junction;
  - iii. Quality, safe and direct public transport, pedestrian and cycle links:
    - a) along the A57 to integrate with existing neighbouring development;
    - b) along the Sheffield- Lincoln railway line to provide connections with the Bassetlaw Garden Village to the east;
    - c) A financial contribution to provide a high frequency bus service through the site to Worksop town centre, supported by appropriate public transport infrastructure;
  - iv. A financial contribution towards the new Bassetlaw Garden Village rail station for use by occupiers of the site;
  - v. Appropriate servicing and parking provision for each development parcel.



## 6.4 Existing Employment Sites

- 6.4.1 Bassetlaw contains a wide variety of existing employment sites in a range of locations which provide a diverse stock of buildings in terms of size, type and condition. These sites play a significant role in the local economy and provide job opportunities that help meet local employment needs.
- 6.4.2 Policy ST11 protects those Existing Employment Sites which are considered essential to the long-term economic success of Bassetlaw. These are located in the strongest demand areas and should be protected from non-employment uses which could impact upon their viability as employment locations.
- 6.4.3 This approach reinforces the Spatial Strategy by protecting sites in locations 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 Small 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.
- 6.4.4 While Policy ST11 will consider development for uses that are not within the E(g), B2 and B8 Use Classes, these will only be supported in exceptional circumstances as it is the intention to protect Existing Employment Sites from non-identified employment uses.
- 6.4.5 Policy ST11 enables sustainable economic growth where appropriate outside of these sites and in the rural area in association with Policy ST12.
- 6.4.6 National policy<sup>2</sup> is 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 ST11: Existing Employment Sites

A. The following Existing Employment Sites, as shown on the Policies Map, are important drivers for the District's economy and will be safeguarded for new or additional E(g), B2, B8 development or for small-scale ancillary uses required to support employment development:

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, Worksop  
EES07 Retford Road West, Worksop  
EES08 Manton Colliery, Worksop  
EES09 Manton Wood, Worksop  
EES10 Carlton Forest, 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 Blyth Road East, Harworth  
EES20 Ollerton Road, Tuxford  
EES21 Ashvale Road, Tuxford  
EES22 Lodge Lane, Tuxford  
EES23 Harrison Drive, Langold  
EES24 Old Misterton Works, Misterton  
EES25 Beckingham Ship Yard, Beckingham  
EES26 Headon Camp, Headon  
EES27 Chainbridge Lane, Lound  
EES28 Firbeck Industrial Estate, Costhorpe  
EES29 Gamston Airfield Business Park

- B. Major development proposals in these locations will be required to enter into a site related Employment and Skills Plan to maximise local employment and upskilling opportunities during construction and through end user job opportunities in each phase of the development.

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

- C The change of use or redevelopment of an Existing Employment Site or other employment land or buildings to a non-E(g), 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.



## **6.5 Supporting Rural Economic Growth and Businesses outside Existing Employment Areas**

- 6.5.1 The National Planning Policy Framework<sup>2</sup> states that a Local Plan should positively encourage sustainable economic growth and support the expansion of existing businesses, as well as supporting economic growth in rural areas. There are a number of established businesses in the District that are either based within, or on the edges of settlements or within the countryside (outside the development boundaries) but outside the existing employment areas and the employment allocations. These businesses play an important role in the local economy.

- 6.5.2 About 50% of the District is within the rural area, outside the development boundaries of the District's Main Towns. 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 that businesses found in the rural area operate and grow sustainably.
- 6.5.3 Rural businesses can include those linked to food production and agriculture, rural business premises, such as at Welbeck, or those which have strong functional links to local agriculture, forestry and other rural activities. Where businesses have 'outgrown' their respective sites and premises and have aspirations to grow they should not be unduly constrained by their location; there are likely to be instances in which their growth or expansion, including in the rural area, may be appropriate.
- 6.5.4 Policy ST12 therefore supports new employment development that needs to be in the rural area as a result of operational and locational requirements, including the extension and intensification of existing employment sites, provided that the scale of the proposal is appropriate to the location, and the character of the countryside and its environmental quality - which in itself supports economic growth – is appropriately protected.
- 6.5.5 Providing residents with opportunities to expand their skills is an essential element of the Council's vision<sup>1</sup> for the future of the District. Schemes that provide an opportunity for education and training, such as for traditional building skills, are important to the District's rural economy and will be supported, subject to the provisions of this policy.

## Policy ST12: Rural Economic Growth and Economic Growth Outside Employment Areas

- A. Proposals for the growth of businesses in the countryside and outside established employment areas/allocations, including the development of educational facilities that provide training for rural and heritage professions, will be supported where all of the following are met:
1. There is a proven need for the development in terms of business opportunity or operational requirements;
  2. The proposed development cannot physically and reasonably be accommodated within the curtilage of the existing site;
  3. The scale of development is appropriate in the proposed location;
  4. The development has no adverse impact on the character of the location, the surrounding townscape or landscape, the form and character of the settlement or biodiversity and heritage;
  5. There is no unacceptable impact on the safe operation of the highway network and that safe access can be achieved by vehicles, sustainable and public transport;
  6. The development generates no adverse impact on residential amenity.



## 6.6 The Visitor Economy

- 6.6.1 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.
- 6.6.2 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<sup>3</sup> and local growth sector<sup>12</sup>.
- 6.6.3 National policy<sup>2</sup> and the D2N2 Strategic Economic Plan<sup>3</sup> recognises the value the visitor economy, particularly sustainable rural tourism that respects the character of the countryside can have in economic terms. Policy ST13 makes provision for appropriate visitor attractions, interpretation facilities, accommodation as well as sustainable transport routes that provide links between and to other nearby attractions, to maximise the potential of the visitor economy in the District.
- 6.6.4 But a balance must be achieved between promoting the visitor economy and protecting the unique qualities of our natural and built environment, such as Clumber Park, which are responsible for attracting many visitors in the first place.
- 6.6.5 Tourism development, including cultural and leisure attractions, such as museums, galleries and hotels are defined by national policy<sup>2</sup> as a Main Town Centre Use. So the provisions of Policy ST14 should apply. To achieve this, Policy ST14 promotes new visitor development within or close to existing settlements, where access by sustainable and public transport is greater. This can maximise benefits to existing local communities, such as by supporting local food producers, shops and pubs.
- 6.6.6 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.
- 6.6.7 The District contains a wide range of visitor accommodation. For many facilities, such as hotels, the town centre first approach in Policy ST14 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, including to static lodges and/or pods will need careful consideration. Planning conditions will be used to restrict buildings to holiday accommodation use.

### POLICY ST13: Visitor Economy

- A. Bassetlaw will be promoted and developed as a destination for visitors. Proposals for the creation of new or the expansion of existing visitor attractions will be supported where this would enhance the District's tourism offer.
- B. New facilities, including visitor accommodation should be located in accordance with the sequential approach for main town centre uses. Development should be of a scale that is in-keeping with local character, is accessible via a means of transport, including public transport and contributes to regeneration objectives where appropriate.
- C. Proposals in the rural area will be supported where:



1. the nature of the visitor facility is such that it could not reasonably be located within or close to Main Towns, Large or Small Rural Settlements;
  2. there is a functional link with a specific attraction – through an extension to an existing attraction or through shared use of existing premises;
  3. its scale is proportionate to its setting and location, in terms of its impact on landscape, biodiversity, heritage, highway capacity and safety;
  4. it is necessary to secure the diversification of a farm enterprise or country estate in accordance with Policy ST12, where appropriate;
  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. The diversification of existing touring caravan pitches to static lodges or pods will be supported where the proposal supports the expansion of an existing business and is consistent with other policies in this Plan.
- F. Tourism related development that enhance the environment or bring neglected or underused heritage assets back into appropriate economic use will be supported.



## 6.7 Supporting Vibrant Town and Local Centres, Shops and Services

- 6.7.1 The District's network of town and local centres, as well as local shops and services provide a focus for growth in the retail, commercial and leisure sectors. Centres also act as a focal point for local communities and ensure that valued services are available in accessible locations.
- 6.7.2 Town centres are facing a number of challenges, including changing consumer behaviour and the effects of the Covid 19 pandemic. As a consequence, it is likely over the plan period that the District's town centres will have to adapt and take on new roles that continue to respond to the needs of local people, provide an environment for businesses to operate in a safe and healthy way, while being resilient to economic change.
- 6.7.3 Policy ST14 and Policy ST15 promote the continued vitality and viability of the District's town and local centres in a flexible way, reinforcing the principles of the National Planning Policy Framework<sup>2</sup> which 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

- 6.7.4 In accordance with national policy<sup>2</sup>, Policy ST14 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 for residents in that settlement and those living within each catchment.

### Town Centres

- 6.7.5 The Bassetlaw Retail and Leisure Study 2017<sup>14</sup> identifies Worksop, Retford and Harworth & Bircotes as Town Centres. Each perform significant retail, social and public functions and are important centres for the local transport network in that part of the District. 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). They are, therefore well placed to be the focus for a range of main town centre uses - offices, leisure, entertainment, arts, culture and tourism development, and intensive sport and recreation uses.

- 6.7.6 The evidence<sup>14</sup>, 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.

### **Local Centres**

- 6.7.7 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, Langold and Misterton are identified by the respective neighbourhood plans. Policy ST14 sets out the policy approach to guide neighbourhood plans and development within Local Centres elsewhere.
- 6.7.8 The larger site allocations provide an opportunity to expand the distribution of Local Centres. HS1: Peaks Hill Farm, HS13: Ordsall South 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.
- 6.7.9 The hierarchy of centres will be the preferred location for retail and town centre uses over the plan period. Development should be of a scale and format that is appropriate to the position of the centre within the hierarchy.

### **Local Shops and Services**

- 6.7.10 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. Their protection – in accordance with national policy<sup>2</sup> - is necessary in order to promote sustainable patterns of development. Where a change of use is proposed which would result in the loss of the only remaining facility in an area, justification with Policy ST14 will be required.

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

- 6.7.11 The National Planning Policy Framework<sup>2</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, namely the sequential test and the impact assessment. Both are designed to ensure that development does not undermine the health of existing town centres.
- 6.7.12 The sequential test is considered first as it may identify more preferable sites in the town centres. 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.
- 6.7.13 An impact assessment will be required if retail and leisure development is over the local floorspace threshold identified by Policy ST14 and local evidence<sup>14</sup>. The thresholds reflect the size and function of the existing town and local centres and will help protect them from medium and large out of centre food stores and other shops which could have significant impacts.

6.7.14 Each impact assessment should be undertaken in a proportionate and locally appropriate way, and should include an assessment of the impact of the proposal on existing, committed and planned public and private investment. 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. Development will be resisted where significant adverse impacts are likely to occur.

6.7.15 Out-of-town retail parks, such as at Babbage Way and Highgrounds, Worksop, do not constitute town centres, and consistent with national policy<sup>2</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**

6.7.16 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 ST14 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.

6.6.17 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 to be met through organic growth - and no additional floorspace for bulky goods (e.g. furniture, electrical goods).

6.7.18 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.

## **POLICY ST14: Town Centres, Local Centres, Local Shops and Services**

### **Town Centres and Local Centres**

A. The vitality and viability of the centres within the hierarchy identified below and designated on the Policies Map will be maintained and enhanced:

B.

Town Centres	Worksop, Retford and Harworth & Bircotes
Local Centres	Carlton in Lindrick; Langold; Misterton; Tuxford; Celtic Point, Worksop; Prospect Precinct, Worksop; Retford Road, Worksop; Welbeck Road, Retford

C. The town centres will be the principal locations for major retail, leisure, entertainment, cultural facilities, community and healthcare services.

D. Temporary uses in vacant premises and residential development will be supported, where the proposal does not impact on the vitality and viability of the centre and where it does not cause unacceptable impacts for neighbouring uses or compromise current or planned/ committed future use.

### **Local Centres**

E. The local centres will provide a focus for essential community services and small-scale retail facilities to meet day-to-day needs, thereby supporting the wellbeing of local people.

- F. Development in the local centres 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.
- G. New local centres will be provided at HS1: Peaks Hill Farm; HS13: Ordsall South 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

### Sequential Approach and Impact Assessment

- H. The development of main town centre uses, will be focused within existing designated centres, as set out within the retail hierarchy. Retail development on a site outside a Primary Shopping Area or development of main town centre uses on a site outside a town centre will be expected to follow the sequential assessment approach.
- I. An impact assessment will be required for all applications for retail and/ or leisure development that are outside town centres and that:
  - a) provide floor space of 929sqm (gross) or more outside Worksop and Retford town centre boundary;
  - b) provide floor space of 500sqm (gross) or more outside Harworth & Bircotes town centre boundary and Tuxford local centre boundary; and
  - c) provide floorspace of 100sqm (gross) elsewhere in the District

### Local Shops and Services

- J. Individual shops and small neighbourhood clusters located outside of the designated centres will be protected where they meet day-to-day needs;
- K. Proposals for the change of use or loss of any premises or land currently or last used as a local shop (Class F2a) outside the retail hierarchy will be permitted where it can be demonstrated that:
  - 1. there is sufficient provision in the catchment area; and
  - 2. 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.



## 6.8 Town Centre Management

- 6.8.1 Improving the quality, vitality and vibrancy of the Main Towns is a Council Plan priority<sup>1</sup>. To ensure their town centres can operate effectively in the long term, this Plan recognises that alongside retail, the evening, leisure and commercial sectors as well as residential use will have an important role to play. Policy ST15 therefore supports appropriate uses that will encourage more residents and visitors to use town centres in the day and evening.
- 6.8.2 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, including temporary uses, which attract a reasonable level of customers – such as the weekly and specialist markets held in each town centre - and therefore footfall will be supported, as these can generate expenditure and passing trade for other shops and facilities thereby aiding the prosperity of the centre overall.
- 6.8.3 Quality residential living, particularly on upper floors can bring vibrancy to streets in the evening and weekend and provide support for local businesses. Positive appropriate re-use for housing will therefore be supported.

## Primary Shopping Areas

- 6.8.4 Primary shopping areas are the main retail areas in each of the town centres. These serve the day to day convenience, comparison and service needs of their populations as well as those of nearby settlements.
- 6.8.5 Evidence<sup>14</sup> shows that for a Primary Shopping Area to operate successfully, it is necessary for shops (in Class F2a) to group together in order to enable shoppers to make comparisons. Primary Shopping Areas are particularly sensitive to breaks in the F2a frontage; the clustering of non-F2a 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.
- 6.8.6 Policy ST15 recognises that the Primary Shopping Areas will continue to be the focus of retail investment over the plan period, in order to retain the existing retail function within easy walking distance, maintain vitality and viability, avoid the area 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 focus within the Primary Shopping Area.
- 6.8.7 Various Permitted Development Rights apply to change of use of smaller units in specific classes to alternative uses. Policy ST15 does not apply in those cases, rather it focuses on protecting ground floor F2a uses in larger units.

## Town Centre Delivery tools

- 6.8.8 Each town centre is unique, has its own planning issues and priorities for change. Managing the successful growth and operation of each town centre and their wider central areas requires a bespoke and detailed, but comprehensive area-specific approach. Each will therefore be supported by a centre specific delivery tool:
- **Workshop Central:** A Development Plan Document will provide the framework for the delivery and implementation of regeneration of the wider area (see Policy ST6) informed by the emerging Workshop Town Centre Masterplan.
  - **Retford Centre:** the emerging Retford Centre Business Neighbourhood Plan will provide a significant opportunity for local businesses and residents to influence the growth and development of the central area, to ensure its environment and offer is fit for purpose in the future.
  - **Harworth & Bircotes:** the Town Centre is expected to continue to grow over the plan period from existing committed development. Its town centre offer should meet residents' expectations: the emerging Harworth & Bircotes Town Centre Masterplan will identify how the town centre opportunity area identified by Policy ST15 and wider environmental improvements will be delivered.
- 6.8.9 Each delivery tool is expected to contain a number of priority projects to maintain vibrancy, and improve the attractiveness and operation of each town centre. Policy ST15 provides the spatial planning framework from which these projects can be delivered. This could include improvements to the public realm, accessibility improvements by active travel and initiatives that would help to improve the function or increase the commercial attractiveness of the centre.



- 6.8.10 But town centre improvements cannot be delivered by the planning system alone. Other partners such as Harworth & Bircotes Town Council, Retford Business Neighbourhood Planning Group, businesses and Nottinghamshire BID will also need to be proactive to help deliver vibrant centres that meet changing needs.

## POLICY ST15: Management of Town Centres

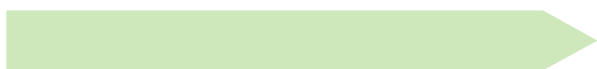
- A. The development of Town Centres will continue to be managed appropriately to ensure their vibrancy, functionality and physical appearance maximises commercial attractiveness and generates significant footfall and positive use by the local community and visitors.

### Primary Shopping Areas

- B. Within a Primary Shopping Area, as defined on the Policies Map a proposal for non-F2a use at ground floor level will only be supported where it can be demonstrated that:
1. there are no currently vacant non-F2a premises within the Primary Shopping Area that would be suitable for the proposed use;
  2. the proposed use would contribute to the vitality and viability of the centre by being complementary in terms of its operational characteristics and retaining an active frontage appropriate to a shopping area;
  3. the proposal will generate a reasonable level of footfall;
  4. the new use is ancillary to the retail function of the Primary Shopping Area;
  5. 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

### Upper Floor Uses

- C. The reuse of upper floors within a town centre will be supported provided that the proposal does not adversely affect the viability of the ground floor use, cause unacceptable planning impacts for other adjacent uses or have a detrimental impact on the role, character or environment of the Town Centre.
- D. Proposals that are appropriate to the function, character and scale of the centre and contribute to the following will be supported:
1. Projects identified by the Worksop Town Centre Masterplan and that reflect the principles of Policy ST6 including:
    - a) Proposals that develop the evening economy, where the operation of such activities does not generate unacceptable amenity impacts and would not have an adverse impact on the role and character of the town centre;
    - b) Provision of public realm and green infrastructure improvements;
    - c) Provision of a strategic flood management scheme;
    - d) Improved access to and within the centre for pedestrians, cyclists and public transport users;
  2. Projects identified by the forthcoming Retford Business Neighbourhood Plan including:
    - a) Improvements to existing public realm and enhanced green infrastructure connectivity;
    - b) Improved pedestrian and cycle links to the town centre and from the town centre to the rail station / bus station, nearby employment areas and Kings Park;
  3. Projects identified by the Harworth and Bircotes Neighbourhood Plan and Harworth & Bircotes Town Centre Masterplan including:
    - a) provision of a mixed use development in the Harworth opportunity area for up to 500sqm of comparison goods floorspace and other town centre uses to create a small-scale extension to the town centre;
    - b) Improvements to existing public realm and enhanced green infrastructure connectivity;
    - c) Improved pedestrian and cycle links within the centre and to nearby residential areas and community facilities.



## References

<sup>1</sup>Council Plan, BDC, 2019

<sup>2</sup>National Planning Policy Framework, 2019

<sup>3</sup>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2019

<sup>4</sup>BDC annual monitoring

<sup>5</sup>Bassetlaw Housing and Economic Development Needs Assessment Update, GL Hearn, 2020

<sup>6</sup>Bassetlaw Employment Land Availability Assessment, BDC, 2020

<sup>7</sup>Housing and Economic Land Availability Assessment PPG, Paragraph: 031 Reference ID: 2a-031-20190722, MCHLG, 2019

<sup>8</sup>Sheffield City Region Statement of Common Ground, Sheffield City Region Combined Authority, 2019

<sup>9</sup>Bassetlaw Habitats Regulations Assessment, LUC, 2019

<sup>10</sup>Bassetlaw Transport Study Part 2, White Young Green, 2019

<sup>11</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2020

<sup>12</sup>Draft Bassetlaw Local Industrial Strategy, BDC, 2019

<sup>13</sup>Nottinghamshire Visitor Economy Strategy, Nottinghamshire County Council, 2019

<sup>14</sup>Bassetlaw Retail and Leisure Study, Nexus Planning, 2017

<sup>1</sup>Council Plan, BDC, 2019

<sup>2</sup>National Planning Policy Framework, 2019

<sup>3</sup>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2019

<sup>4</sup>BDC annual monitoring

<sup>5</sup>Bassetlaw Housing and Economic Development Needs Assessment Update, GL Hearn, 2020

<sup>6</sup>Bassetlaw Employment Land Availability Assessment, BDC, 2020

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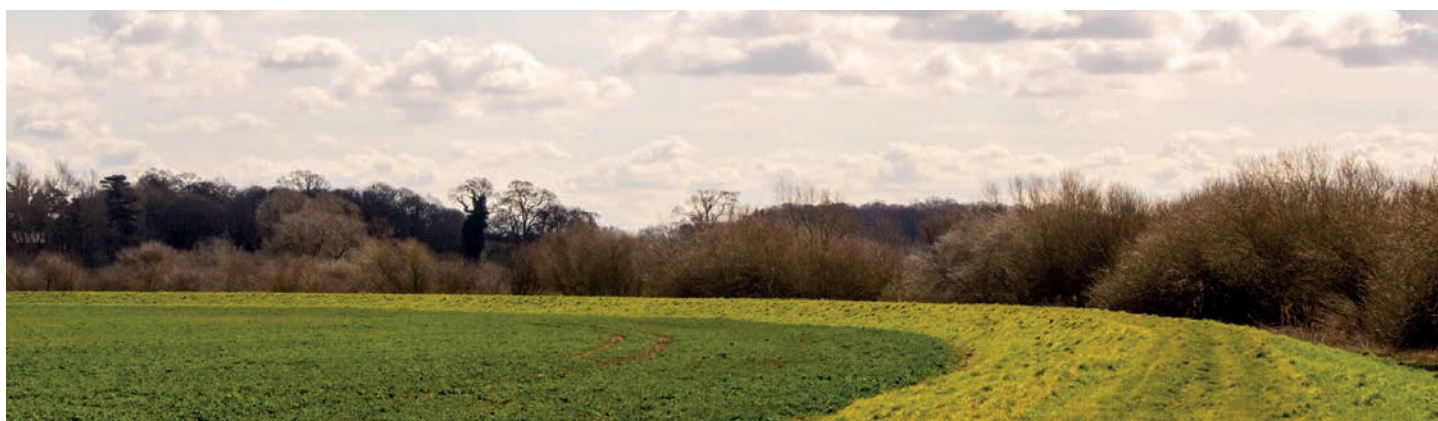
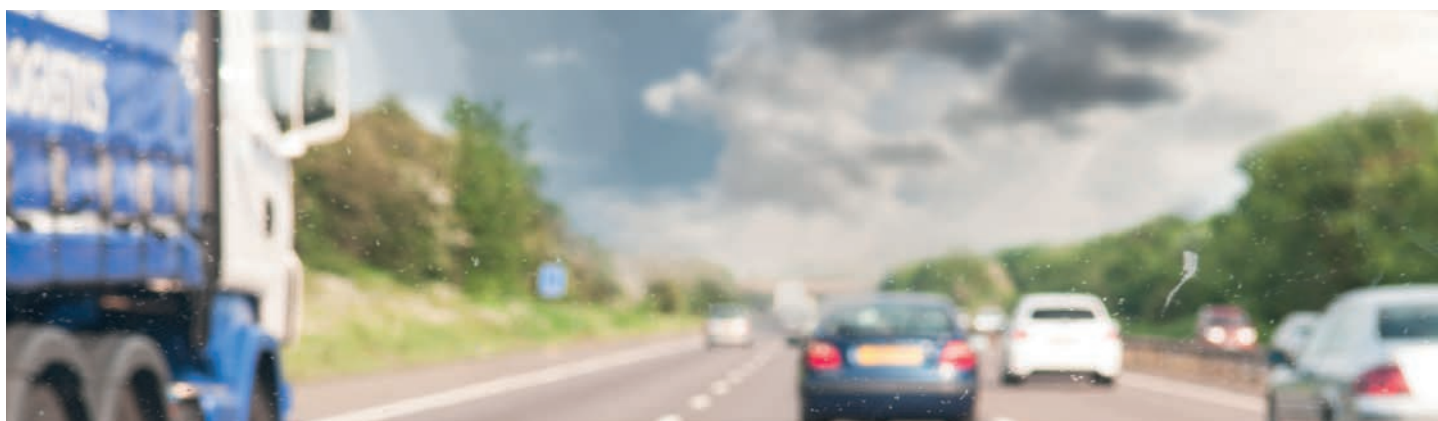
<sup>12</sup>Draft Bassetlaw Local Industrial Strategy, BDC, 2019

<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, 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 ST16 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 A site allocation is a planning policy that describes what type of land use, or mix of uses, would be acceptable on a specific site or whether the site is protected for certain types of development. The purpose of the site allocations in Policy ST16 is to allocate sites for housing development. Site allocations are important because they give guidance and certainty to developers and landowners and they help local people understand what may happen in their neighbourhood in the future. They provide a positive policy about the future development of the site and help ensure an appropriate amount and type of development happens in the right place, supported by infrastructure that addresses the needs and impacts generated by that development on local communities.
- 7.1.4 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.
- 7.1.5 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 the housing trajectory in the Land Availability Assessment. 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 HS13: Ordsall South. This will be supported by appropriate growth in the rural 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 Sites allocated in this Plan will be expected to deliver the minimum net number of dwellings identified in the relevant site specific policy.
- 7.1.9 Each site allocation policy highlights site specific planning issues. Matters that apply to all development e.g. design, are not repeated in each site allocation policy. The site allocation policy must be read alongside other policies in this Plan to ensure all issues are properly considered.



- 7.1.10 To achieve sustainable development, the Council will require developers of each site, 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>.
- 7.1.11 The Bassetlaw Whole Plan Viability Assessment (WPVA)<sup>4</sup> states that the infrastructure identified for sites: HS1, HS3, HS4, HS6, HS7, HS11 and HS13 can reasonably be sought through on site delivery and developer contributions as part of a deliverable scheme provided that the site is exempt from the Community Infrastructure Levy. Infrastructure provision for the other sites will be sought through on site delivery, developer contributions and CIL.
- 7.1.12 The Council will support the use of a Planning Performance Agreement to ensure that a dedicated, specialist officer team is in place to progress site allocations of 50 or more units through the planning system.

## POLICY ST16: Housing Distribution

- A. In addition to the delivery of existing commitments and completions since the 1 April 2018, land for a minimum of 3080 new homes will be provided during the plan period to 2037 in the following locations:

### Housing Allocations

Reference	Site Name	Total Available (Ha)	Minimum No Dwellings
HS1	Peaks Hill Farm, Worksop	54	1000
HS2	Former Bassetlaw Pupil Referral Centre, Worksop	0.85	20
HS3	Radford Street, Worksop	3.5	120
HS4	Former Manton Primary School, Worksop	3.7	100
HS5	Talbot Road, Worksop	0.5	15
HS6	Former Knitwear Factory, Retford Road, Worksop	1.9	54
HS7	Trinity Farm, Retford	10.7	244
HS8	Milnercroft, Retford	0.45	5
HS9	Former Elizabethan School, W Furlong, Retford	1.3	46
HS10	St. Michael's View, Hallcroft Road, Retford	0.37	20
HS11	Fairy Grove, Grove Road, Retford	2.7	61
HS12	Station Road, Retford	0.1	5
HS13	Ordsall South, Retford	103.4	800
NP04	Land south of Ollerton Road, Tuxford	1.5	90
New settlement	Bassetlaw Garden Village	216	500





## 7.2 SITE HS1: Peaks Hill Farm, Worksop

- 7.2.1 Situated on the northern edge of Worksop, Peaks Hill Farm is adjacent to an existing residential and employment area. The site (63.7ha) provides an opportunity to create a sustainable and well integrated extension – for 1120 dwellings and 10.6ha of employment land - to significantly contribute to Worksop’s housing and local business needs in this plan period and the next. The site will have good access to a range of employment, retail and community facilities within the wider planned development and Worksop itself.

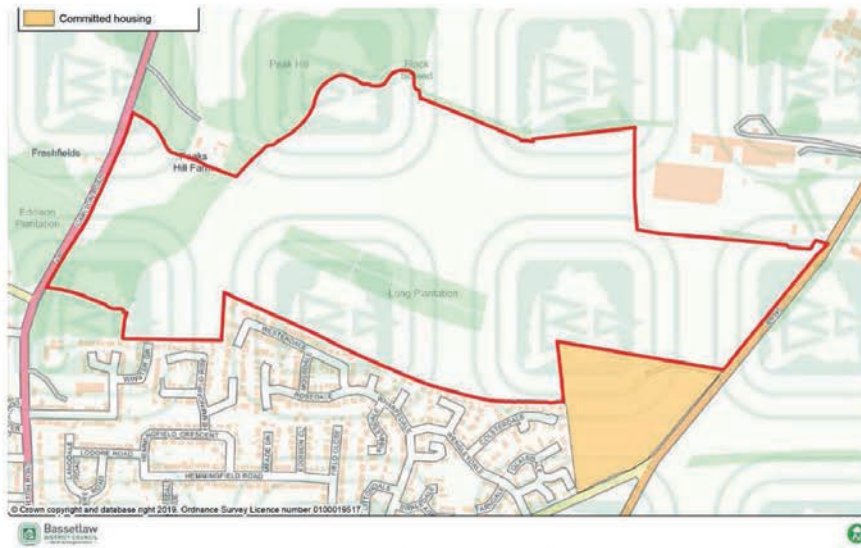


Figure 15: Peaks Hill Farm

- 7.2.2 The development will be guided by a comprehensive masterplan framework prepared by the promotor, which will include community consultation and will require Council approval.
- 7.2.3 The first step is the Peaks Hill Farm Concept Plan (being consulted on as part of the Local Plan consultation) which sets out the vision and objectives, and broad development strategy for the site, illustrated by a visual concept plan. These form the fundamental development and design principles to help shape and inform the development of a masterplan, and in turn, guide decision-making.
- 7.2.4 The next stage will be for the promoters to use the draft Local Plan policy framework and consultation responses to inform the masterplan itself. An agreed suite of supporting strategies, design codes and parameter plans will also be required to inform planning applications and the phased delivery of the site. The masterplan framework should be prepared to enable it to be adopted as a Supplementary Planning Document.
- 7.2.5 Given the complex nature of delivering a large urban extension, it is considered appropriate to set a local plan growth target of 1000 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.
- 7.2.6 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. Sustainable, innovative design of new development will be supported.
- 7.2.7 Complementing this will be the delivery of employment land – with planning permission for green technologies - allocated for 5ha in this plan period with a further 6ha of land thereafter, creating approximately 1000 jobs<sup>5</sup>.

- 7.2.8 A high quality, landscape-led design influenced by its wider rural fringe location, prominent natural assets and heritage associations will be required. As a result, the development will sit within an extensive, interconnected multifunctional green/blue infrastructure network including spaces for recreation, sport, play, active travel, food production and wildlife, ensuring all neighbourhoods have easy access to quality greenspace to meet their needs.
- 7.2.9 The site adjoins Worksop but lies within Carlton in Lindrick parish. As an urban extension to Worksop it can reasonably be expected that residents will use Worksop for the majority of their service and infrastructure needs. On that basis, the housing numbers generated by Peaks Hill Farm contribute to Worksop's housing growth. Nevertheless, it is anticipated that residents may use the nearby strategic community facilities within Carlton in Lindrick, such as the youth services and facilities provided by the civic centre. A financial contribution will be sought to address any evidenced potential impacts.
- 7.2.10 The creation and enhancement of green infrastructure will help achieve biodiversity opportunities mapping targets<sup>6</sup>, through a requirement for 10% biodiversity net gain. Proposals must be accompanied by an ecological assessment, in accordance with relevant national legislation.
- 7.2.11 The site has a distinctive woodland setting - a requirement will be retaining and enhancing this mature woodland. An arboriculture management plan will ensure the wooded landscape is appropriately integrated into the design, and that new community woodland planting is appropriate to the setting. 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.
- 7.2.12 The site has a unique history; in the northern part of the site is a World War II Polish aircraft crash site dating from 1944, this has equivalent status of a scheduled monument. On that basis, the design should incorporate a memorial in honour of the Polish Airmen who lost their lives there. This should be undertaken in consultation with the Council and local community.
- 7.2.13 Additionally, there are a number of other heritage assets in the locality including the listed Broom Farm and Freshfields. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure all assets, their settings and any archaeology are protected and where possible enhanced.
- 7.2.14 The GG3: Carlton in Lindrick/Worksop North Green Gap (see Policy ST40) will ensure the continued separation of Worksop from Carlton in Lindrick. To reflect its location adjoining a green gap, sensitive design techniques such as soft landscaping, tree planting and lower density development should be incorporated, particularly along the northern periphery to reinforce landscape quality. The short views from Carlton Road east across the landscape to the mature woodland is recognised as important. On that basis, this land should remain open. Its use as publicly accessible green infrastructure to complement the woodland and provide an attractive gateway to the site should be integrated into the design.
- 7.2.15 Provision for active travel and public transport to and through the site will ensure that existing and new communities are well-integrated and connected. Opportunities to connect to the nearby public rights of way network should be taken. The design should ensure that most residents are within a 20 minute walk/cycle of local services and public transport. On that basis, the new Local Centre, health and education facilities, community hub/sports facilities, and open space should be appropriately located to encourage sustainable access, to reduce car use for local journeys.

- 7.2.16 Peaks Hill Farm will provide 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.
- 7.2.17 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 where delivery is prioritised by 2026 as part of the Third Nottinghamshire Local Transport Plan<sup>8</sup>; and at Kilton Road/Eastgate junction and along the A57. More detailed evidence will be required through a Transport Assessment for the site.

## POLICY 17: HS1: Peaks Hill Farm, Worksop

A. Land at Peaks Hill Farm, Worksop, as identified on the Policies Map will be developed for residential, employment, community and open space uses and will deliver a safe, sustainable, quality living and working environment. Development should:

### 1. Good Quality Design and Local Character

- a) Be supported by a Landscape Strategy which protects and enhances the Worksop-Carlton Green Gap and its landscape qualities, this should include:
  - i. Sensitive use of soft landscaping, such as trees, hedgerows;
  - ii. Retention of the short open views from Carlton Road east through use of green infrastructure
  - iii. Lower density development on the periphery of the site with higher densities towards the central area of the site;
  - iv. Use of level access accommodation and bungalows along the urban-rural interface, interspersed with appropriate use of shared spaces;
  - v. Maintaining sightlines and views from and through the development.
- b) Incorporate sensitive design and location of buildings that maintain appropriate residential amenity for existing and future residents;
- c) Provide for a scheme of an appropriate scale, layout, form and materials which respects the surrounding character, significance and setting of affected heritage assets, supported by a heritage statement, archaeological desk based assessment and/or field evaluation;
- d) Incorporate a commemorative memorial in recognition of the World War II plane crash site;
- e) Be supported by a Flood Risk Assessment to ensure that the proposal would not result in an increase in flood risk to this site and land elsewhere, appropriately manages surface water run-off, and ensures that new development is steered towards areas at least risk of flooding;
- f) Ensure the requirements for non-minerals development in Minerals Safeguarding Areas in the Nottinghamshire Minerals Local Plan<sup>9</sup> have been met.

### 2. Mix of Uses

- a) Deliver at least 1000 dwellings during the plan period to 2037, with a further 120 dwellings thereafter;
- b) Incorporate a mix of housing types, sizes and tenures to meet local needs including affordable housing, specialist housing, and where appropriate serviced plots for self-build and custom homes;
- c) Make provision for a residential care home, unless market evidence demonstrates a lack of demand;
- d) Provide for at least 5 ha of employment land for E(g), B2, B8 use to 2037, with 6ha thereafter.

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

- a) Provide for a multifunctional, coherent and connected green infrastructure network to promote climate resilience;
- b) Protect 8.1ha of existing woodland and important hedgerows, ensure their positive integration and enhancement as identified by an arboriculture assessment;
- c) Make provision on site for replacement planting for trees lost to development of at least equal amenity and ecological value of a local provenance;
- d) Provide for a multifunctional green, tree lined active travel corridor alongside the distributor road with species rich verges to support ecological connectivity;
- e) Provide for 18.3 ha of publicly accessible open space to include children's play space and allotments. The future management and maintenance shall be agreed through a planning application;
- f) Incorporate an in depth woodland buffer along the northern periphery of the site to provide a positive rural interface;
- g) Incorporate a green buffer along the southern boundary to provide appropriate separation with existing residential properties.

### **4. Social and Community Facilities**

- a) Make provision for primary school education infrastructure through an appropriate financial contribution to extend Gateford Park Primary School;
- b) Safeguard serviced land to accommodate a one form entry primary school post 2037;
- c) Make provision for secondary school education infrastructure through an appropriate financial contribution;
- d) Incorporate a Local Centre in a central location on site, with an F2a convenience goods store of an appropriate size, commensurate to its location;
- e) Make provision for health care infrastructure through an appropriate financial contribution;
- f) Incorporate a community hub with sports pitches and appropriate ancillary accommodation;
- g) Make provision for community infrastructure improvements at Carlton in Lindrick Civic Centre through an appropriate financial contribution.

### **5. Transport and Movement**

- a) Be supported by a Transport Assessment and Travel Plan, informed by advice of the Local Highways Authority detailing:
  - i. The alignment of the new link road, constructed to distributor standard, the points of access from the A60 and from the B6045, capable of accommodating public transport;
  - ii. Well-connected street patterns that deliver high quality, safe and direct walking, cycling and public transport routes through the development;
  - iii. The impact on surrounding highways and relevant mitigation measures, where necessary including:
    - 1. A financial contribution towards the improvement of the junction at Kilton Road/ Eastgate and Cannon Crossroads;
    - 2. A financial contribution 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 financial contribution towards a high frequency bus service from the site to Worksop town; centre and the wider area supported by appropriate public transport infrastructure;
  - vi. Connections to the public rights of way network to the east and west of the site;
  - vii. Appropriate off road parking provision for vehicles and cycles, and an appropriate servicing strategy for non-residential development.



C. Proposals will be expected to have had regard to the Peaks Hill Farm Masterplan Framework including design codes, delivery and phasing arrangements and must be agreed with the Local Planning Authority following community consultation.



## 7.3 SITE HS2: Former Pupil Referral Centre

- 7.3.1 Situated in central Worksop, the former Pupil Referral Centre is accessed from Newgate Street. The reuse of this mostly brownfield site (0.7ha) 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 the recent development of the extra care housing at The Grove off Low Town.
- 7.3.2 The site is within an easy walk/cycle of the town centre, with local services, employment nearby and a good bus service adjoining the site, thus reducing the need to travel by car.
- 7.3.3 The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Worksop. The site is identified as deliverable in the early part of the plan period from 2026.

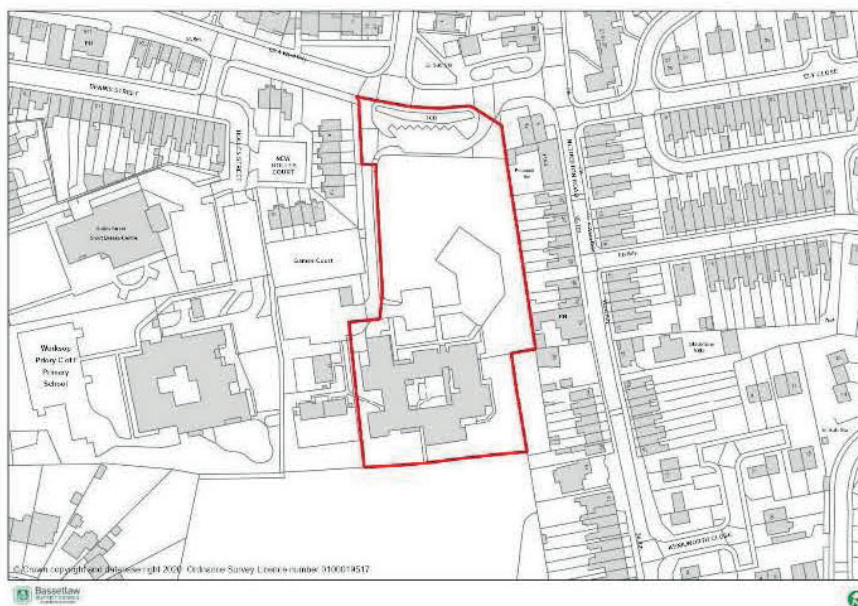


Figure 16: Former Pupil Referral Centre, Worksop

- 7.3.4 The site is expected to provide for at least 23 units. Site HS2 should seek to diversify the housing offer available in the area, ensuring that a range of house types and sizes are provided to meet local housing needs, including for affordable homes.



## POLICY 18: Site HS2: Former Pupil Referral Centre, Worksop

A. Land at the Former Pupil Referral Centre, Worksop, as identified on the Policies Map will be developed for residential use and will deliver a safe and sustainable quality living environment. Development should:

### 1. Good Quality Design and Local Character

- a) Incorporate sensitive design and location of buildings that supports the positive regeneration of the site whilst maintaining appropriate amenity for existing and future residents.

### 2. Mix of Uses

- a) Deliver at least 23 dwellings during the plan period to 2037;
- b) Incorporate a mix of housing types, sizes and tenures to meet local needs, including for affordable housing.

### 3. Green Infrastructure and Biodiversity

- a) Make provision for the improvement of open space in the locality through an appropriate financial contribution.

### 4. Social and Community Facilities

- a) Make provision for primary and secondary school education infrastructure through an appropriate financial contribution;
- b) Make provision for health care infrastructure through an appropriate financial contribution.

### 5. Transport and Movement

- a) Be supported by a Transport Statement, informed by Local Highways Authority advice, detailing
  - i. Safe access onto Newgate Street for vehicles, pedestrians and cyclists;
  - ii. The impact on surrounding highways and relevant mitigation measures, where necessary;
  - iii. A pedestrian footway connecting the site to the existing footway on Newgate Street;
  - iv. Appropriate off road parking provision for vehicles and cycles.



## 7.4 SITE HS3: Radford Street, Worksop

- 7.4.1 Situated in south east Worksop, accessed from Furnival Street, this disused allotment site (3.5ha) is located within a primarily residential area. The re-use of this site provides a significant opportunity to positively redevelop a vacant site in this part of the town. It will also address Council Plan<sup>10</sup> priorities to improve the wider environment for Bassetlaw's communities.
- 7.4.2 The site is well located for employment, with local services, open space 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. The site is identified as deliverable in the early part of the plan period from 2024.
- 7.4.3 The site has planning permission for residential use but the design is currently under review. As such, the site is proposed as an allocation in this Plan. The site is expected to provide for at least 120 affordable and low-cost units of a range of house types and sizes - including apartments - to

help meet local housing needs in the area and to support the ongoing regeneration of the Manton area of Worksop. This should include a proportion of homes for older people.

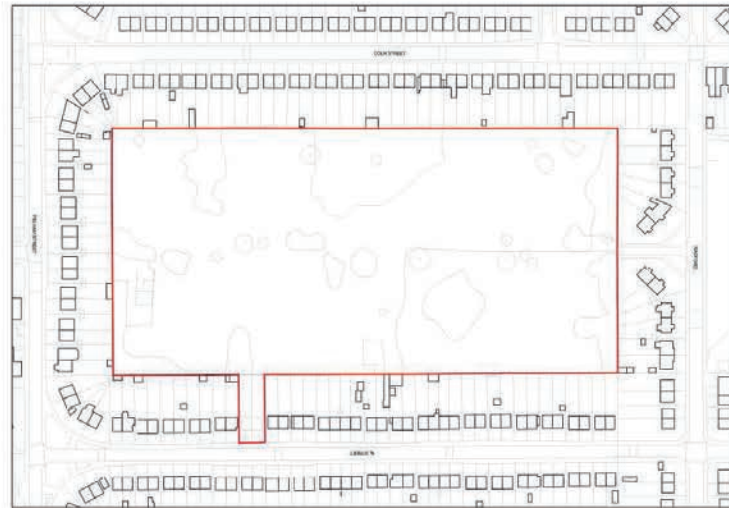


Figure 17: Radford Street, Worksop

- 7.4.4 Through careful design, opportunities should be taken to provide quality, safe, legible connections for pedestrians and cyclists to and through the site. Sustainable transport links between the site, Furnival Street and Radford Street should be prioritised.

## POLICY 19: Site HS3: Radford Street, Worksop

A. Land at Radford Street, Worksop, as identified on the Policies Map will be developed for residential use and will deliver a safe, sustainable, quality living environment. Development should:

### 1. Good Quality Design and Local Character

- a) Incorporate sensitive design and location of buildings that supports the positive regeneration of the site, whilst maintaining appropriate residential amenity for existing and future residents;

### 2. Mix of Uses

- a) At least 120 affordable and low-cost dwellings during the plan period to 2037
- b) Incorporate a mix of housing types, sizes and tenures to meet local needs for affordable and specialist housing, including the provision of apartments;

### 3. Social and Community Facilities

- a) Make provision for primary and secondary school education infrastructure through an appropriate financial contribution
- b) Make provision for health infrastructure through an appropriate financial contribution;

### 4. Transport and Movement

- a) Be supported by a Transport Assessment and Travel Plan, informed by Local Highways Authority advice, detailing
  - i. Safe access for vehicles, pedestrian and cyclists to the site from Furnival Street;
  - ii. The impact on surrounding highways and relevant mitigation measures, where necessary;

- iii. A well-connected street pattern that provides high quality, safe and direct walking and cycling routes including links through the development to Radford Street;
- iv. Appropriate off road parking provision for vehicles and cycles;



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

- 7.5.1 Situated in south east Worksop, the former Manton Primary School site is located within a primarily residential area, accessed from Kingston Road. The reuse of this mostly brownfield site (3.7ha) provides a significant opportunity to positively redevelop this long vacant site. It will also address Council Plan<sup>10</sup> priorities to improve the wider environment for Bassetlaw's communities, complementing the proposed redevelopment of nearby HS3: Radford Street for affordable housing.



Figure 18: Former Manton Primary School, Worksop

- 7.5.2 The site is well located for employment, with local services, open space and a good bus service nearby, thus reducing the need to travel by car.
- 7.5.3 The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Worksop. The site is identified as deliverable in the early part of the plan period, from 2026.
- 7.5.4 The site is expected to provide for at least 100 units. Site HS4 should seek to diversify the housing offer available in the area, ensuring that there is a better range of quality homes available. On that basis, Policy 20 requires a mix of house types and sizes to be provided to meet local housing needs, including for affordable homes and specialist housing.
- 7.5.5 Redevelopment should positively integrate the 0.7ha of open space that exists on site. This should be re-provided to provide a quality multifunctional space, of an appropriate size to meet future residents' needs. The size should reflect the open space standards set out in Policy ST48.
- 7.5.6 Through careful design, opportunities should be taken 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 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.

## POLICY 20: Site HS4 Former Manton Primary School, Worksop

A. Land at the Former Manton Primary School, Worksop, as identified on the Policies Map will be developed for residential and open space uses and will deliver a safe, sustainable, quality living environment.

Development should:

### 1. Good Quality Design and Local Character

- a) Incorporate sensitive design and location of buildings that supports the positive regeneration of the site, whilst maintaining appropriate residential amenity for existing and future residents and provides natural surveillance of the open space.

### 2. Mix of Uses

- a) Deliver at least 100 dwellings during the plan period to 2037;
- b) Incorporate a mix of housing types, sizes and tenures to meet local needs including for affordable housing and specialist housing.

### 3. Green Infrastructure and Biodiversity

- a) Provide high quality, multifunctional open space to meet local community needs.

### 4. Social and Community Facilities

- a) Make provision for primary and secondary school education infrastructure through an appropriate financial contribution;
- b) Make provision for health infrastructure through an appropriate financial contribution;

### 5. Transport and Accessibility

- a) Be supported by a Transport Assessment and Travel Plan, informed by Local Highways Authority advice, detailing:
  - i. Safe access to the site for vehicles, cyclists and pedestrians from Kingston Road via the current school entrance and adjacent land; and, a second access to Kingston Road beyond the Community Centre;
  - ii. The impact on surrounding highways and relevant mitigation measures, where necessary;
  - iii. Quality, safe and direct footpath and cycle links to integrate with existing neighbouring development at Kingston Road and South Avenue;
  - iv. Appropriate off road parking provision for vehicles and cycles;

B. Proposals will be expected to have had regard to the Former Manton Primary School development brief.



## 7.6 SITE HS5: Talbot Road, Worksop

- 7.6.1 Situated in south east Worksop, Talbot Road is located within a primarily residential area, on the corner of Talbot Road and Lincoln Road. The development of this small scale, 0.4ha site provides 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 proposed redevelopment of the nearby HS3: Radford Street 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.

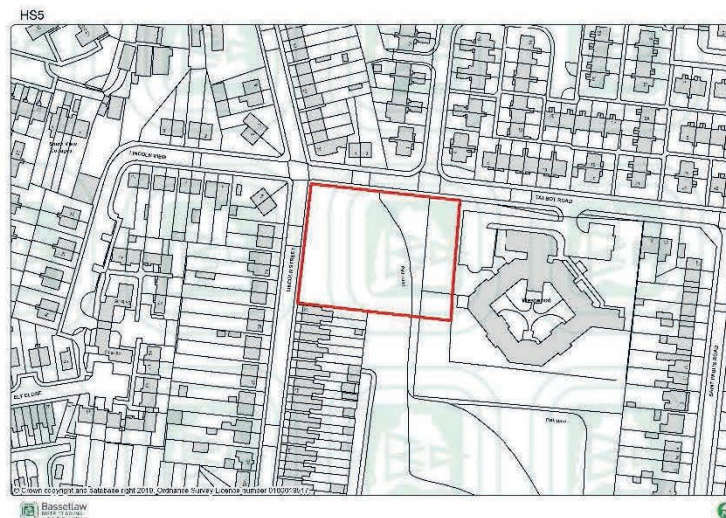


Figure 19: Talbot Road, Worksop

- 7.6.3 The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Worksop. The site is identified as deliverable in the early part of the plan period, from 2026.
- 7.6.4 The site is expected to provide for at least 15 units to meet local housing needs. Site HS21 should positively enhance the housing offer available in the area. On that basis, Policy 21 requires the mix to include affordable homes.
- 7.6.5 The site is currently used as amenity greenspace, but has limited quality<sup>12</sup>. The development of this site provides an opportunity to improve the quality of 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 established along the eastern boundary to provide residents of the adjoining care home with privacy.



## POLICY 21: Site HS5: Talbot Road, Worksop

A. Land at Talbot Road, Worksop, as identified on the Policies Map will be developed for residential use and will deliver a safe, sustainable and quality living environment. Development should:

1. **Good Quality Design and Local Character**

- a) Incorporate sensitive design and location of buildings that supports the positive regeneration of the site, whilst maintaining appropriate residential amenity for existing and future residents and provides natural surveillance of the adjoining open space.

2. **Mix of Uses**

- a) Deliver at least 15 dwellings during the plan period to 2037;
- b) Incorporate a mix of housing types, sizes and tenures to meet local needs including for affordable housing.

3. **Green Infrastructure and Biodiversity**

- a) Make provision for an appropriate financial contribution to improve the quality of the adjoining Talbot Road amenity greenspace to meet local needs;
- b) Incorporate a landscape buffer along the eastern boundary of the site to provide appropriate amenity to the adjoining residential care home.

3. **Social and Community facilities**

- a) Make provision for primary and secondary education infrastructure through an appropriate financial contribution;
- b) Make provision for health care infrastructure through an appropriate financial contribution.

3. **Transport and Accessibility**

- a) Be supported by a Transport Statement, informed by Local Highways Authority advice, detailing
  - i. Safe access from both Talbot Road and Lincoln Road with a through route between for vehicles, cyclists and pedestrians;
  - ii. The impact on surrounding highways and relevant mitigation measures, where necessary;
  - iii. A pedestrian footway connecting the site to the existing footway onto both Talbot Road and Lincoln Road;
  - iv. Appropriate off road parking provision for vehicles and cycles.



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

- 7.7.1 Situated in south east Worksop, the former Knitwear Factory site is 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.

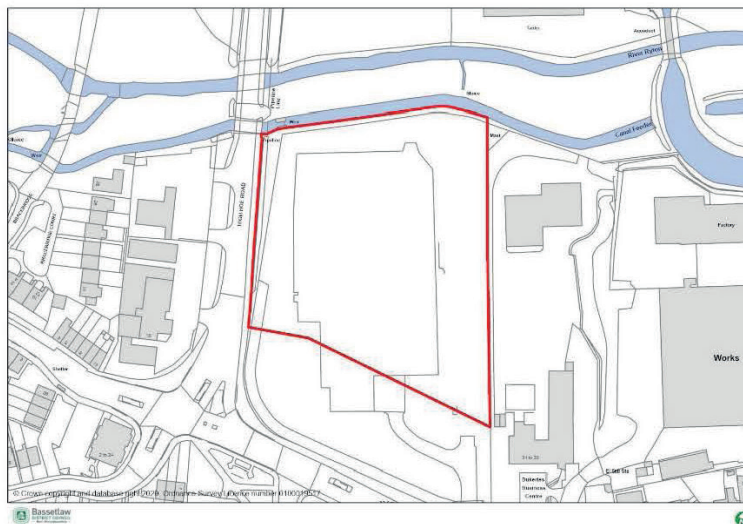


Figure 20: Former Knitwear Factory, Retford Road

- 7.7.2 The site is highly accessible within a 15 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 1.29ha site as suitable to contribute to the housing requirement in Worksop. Planning for the site is at an advanced stage. A housebuilder is involved in the site, with a planning application pending a decision for 54 affordable units, helping to meet an identified local need. On that basis, the site is identified as being deliverable from 2024.
- 7.7.4 An A5 drive thru restaurant has recently gained planning permission to the Retford Road frontage, bringing jobs to the area. The Local Highways Authority require a through route between Retford Road and High Hoe Road to ensure residents and restaurant traffic can be safely managed and to enhance connectivity for pedestrians and cyclists.
- 7.7.5 Redevelopment should generate positive activity particularly to the High Hoe Road frontage. 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.
- 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,

layout and materials of development and will ensure these assets, their settings and any archaeology are protected and where possible enhanced.

## POLICY 22: Site HS6 Former Knitwear Factory, Retford Road, Worksop

A. Land at the Former Knitwear Factory, Worksop, as identified on the Policies Map will be developed for residential use and will deliver a safe, sustainable, quality living environment that reflects local distinctiveness and its riverside location. Development should:

1. **Good Quality Design and Local Character**

- a) Provide for a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment and/or field evaluation;
- b) Be supported by a Flood Risk Assessment to ensure that the proposal would not result in an increase in flood risk to this site and land elsewhere, and that new development is steered towards areas at least risk of flooding;
- c) Be supported by an assessment of the nature and extent of ground contamination and a remediation strategy for the site including methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring.

2. **Mix of Uses**

- a) Deliver at least 54 affordable dwellings comprising a mix of housing sizes and tenures.

3. **Green Infrastructure and Biodiversity**

- a) Incorporate measures to protect and enhance the River Ryton Green Corridor, mature trees along the boundary and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and providing connectivity to the surrounding green infrastructure network.

4. **Social and Community Facilities**

- a) Make provision for primary and secondary school education infrastructure through an appropriate financial contribution;
- b) Make provision for health care infrastructure through an appropriate financial contribution.

5. **Transport and Accessibility**

- a) Be supported by a Transport Statement, informed by Local Highways Authority advice, detailing:
  - i. Safe access through the site between Retford Road and High Hoe Road for vehicles, cyclists and pedestrians;
  - ii. The impact on surrounding highways and relevant mitigation measures, where necessary;
  - iii. Improved access to the existing nearby public right of way network and cycle network through an appropriate financial contribution for directional signage;
  - iv. Appropriate off road parking provision for vehicles and cycles.



## 7.8 SITE HS7: Trinity Farm, Retford

- 7.8.1 Situated on the north-west edge of Retford, Trinity Farm is adjacent to a growing mixed use area. Planning permission has been granted for Phase 1 (in blue in Figure 21) comprising 196 dwellings and 11.11ha of employment land, commercial units and supporting infrastructure.
- 7.8.2 This site forms a logical, sustainable extension – 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 wider planned development and Retford itself.

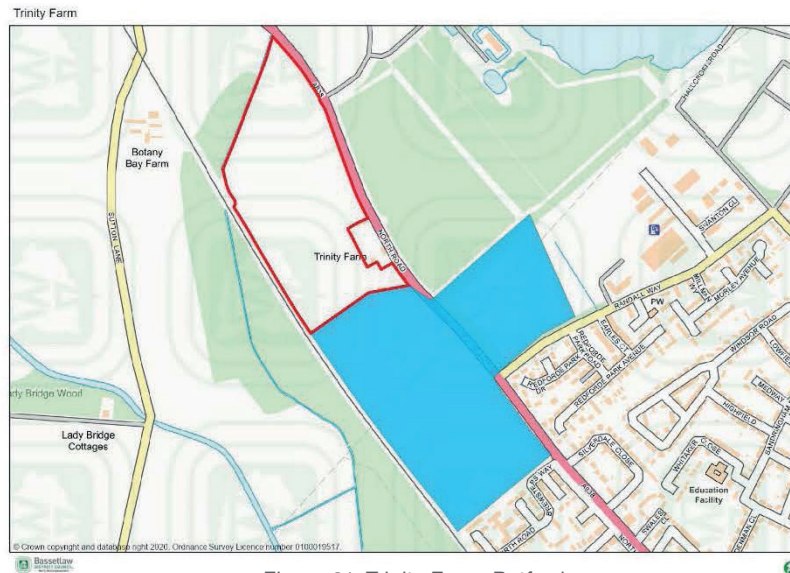


Figure 21: Trinity Farm, Retford

- 7.8.3 The development will be guided by a masterplan prepared by the promoter which will include community consultation and will require Council approval. The masterplan should be prepared in such a way so that both phases of development form one cohesive neighbourhood. It should include details of when elements of infrastructure are required.
- 7.8.4 The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Retford. Phase 1 is expected to commence within the next year. On that basis, the Housing Trajectory shows that Phase 2 is not expected to start until 2028.
- 7.8.5 The site will provide for at least 244 dwellings. Site HS7 should seek to diversify the housing offer available in the area, ensuring that there is a better range of quality homes available. On that basis, Policy 23 requires a mix of house types and sizes to be provided to meet local housing needs, including for affordable homes and specialist housing. Opportunities to provide retirement accommodation, extra care and/or a care home should be considered.
- 7.8.6 A high quality, green infrastructure-led design influenced by its rural fringe location is required. Opportunities to maximise ecological connectivity to the nearby Idle Valley SSSI and Nature Reserve, woodland to the north and Retford Beck should be taken.
- 7.8.7 The beck running along the northern boundary means that 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. Consequently, design will be required to incorporate a comprehensive SUDs in order to mitigate any future flood risk. 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.

- 7.8.8 Overhead power lines cross the site. These will need to be appropriately accommodated in the design to ensure that access is maintained for maintenance. To make positive use of this land, creative use of open space would be supported.
- 7.8.9 The site has the capacity to accommodate a 6.5ha network of multifunctional open space to meet new residents' needs. This should include space for children's play, amenity greenspace and allotments as well as a new community woodland mirroring the existing on the northern boundary to provide carbon offsetting benefits. Green infrastructure will also provide a substantial landscape buffer to the railway line along the western boundary, to protect future residents' amenity.
- 7.8.10 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 cross the wider site, connect to the green infrastructure network and Retford town centre. A public right of way exists to the north east of the site, a connection to this will be sought to improve recreational access to the countryside, whilst existing footpath provision in close proximity to the site should be enhanced. More detailed evidence will be required through a Transport Assessment for the site.

## POLICY 23: Site HS7: Trinity Farm, Retford

A. Land at Trinity Farm, Retford, as identified on the Policies Map will be developed for residential and open space uses and will deliver a safe, sustainable, quality living environment. Development should:

### 1. Good Quality Design and Local Character

- a) Incorporate sensitive design and location of buildings that supports the positive development of the site, whilst maintaining appropriate residential amenity for existing and future residents;
- b) Be supported by a Flood Risk Assessment to ensure that the proposal would not result in an increase in flood risk to this site and land elsewhere; and that development is located in the most sequentially preferable parts of the site in areas at least risk of flooding;
- c) Incorporate an appropriate Sustainable Drainage System (SuDS) to manage surface water drainage. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance;
- d) Ensure provision for access to overhead power lines and the railway line are in place with relevant bodies before development starts, to enable long term management; and maintenance, and that these arrangements are reflected in the design of the site;
- e) Ensure the requirements for non-minerals development in Minerals Safeguarding Areas in the Nottinghamshire Minerals Local Plan<sup>9</sup> have been met.

### 2. Mix of Uses

- a) Provide for at least 244 dwellings during the plan period to 2037;
- b) Provide for a mix of housing types, including affordable and specialist housing, and serviced plots for self-build and custom homes, as appropriate.

### 3. Green Infrastructure and Biodiversity

- a) Integrate quality green/blue infrastructure within the layout to achieve a multi-functional, coherent and connected network that integrates with Phase 1 of the scheme, nearby ecological assets, enhances biodiversity value and endures over time;
- b) Provide 6.5 ha of high quality, multifunctional 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) Incorporate a depth landscape buffer adjacent to the railway line to the west to mitigate noise pollution and protect residential amenity.

#### 4. Social and community facilities

a) Make provision for health care infrastructure through an appropriate financial contribution.

#### 5. Transport and Movement

- a) Be supported by a Transport Assessment and Travel Plan, informed by Local Highways Authority advice detailing:
- i. An appropriate access point to the site from North Road, capable of accommodating public transport;
  - 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. The impact on surrounding highways and relevant mitigation measures, where necessary;
  - iv. A new footway to the North Road frontage to connect to the existing footway to the south of the site;
  - v. A public right of way through the site to connect to the existing network to the north east;
  - vi. Appropriate off road parking provision for vehicles and cycles.

B. Proposals will be expected to have had regard to the Trinity Farm masterplan to be agreed with the Local Planning Authority following community consultation.



## 7.9 SITE HS8: Milnercroft, Retford

7.9.1 Situated in north-west Retford, surrounded by residential properties, this small site (0.45ha) can be accessed via a drive from Leafield. The development of this underused site provides an opportunity to improve the wider environment for Bassetlaw's communities and to add to the Council's affordable housing stock in the town, both priorities of the Council Plan<sup>10</sup>.



Figure 22: Milnercroft, Retford

- 7.9.2 The site is well located for employment, close to the Town Centre, with local services and open space nearby, and with good access to public transport, thus reducing the need to travel by car.
- 7.9.3 The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable from 2026.
- 7.9.4 Its development will enable a small scheme of at least 5 affordable units to be developed to help meet the District's housing need for social rent or affordable rent properties. The site will need to be carefully designed and sensitively developed to ensure that the amenity of existing residents is protected.
- 7.9.5 The site is currently identified as allotments, but has limited quality<sup>12</sup> with only one plot currently rented. To ensure no loss of provision all active plots will be re-provided within the locality. The new allotments should be operational prior to the development of Milnercroft to ensure no loss of provision for local people.
- 7.9.6 Safe access to the site should include provision for pedestrians and cyclists, and be agreed with the Local Highways Authority.

## POLICY 24: Site HS8: Milnercroft, Retford

A. Land at Milnercroft, Retford as identified on the Policies Map will be developed for residential use and a community garden and will deliver a safe, sustainable and quality living environment. Development should:

### 1. Good Quality Design and Local Character

- a) Incorporate sensitive design and location of buildings that supports the positive regeneration of the site, whilst maintaining appropriate residential amenity for existing and future residents;

### 2. Mix of Uses

- a) Deliver a minimum of 5 affordable dwellings during the plan period to 2037;
- b) Incorporate a mix of housing sizes and tenures to meet local needs for affordable housing

### 3. Green Infrastructure and Biodiversity

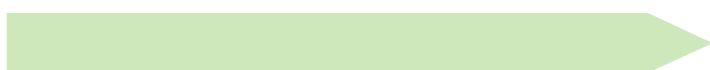
- a) Provide for the re-location of active allotments to an existing site in the locality which must be operational before development commences on the Milnercroft site;
- b) Provide for a community garden on site to be used by local residents;

### 4. Social and community facilities

- a) Make provision for health care infrastructure through an appropriate financial contribution;

### 5. Transport and accessibility

- a) Be supported by a Transport Statement, informed by Local Highways Authority advice, detailing:
  - i. Safe access to the site from Leafield;
  - ii. The impact on surrounding highways and relevant mitigation measures, where necessary;
  - iii. Pedestrian/cycle access connecting the site to Leafield;
  - iv. Appropriate off road parking provision for vehicles and cycles;



## 7.10 SITE HS9: Former Elizabethan High School

7.10.1 Situated in north-west Retford, the former Elizabethan School is located within a primarily residential area, accessed from West Furlong. The reuse of this mostly brownfield site (1.3ha) provides a significant opportunity to positively redevelop a longstanding 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.



Figure 23: Former Elizabethan High School, Retford

- 7.10.2 The site is well located for local services, health facilities and employment, is adjacent to open space and a play area, is highly accessible by foot/bike and benefits from a good bus service along North Road, thus reducing the need to travel by car.
- 7.10.3 The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable from 2028.
- 7.10.4 A number of heritage assets are in the locality including Retford Hospital and Retford Cemetery. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure these assets, their settings and any archaeology are protected and where possible enhanced.
- 7.10.5 The site is expected to provide for at least 46 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.
- 7.10.6 Redevelopment should positively integrate the site with the adjoining open space to provide natural surveillance. Access by foot/cycle to the open space will help ensure the space can be easily and positively used particularly by children and young people.
- 7.10.7 Through careful design, opportunities should be taken to provide quality, safe, legible connections for pedestrians and cyclists through the site. Sustainable transport links to West Furlong should be reinstated.

## POLICY 25: Site HS9: Former Elizabethan High School

A. Land at the Former Elizabethan High School, Retford, as identified on the Policies Map, will be developed for residential use and will deliver a safe, sustainable quality living environment. Development should:

1. **Good Quality Design and Local Character**

- a) Incorporate sensitive design and location of buildings that supports the positive regeneration of the site, whilst maintaining appropriate residential amenity for existing and future residents and provide natural surveillance of the adjoining open space;
- b) Provide for a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment and/or field evaluation.

2. **Mix of Uses**

- a) Deliver at least 46 dwellings during the plan period to 2037;
- b) Incorporate a mix of housing types, sizes and tenures, to meet local needs including for affordable housing.

3. **Green Infrastructure and Biodiversity**

- a) Make provision for the enhancement of the adjoining local open space through an appropriate financial contribution.

4. **Social and Community Facilities**

- a) Make provision for health care infrastructure through an appropriate financial contribution.

5. **Transport and Movement**

- a) Be supported by a Transport Statement, informed by Local Highways Authority advice, detailing:
  - i. Safe access to the site for vehicles, cyclists and pedestrians;
  - ii. The impact on surrounding highways and relevant mitigation measures, where appropriate;
  - iii. Quality, safe and direct footpath and cycle links to integrate with existing neighbouring development at West Furlong;
  - iv. Appropriate off road parking provision for vehicles and cycles.





## 7.11 SITE HS10: St Michael's View, Retford

7.11.1 Situated in north-west Retford, to the rear of the West Retford Hotel, St Michael's View (0.4ha) is located within a primarily residential area, accessed from Hallcroft Road. The reuse of this former support centre site will make good use of a brownfield site and make a positive contribution to the local streetscene.

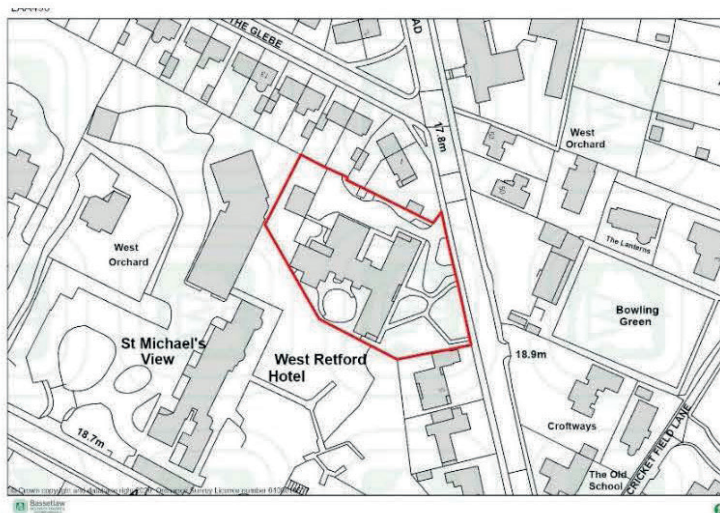


Figure 24: St Michael's View, Retford

7.11.2 The site is within an easy walk and cycle of local services, open space, the Town Centre and employment areas, with public transport nearby, thus reducing the need to travel by car.

7.11.3 The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable from 2028.

7.11.4 The site is expected to provide for at least 20 apartment units. Site HS10 should seek to diversify the housing offer available in the area, ensuring that there is a better range of quality homes available. On that basis, Policy 26 requires a mix of house types and sizes to be provided to meet local housing needs, including for affordable homes.

7.11.5 Mature trees exist on site. An arboriculture assessment will be required to inform the design and layout of the scheme. Where appropriate, residential development should be positively integrated with the tree canopy ensuring its biodiversity value is enhanced.

## POLICY 26: Site HS10: St Michael's View, Retford

A. Land at St Michael's View, Retford, as identified on the Policies Map will be developed for residential use and will deliver a safe, sustainable and quality living environment. Development should:

### 1. Good Quality Design and Local Character

Incorporate sensitive design and location of buildings that supports the positive regeneration of the site, whilst maintaining appropriate residential amenity for existing and future residents;

### 2. Mix of Uses

- Deliver at least 20 dwellings during the plan period to 2037;
- Incorporate a mix of housing sizes and tenures to meet local needs including for affordable housing



## 2. Green Infrastructure and Biodiversity

- a) Make provision for open space improvements in the locality through an appropriate financial contribution;
- b) Be supported by an arboriculture assessment for the site to ensure the proposal would not result in the loss of quality mature trees, and that all appropriate trees are retained and integrated positively into the design.

## 3. Social and Community Facilities

Make provision for health care infrastructure through an appropriate financial contribution.

## 4. Transport and Accessibility

- a) Be supported by a Transport Statement, informed by Local Highways Authority advice, detailing:
  - i. Safe access to the site for vehicles, pedestrians and cyclists from Hallcroft Road;
  - ii. The impact on surrounding highways and relevant mitigation measures, where necessary;
  - iii. Quality, safe and direct footpath and cycle links to Hallcroft Road;
  - iv. Appropriate off road parking provision for vehicles and cycles.



## 7.12 SITE HS11: Fairygrove, Retford

7.12.1 Situated off London Road, Retford, land at Fairygrove is located within a primarily residential area, accessed from Grove Road. The site (2.7ha) is well located for local services, health facilities and employment, and is highly accessible by foot/bike and benefits from a good bus service along London Road into the town centre, thus reducing the need to travel by car.

7.12.2 The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable from 2027.

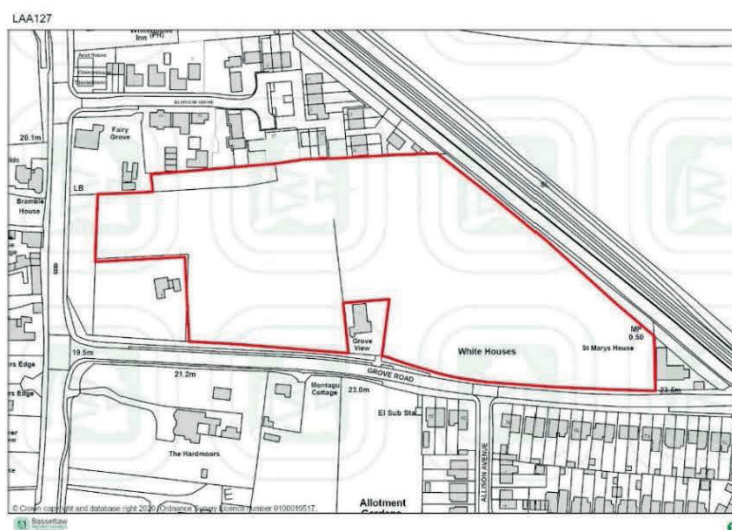


Figure 25: Fairygrove site, Retford

- 7.12.3 The site is located within the London Road Conservation Area. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure these assets, their settings and any archaeology are protected and where possible enhanced.
- 7.12.4 The site is adjacent to the East Coast Mainline. The amenity of future residents must be appropriately considered to ensure any potential impacts from noise, vibration and the safety of new residents are mitigated.
- 7.12.5 The site is expected to provide for at least 60 units of a range of house types and sizes to diversify the housing offer available to local residents in the area, ensuring that there is a better range of quality homes available. On that basis, Policy 27 requires housing to meet local housing needs, including affordable homes and homes for older people.
- 7.12.6 Redevelopment should positively integrate the site with existing and newer development to improve local character. Mature trees and hedgerows along site boundaries will be retained.
- 7.12.7 Through careful design, opportunities should be taken to provide quality, safe, legible connections for pedestrians and cyclists through the site. Easy access to nearby public rights of way should be provided.

## POLICY 27: Site HS11: Fairygrove, Retford

A. Land at Fairygrove, Retford, as identified on the Policies Map, will be developed for residential use and will deliver a safe, sustainable high-quality living environment. Development should:

1. **Good Quality Design and Local Character**

- Incorporate sensitive design and location of buildings that supports the positive development of the site whilst maintaining appropriate amenity for existing and future residents;
- Provide for a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment and/or field evaluation.

2. **Mix of Uses**

- Deliver at least 60 dwellings during the plan period to 2037 comprising a mix of housing sizes and tenures, including for affordable housing and housing for older people.

3. **Green Infrastructure and Biodiversity**

- Retain mature trees and hedgerows along the site boundaries;
- Make provision for the enhancement of local open space through an appropriate financial contribution.

4. **Social and Community Facilities**

- Make provision for health care infrastructure through an appropriate financial contribution.

5. **Transport and Movement**

- Be supported by a Transport Statement and Travel Plan, informed by Local Highways Authority advice detailing:
  - One point of safe access from London Road for vehicles, cyclists and pedestrians;
  - Improvements to public transport infrastructure through an appropriate financial contribution;

- iii. The impact on surrounding highways will be mitigated by appropriate measures, where necessary;
- iv. Pedestrian access to the existing public Right of Way to the south-east and west; and
- v. Provide appropriate off road parking provision for vehicles and cycles.



## 7.13 SITE HS12: Station Road, Retford

- 7.13.1 Situated in Central Retford, opposite Retford Railway Station, Station Road is located within a primarily residential area, on the corner of Station Road and Victoria Road. The redevelopment of this small-scale 0.1ha site provides 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.
- 7.13.2 The site is well located for employment, in close proximity 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.
- 7.13.3 The Land Availability Assessment 2020<sup>2</sup> identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable in the early part of the plan period, from 2026.



Figure 26: Station Road, Retford

- 7.13.4 The site is located within the Retford Station and West Fields Conservation Area. It is also within the setting of Retford Railway Station, a Grade II Listed Building. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure these assets, their settings and any archaeology are protected and where possible enhanced.
- 7.13.5 The site is expected to provide for at least 5 residential units to meet local housing needs.

## POLICY 28: Site HS12: Station Road, Retford

A. Land at Station Road, Retford as identified on the Policies Map will be developed for residential use and will deliver a safe, sustainable and quality living environment. Development should:

1. **Good Quality Design and Local Character**

- a) Incorporate sensitive design and location of buildings that supports the positive development of the site whilst maintaining appropriate amenity for existing and future residents;
- b) Provide for a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment and/or field evaluation.

2. **Mix of Uses**

- a) Deliver at least 5 dwellings during the plan period to 2037.

3. **Transport and Accessibility**

- a) Be supported by a Transport Statement, informed by Local Highways Authority advice, detailing:
  - i. Safe access into the site from Station Road for vehicles, cyclists and pedestrians;
  - ii. The impact on surrounding highways and relevant mitigation measures, where necessary
  - iii. Pedestrian/cycle access to Station Road and Victoria Road;
  - iv. Appropriate off road parking provision for vehicles and cycles.



## 7.14 SITE HS13: Ordsall South

- 7.14.1 Situated on the southern edge of Ordsall, Retford, Ordsall South is adjacent to an existing residential area. The site provides an opportunity to create a sustainable and well integrated extension – for 800 dwellings, open space and community uses - to significantly contribute to Retford's housing needs in this plan period. The site will have good access to a range of employment, retail and community facilities within the wider planned development and Retford itself.
- 7.14.2 The development will be guided by a comprehensive masterplan framework prepared by the promotor, which will include community consultation and will require Council approval.

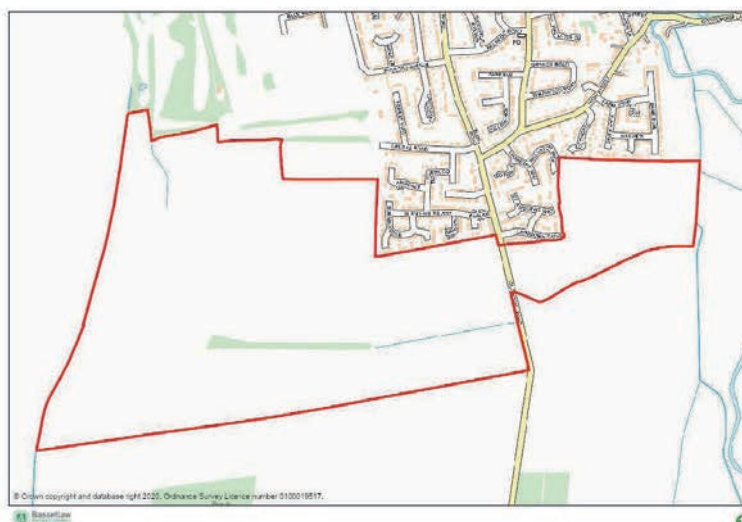


Figure 27: Ordsall South

- 7.14.3 The Housing Trajectory shows that housing delivery is not expected to start on the site until at least 2027.
- 7.14.4 The site will provide a range of house types and sizes to meet local housing needs. These should include affordable homes, family homes, specialist housing and the opportunity to provide self-build plots should demand exist. Sustainable, innovative design of new development will be supported.
- 7.14.5 Retford has a relatively high proportion of older people (aged 65+) and the highest number of residents aged over 75 in the District (10.6%)<sup>5</sup>. Ordsall South provides a significant opportunity to make provision for this age group, so that they can 'age well in place'. In addition to the requirements of Policy ST29 this development will also provide 5% of market housing designed to wheelchair standard M4 (3), as well as incorporating extra care housing. This should be integrated into the wider development enabling residents to enjoy community life and retain their independence. Co-location with the community hub will therefore be a requirement.
- 7.14.6 The GG7: Retford-Eaton Green Gap (see Policy ST40) will ensure the continued separation of Ordsall from Eaton. To reflect its location in a green gap, a landscape led design using sensitive design techniques throughout such as low density development and use of green infrastructure will carefully integrate the development into the landscape, whilst use of appropriate boundary treatments, particularly along the western and southern peripheries will strengthen landscape quality. Careful design of soft landscaping, shared spaces, and low level accommodation should allow views south to Eaton and across the Idle Valley to be maintained. A new 23ha country park on the western boundary will integrate the development with Whisker Hill whilst providing significant opportunities for recreation for residents.
- 7.14.7 Appropriate use of green infrastructure on site should help integrate the existing development with the new allowing for pedestrian/cycle movement between the two. A green corridor along the northern boundary will be required to protect for residents amenity.
- 7.14.8 The creation and enhancement of an extensive multifunctional green/blue infrastructure network will provide space for recreation, sport, play for children and young people, active travel, food production and wildlife, ensuring all neighbourhoods have easy access to quality greenspace to meet their needs.
- 7.14.9 Biodiversity opportunities mapping targets<sup>6</sup> should be met through a requirement for at least 10% biodiversity net gain to help reverse the decline in priority habitats and species. Proposals must be accompanied by an ecological assessment, in accordance with relevant national legislation.
- 7.14.10 The River Idle is in close proximity to the site, and the eastern boundary is bounded by a drainage channel, whilst the western boundary is bounded by Retford Beck. The outer most east and west boundaries of the site lie 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 watercourses. Consequently, design will be required to incorporate a comprehensive SUDs in order to mitigate any future flood risk. 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.
- 7.14.11 Provision for active travel and public transport to and through the site will ensure that existing and new communities are well-integrated and connected. Opportunities to connect to the nearby



public rights of way network should be taken. The design should ensure that most residents are within a 20 minute walk/cycle of local services and public transport. On that basis, the new Local Centre, health and community hub/sports facilities, and open space should be appropriately located to encourage sustainable access, to reduce car use for local journeys.

- 7.14.12 Nevertheless, a development of this scale is likely to generate additional use of the existing Ordsall Local Centre. A contribution to public realm improvements will ensure the additional wear and tear is mitigated appropriately.
- 7.14.13 The Bassetlaw Transport Strategy: Part 3, 2020<sup>13</sup> also considers the impacts of Ordsall South on a number of strategic and local junctions in Ordsall and Retford. These include improvements at several junctions including North Road/Babworth Road; Goosemoor London Road mini roundabout; Ordsall/Babworth mini roundabout as well as a traffic management scheme in Ordsall Old Village. More detailed evidence will be required through a Transport Assessment for the site.

## POLICY ST29: Site HS13: Ordsall South, Retford

A. Land at Ordsall South, Retford, as identified on the Policies Map will be developed for residential, community and open space uses and will deliver a safe, sustainable, quality living environment. Development should:

### 1. Good Quality Design and Local Character

- a) Be supported by a Landscape Strategy which protects and enhances the Retford-Eaton Green Gap and its landscape qualities, this should include:
  - i. Sensitive use of soft landscaping, such as trees, hedgerows;
  - ii. Low density development within a range of 15-20 dwellings per hectare;
  - iii. Use of level access accommodation and bungalows along the urban-rural interface, interspersed with appropriate use of shared spaces;
  - iv. Maintaining sightlines and views from and through the development across the Idle Valley and to Eaton including through the new country park.
- b) Incorporate sensitive design and location of buildings that support the positive development of the site, whilst maintaining appropriate residential amenity for existing and future residents;
- c) Be supported by a Flood Risk Assessment to ensure that the proposal would not result in an increase in flood risk to this site and land elsewhere, and that new development is steered towards areas at least risk of flooding;
- d) Incorporate an appropriate Sustainable Drainage System (SuDS) to manage surface water drainage. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

### 2. Mix of Uses

- a) Deliver at least 800 dwellings during the plan period to 2037;
- b) Incorporate a mix of housing types, sizes and tenures to meet local needs including:
  - i. 20% affordable housing;
  - ii. 20% specialist housing for older people as sheltered courts built to Building Regulations standard M4(2);
  - iii. 5% wheelchair standard housing built to Building Regulations standard M4(3);
  - iv. Extra care accommodation; and
  - v. Where appropriate serviced plots for self-build and custom homes.

### 3. Green Infrastructure and Biodiversity

- a) Provide for a multifunctional green infrastructure network that connects to the existing to promote climate resilience, to incorporate:
  - i. a new 23ha country park and community woodland on the western boundary of the site;
  - ii. 4ha of high quality, multifunctional open space to meet recreational open space needs throughout the site;
  - iii. An in depth landscape buffer around the rural periphery of the site to provide a positive rural interface incorporating a green wheel facilitating off road walking and cycling along the urban fringe;
  - iv. A green buffer along the northern boundary to provide appropriate separation with existing residential properties with green fingers providing connectivity between the two;
  - v. Edible space for allotments, community orchards and community planting;
  - vi. A management and maintenance plan to ensure quality remains in the long term.

### 4. Social and Community Facilities

- a) Incorporate a Local Centre to include a F2a convenience goods store of an appropriate size, commensurate to its location and other local shops and services;
- b) Make provision for public realm improvements in Ordsall Local Centre through an appropriate financial contribution;
- c) Incorporate a health care hub and built community facility including changing accommodation and outside space for sports pitches;
- d) Incorporate space for a local recycling 'bring' bank.
- e)

### 5. Transport and Movement

- a) Be supported by a Transport Assessment and Travel Plan, informed by Local Highways Authority advice, detailing:
  - i. Safe access to the site for vehicles, cyclists and pedestrians from Ollerton Road;
  - ii. The impact on surrounding highways and relevant mitigation measures including:
    - 1. A financial contribution to improve the North Road/Babworth Road roundabout;
    - 2. A financial contribution to improve Goosemoor London Road mini roundabout;
    - 3. A financial contribution to improve Ordsall/Babworth mini roundabout;
    - 4. A traffic management scheme in Ordsall Old Village;
  - iii. New and improved pedestrian and cycle links from the site to neighbouring areas including:
    - 1. A marked cycle lane along Brecks Road
    - 2. improvements to the existing public rights of way that cross the site and run along its boundaries;
    - 3. a marked cycle lane along Ollerton Road/West Hill Road and Ordsall Park Road to Ordsall Primary School, Retford Leisure Centre and Retford Oaks School via West Carr Road;
    - 4. improvements to public realm in Ordsall Old Village and to Goosemoor Play Area and Sports Ground, including bike storage facility
  - iv. A subsidised high frequency bus service from the site to Retford town centre and the wider area supported by appropriate public transport infrastructure;
  - v. Appropriate off road parking provision for vehicles and cycles, and an appropriate servicing strategy for non residential development.

B. Proposals will be expected to have regard to the Ordsall South Masterplan Framework including design codes, delivery and phasing arrangements and must be agreed with the Local Planning Authority following community consultation.



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

7.15.1 Situated on the western edge of Tuxford, land at Ollerton Road is well placed to provide good access on foot or by bike to a range of employment, as well as shops and other community facilities within the centre of Tuxford.

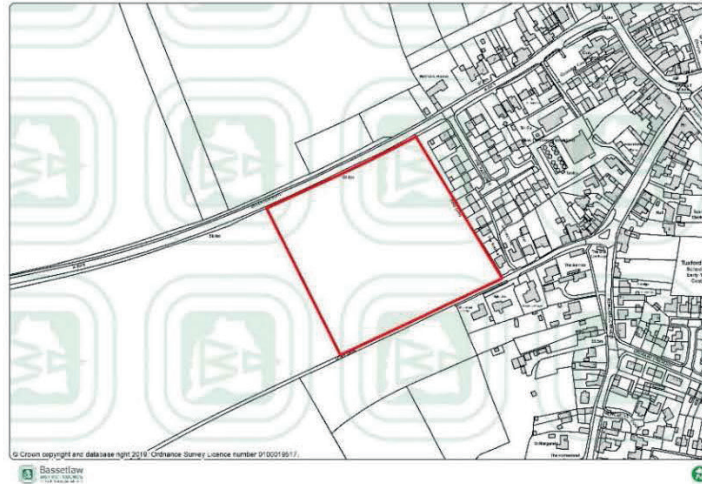


Figure 28: Ollerton Road, Tuxford

- 7.15.2 The Land Availability Assessment 2020<sup>2</sup> identified this 3.9ha site as suitable to contribute to the housing requirement in Tuxford. The site is identified as deliverable from 2027.
- 7.15.3 A number of heritage assets are in the locality including the adjoining Tuxford Conservation Area. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure these assets, their settings and any archaeology are protected and where possible enhanced.
- 7.15.4 The site is within a semi-rural location. Careful, sensitive design must respond appropriately to the characteristics of the site identified by the Site Allocations Landscape Assessment (2019)<sup>14</sup>, ensuring it has a positive impact on the setting of the landscape and the impact on views, particularly from the north and west.
- 7.15.5 The development of the site provides an opportunity to deliver at least 90 homes. Site NP04 should seek to provide a housing mix that supports the housing needs of the area, including for affordable homes and specialist housing.
- 7.15.6 A new vehicular access will be required from Ollerton Road into the site. Further detailed assessment of vehicular traffic upon the local highways network will be evidenced through a Travel Plan and Transport Assessment for the site.
- 7.15.7 Opportunities should be taken to provide high quality walking and cycling connectivity to Tuxford centre. Improvements to the surfacing of the footway along Long Lane and Ollerton Road will be required to address additional wear and tear from the development. Public rights of way running along the site boundary should be maintained with connectivity provided to the wider countryside.

## POLICY 30: Site NP04: Ollerton Road, Tuxford

A. Land at Ollerton Road in Tuxford, as identified on the Policies Map will be developed for residential use and will deliver a safe, sustainable, quality living environment. Development should:

### 1. **Good Quality Design and Local Character**

- a) Incorporate sensitive design of buildings and the provision of green infrastructure along the site boundary to limit impact on the area's landscape character, informed by a landscape assessment;
- b) Provide for a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment and/or field evaluation.

### 2. **Mix of Uses**

- a) Deliver at least 90 dwellings during the plan period to 2037 at a density that reflects the character of adjoining developments;
- b) Incorporate a mix of housing types, sizes and tenures to meet local needs for affordable housing and specialist housing.

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

- a) Make provision for the enhancement of local open space through an appropriate financial contribution.

### 4. **Social and Community Facilities**

- a) Make provision for primary and secondary school education infrastructure through an appropriate financial contribution;
- b) Make provision for health care infrastructure through an appropriate financial contribution.

### 5. **Transport and Accessibility**

- a) Be supported by a Transport Assessment and Travel Plan, informed by Local Highways Authority advice, detailing:
  - i. One point of safe access from Ollerton Road for vehicles, cyclists and pedestrians;
  - ii. Improvements to enable public transport infrastructure through an appropriate financial contribution;
  - iii. The impact on surrounding highways and relevant mitigation measures, where necessary;
  - iv. A pedestrian footway along the Ollerton Road frontage to connect to the existing footway on Ollerton Road with The Pastures;
  - v. A pedestrian/cycleway connection to Long Lane from the southern edge of the site, and provision of an appropriate financial contribution to improve its surface quality to the town centre;
  - vi. The retention of pedestrian access to the existing Public Right of Way to the east; and
  - vii. Appropriate off road parking provision for vehicles and cycles.



## 7.16 Delivering Quality Affordable Housing

- 7.16.1 Providing sufficient homes that everyone in the community can afford is a key priority for the Council<sup>10</sup> and this Plan. 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. The Council's strategy is to maximise affordable housing delivery from viable market housing sites over the plan period alongside facilitating other opportunities to maximise the delivery of affordable housing in the District.
- 7.16.2 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.
- 7.16.3 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% for affordable home ownership. Exemptions are Build to Rent homes; specialist accommodation (see Policy ST33); self-build development (see Policy ST32) or where a development is solely for affordable housing, or a rural or entry-level exception site.
- 7.16.4 The Bassetlaw Housing and Economic Development Needs Assessment Update 2020<sup>5</sup> adds that additional affordable housing, over and above the 10% affordable home ownership requirement should consist of social rent or affordable rent properties. This is reflected in Policy ST31 and accords with the NPPF<sup>1</sup>.
- 7.16.5 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.

### Local Housing Need

- 7.16.6 The evidence<sup>5</sup> concludes that there is a need for 214 rented affordable homes per annum across the District in this plan period. Therefore this Plan is justified in seeking affordable housing from relevant schemes.
- 7.16.7 Evidence<sup>5</sup> also shows that there are households in the District that are unable to buy a home on the open market – they are unlikely to have the funds available to afford a deposit and stamp duty - and affordable home ownership such as shared ownership will play an important role for some. Whilst there is a supply of homes that can help meet this need, market signals and demand from Registered Providers indicate a demand for these products, so in line with national policy<sup>1</sup> this requirement will be sought through relevant schemes.
- 7.16.8 There are a number of affordable home ownership products available but the evidence<sup>5</sup> recommends that shared ownership is the most appropriate option in Bassetlaw. This product has a lower deposit and lower overall costs (the rent would be subsidised) so helps those unable to buy on the open market.
- 7.16.9 Where other forms of affordable home ownership are provided (e.g. Starter Homes or discounted market sales), it is important that they are sold at a price that is genuinely affordable for the intended



target group. Otherwise it is possible that in some parts of the District, such as the rural area, a type of property even with a discount would still be unaffordable locally particularly for young people because of the gap between local wages and market house prices.

- 7.16.10 Figure 29 shows the discount that would be required in Bassetlaw (as at March 2020). This should provide the starting point for discussions with the Council's Strategic Housing team to ensure that homes are reasonably affordable in a local context.

Type of property	Affordable Price	Estimated new build OMV	Discount required
2-bedrooms	£83,000	£100,000	17%
3-bedrooms	£114,000	£144,000	21%
4+-bedrooms	£177,000	£254,000	30%

Figure 29: Bassetlaw Affordable home ownership prices (data for year to March 2020)

- 7.16.11 The evidence<sup>5</sup> finds that the identified affordable housing property mix needs show a demand for 2 and 3 bed properties. Rented properties have a slightly higher demand for 1 bed properties whilst affordable home ownership has a higher demand for 4 bed properties (see Policy ST31). The evidence<sup>5</sup> will be updated regularly so should therefore be used as a starting point for discussions.
- 7.16.12 Affordable housing should be provided on site in market-led housing or mixed-use schemes in order to ensure that developments contribute towards creating mixed and balanced communities. 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 ST31 requires a financial contribution of equivalent value in lieu of on-site provision. Affordable housing will be secured through a S106 agreement for the development.
- 7.16.13 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 Council's most up to date assessment of local housing need.
- 7.16.14 The affordable housing requirement will be met in partnership with the Council's partner Registered Providers. The Council will support applications from Registered Providers, housebuilders and other relevant parties to Homes England for funding through its affordable homes programmes. All proposals should be agreed with the Council's Strategic Housing team at an early stage.
- 7.16.15 The Whole Plan Viability Assessment<sup>4</sup> recognises that delivering affordable housing through market housing schemes in the District is challenging. Policy ST31 identifies the maximum percentage that can be sought as part of a viable scheme. 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 ST60.
- 7.16.16 To better meet the District's identified affordable housing need this Plan acknowledges that increasing overall housing delivery can support improvements in the affordability of market housing. Policy ST1 promotes a housing requirement of 589 dwellings per annum which is higher than the standard method (288 per annum). This helps to deliver a higher proportion of affordable housing through market housing schemes. As such, this plan will secure at least 688 affordable dwellings in this plan period.

7.16.17 However, this Plan recognises that the planning system will only be one mechanism for delivering affordable housing - the Council will continue to work in partnership with other agencies and partners to:

- Make provision for affordable housing on council owned sites, such as HS8: Milnercroft and HS3: Radford Street, Worksop;
- Make better use of underused land in Council owned housing areas; or Registered Provider owned sites;
- Bring empty housing back into use for affordable housing;
- Work with developers or other affordable housing providers, to increase affordable housing provision on their sites such as HS6: Former Knitwear Factory, Retford Road or to provide rural exception/entry-level exception sites;
- Purchase housing on the open market;
- Work with Neighbourhood Plan Groups to provide affordable housing through Neighbourhood Plans;
- Deliver housing 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.

7.16.18 Further details about the implementation of Policy ST31 will be found in the Affordable Housing and Developer Contributions Supplementary Planning Document that will be published after adoption of the Local Plan.

## POLICY ST31: 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; and on rural exception sites.

B. In all cases where affordable housing is provided it will be expected to:

1. Make provision for 10% affordable housing on brownfield sites, of which all the provision should be for affordable home ownership;
2. Make provision for 20% affordable housing on greenfield sites, of which 10% will be for affordable home ownership and the rest for affordable housing for rent;
3. Ensure that affordable home ownership dwellings are sold at a discount of at least 20% below local market value; and that eligibility is determined with regard to local incomes and local house prices;
4. Provide an appropriate mix and size of affordable homes to meet locally identified needs, reflecting the latest available evidence informed by advice from the Council's Housing Strategy Team;
5. Be provided on site in order to create sustainable, mixed communities. 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;
6. Be integrated into residential layouts so as to avoid the over-concentration of affordable housing within the development site;
7. Ensure, where relevant that affordable housing products remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

- 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. 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 ST60.



## 7.17 Housing Mix, Type and Density

- 7.17.1 The profile of our residents and their lifestyles has changed significantly over the past decade; ensuring that the right type and mix of housing is developed in the District to meet the needs of local people is critical to health and wellbeing and in creating and supporting economic growth. The health benefits of delivering the right types of housing in the right places help to prevent both physical and mental illness. Ensuring there are the right type of homes available for younger residents is critical in terms of providing a local labour force and ensuring local residents benefit from economic growth.
- 7.17.2 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.
- 7.17.3 A range of factors will influence demand for different sizes of homes over the plan period, including demographic changes; future growth in wages and households' ability to save; and housing affordability. Policy ST32 seeks to ensure sufficient homes are built of a size and type that meet the needs of local people, enabling older people to downsize to accommodation better suited to their long-term needs, ensuring the needs of smaller family households with one dependent child are met, and providing affordable homes for younger people, helping to retain a local workforce that can help support the district's economy.
- 7.17.4 The evidence<sup>5</sup> concludes that the recommended District mix is:

	1-bed	2-bed	3-bed	4+-bed
Market	Up to 10%	20-30%	45-55%	15-25%
Affordable home ownership	10-20%	35-45%	30-40%	5-15%
Affordable housing (rented)	25-30%	35-45%	20-30%	Up to 10%

Figure 30: Estimate of need for different types of housing in Bassetlaw

- 7.17.5 In applying the mix to individual development sites, the Council will have regard to the nature of the site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level. While the evidence<sup>5</sup> indicates that most demand for 2-bed market homes is for houses rather than flats, it is important that local character is considered particularly for inner urban areas where apartments may be more appropriate to context and may make better use of brownfield land. Evidence<sup>5</sup> adds that demand in the affordable sector is likely to be for apartments.

- 7.17.6 Applicants are expected to ensure the proposed housing mix reflects the needs of the local community. Elsewhere a Neighbourhood Plan and updated local housing needs assessment should inform the approach. A planning condition will be used to ensure the agreed housing mix is delivered.
- 7.17.7 The District is expected to see a 47% increase in its ageing population (over 65's) over the plan period<sup>5</sup>. As well as specialist products choice should be provided in the housing stock so that those that wish to stay within their own home can do so, such as through level access accommodation, bungalows or a smaller property, but which may also suit the needs of others.
- 7.17.8 Housing density should reflect place, taking into account the character and accessibility of an area. Higher densities will be encouraged in sites which have good public transport accessibility and are located in close proximity to town centres. In most cases, the density within the Main Towns will be a minimum of 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 Neighbourhood Plans. The forthcoming Design Quality SPD and site-specific masterplans/development briefs will provide further information.

### **Self and Custom Build**

- 7.17.9 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 2020 the Council has 91 individual registrations on its self-build register. Bassetlaw has a good track record of granting planning permission for self and custom build properties. Permissions granted in the past three years have been in excess of the number of registrations on the 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.
- 7.17.10 Evidence<sup>5</sup> on the demand for self-build suggests that there is potential to encourage developers of larger housing site allocations to provide plots for self-build. Whilst it is recognised that not all self-builders want to build their homes on larger developments, they should be provided with an opportunity to do so. Plots that form part of the 2% site requirement in Policy ST32 should be offered to individuals and households on the self-build register to contribute towards local need. If, within 12 months, there is no commitment from households on the Self Build Register to purchase a plot, the plots will revert to market housing to be delivered as part of the wider scheme.
- 7.17.11 Elsewhere, Policy ST32 expects opportunities to be identified through consultation with Parish Councils/Town Councils, Neighbourhood Plan Groups, in line with the policies in this Plan.

## **POLICY 32: Houses Mix, Type and Density**

- A. All new residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure by:
1. Seeking the use of good quality adaptable housing designs that provide flexible internal layouts and allow for cost-effective alterations to meet changing needs over a lifetime and reduce fuel poverty;
  2. Making efficient use of land, while respecting the character of the area;
  3. 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 a minimum of 30 dwellings per hectare (net) unless it would result in an adverse effect on the character of the area, including the setting of a heritage asset;

- 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, Bassetlaw Garden Village, HS1: Peaks Hill Farm and HS13: Ordsall South will be expected to deliver a range of housing densities across each site informed by the site's masterplan framework.
- 4. Providing an appropriate mix and type of market and affordable housing, and specialist housing for older people and disabled persons informed by the most up to date Council evidence of housing need, and as identified in Policies ST31 and ST33.
- 5. Supporting proposals for the development of community-led housing schemes.

### 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 offered to households on the self-build register for a period of 12 months. If after that time plots have not been purchased or reserved by households on the Self-Build Register, they 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.



## 7.18 Specialist Housing

- 7.18.1 In 2019, 22% of Bassetlaw's residents were aged 65 and over, which although slightly higher than the regional (19%) and national (18%) picture<sup>5</sup>, reflects the national trend of more people living longer, and needing more accessible accommodation.
- 7.18.2 By 2037 evidence<sup>5</sup> forecasts that 47% of Bassetlaw's population (12,000 people) will be aged 65 or over. This compares with an overall population growth of 18% (increase of 20,700). Growth of people aged 65 and over therefore accounts for 58% of the total projected population change by 2037<sup>5</sup>.
- 7.18.3 44% of those on the Council's housing waiting list (at January 2020) are older people requiring specialist accommodation now and in the short term. The Council spends close to £1million per annum on adaptations to ensure that tenants can remain in their home. Population growth means that the number of older households can only increase this issue further. Meeting older peoples housing needs over the plan period is therefore a priority for the Council Plan10.
- 7.18.4 The National Planning Policy Framework<sup>1</sup> requires plans to meet housing needs, including for older people and people with disabilities. One of the ways the planning system can contribute is by ensuring that sufficient accommodation is provided to meet peoples' needs as they change over their lifetime. This can include the provision of bungalows or smaller accommodation to allow people to downsize; provision of level access accommodation; or by ensuring that a percentage of new homes are built to the 'optional' accessible and adaptable dwellings (Part M4(2)) Building Regulations standard.



- 7.18.5 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. These straightforward measures enable residents to remain independent and age well in place.
- 7.18.6 On that basis, Policy ST33 requires 20% of new market dwellings on sites of 50 or more dwellings to be built to the Part M4(2)) standard. Evidence<sup>5</sup> states that this is the maximum percentage of dwellings that can be sought from a viable scheme, and can only be sought from the market housing element of a proposal.
- 7.18.7 Over the plan period Policy ST33 will deliver at least 509 accessible dwellings. This forms part of the housing requirement due to its C3 use class. In developing proposals, developers should have regard to local need in the most up to date housing needs assessment.
- 7.18.8 The Bassetlaw Housing and Economic Development Needs Assessment<sup>5</sup> also indicates a need to increase the supply of homes built to M4(3) standard: Wheelchair user dwellings. But, the Whole Plan Viability Assessment<sup>4</sup> confirms this would be unviable alongside all other policy requirements in this Plan. As a starting point, 40 market dwellings will be provided at HS13: Ordsall South.
- 7.18.9 This Plan recognises that the planning system will only be one mechanism for delivering specialist housing - the Council will continue to facilitate the provision of specialist homes through other routes, such as schemes that solely provide specialist housing brought forward by Registered Providers, through Council owned housing sites and/or by continuing to work positively with our rural communities through Neighbourhood Planning.
- 7.18.10 Annual monitoring of specialist housing delivery and mix will be undertaken and will be reported in the Authority Monitoring Report. This will inform future reviews of the Bassetlaw Local Plan.

### **Residential Care**

- 7.18.11 While many older people remain healthy and active, inevitably as people live longer they face increasing health problems and higher levels of disability, including conditions such as dementia, that may require some form of care.
- 7.18.12 There is a need for around 900 extra care units in the District over the plan period<sup>5</sup>. A starting point will be a new scheme at HS13: Ordsall South. The Bassetlaw Housing and Economic Development Needs Assessment<sup>5</sup> recognises that extra care schemes have higher delivery costs as a result of the higher accessibility standards required so may not be appropriate in every location. This means that extra care will need to be negotiated in partnership with Nottinghamshire County Council, on a site by site basis in accordance with Policy ST33, as opportunities arise.
- 7.18.13 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 ST33.

### **Delivering Specialist Housing**

- 7.18.14 HAPPI3 identifies that 85% of older people would like to 'age in place', in a familiar place<sup>15</sup>. Policy ST33 therefore requires that specialist housing (in Class C3) should be in a location which allows residents to live independently 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.

- 7.18.15 Specialist housing, such as retirement housing or sheltered accommodation, can be costly to run in the long term. Policy ST33 requires evidence that revenue funding can be secured to maintain the long term viability of these types of schemes. 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.
- 7.18.16 In some cases the development of older peoples 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 CCG, Nottinghamshire County Council (Public Health and Social Care), a Registered Provider where relevant, as well as the Council's Housing Services.

## POLICY 33: 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 and 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 will be 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 residential schemes of 50 or more dwellings, at least 20% of market housing in Class C3 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:
1. the scheme meets an identified need and has the support of the relevant statutory agencies;
  2. It is located in close proximity to everyday services, preferably connected by safe and suitable walking/cycling routes or public transport.



## 7.19 Providing for Gypsies, Travellers and Travelling Showpeople

- 7.19.1 The overarching aim of the National Planning Policy for Traveller Sites<sup>16</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, the Council is required to proactively plan to meet the housing needs of Gypsies, Travellers and Travelling Showpeople in the District.
- 7.19.2 The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment<sup>17</sup> identifies Gypsy and Traveller need in accordance with the definitions of Government Policy.
- 7.19.3 The Assessment<sup>17</sup> identifies a need for a minimum of 10 additional pitches in the first 5 years of this plan (to 2024), with a further 30 pitches by 2037. The evidence<sup>17</sup> does not identify a need for sites for Travelling Showpeople. It has been agreed through Duty to Cooperate that each District is able to meet its own needs in full with no dependence on neighbouring areas.
- 7.19.4 To ensure that these identified needs are met in full, Policy ST34 seeks to protect existing authorised sites and allocate new sites to meet identified needs for the first ten years of the Plan (to 2029). The criteria in Policy ST34 will address additional needs thereafter.
- 7.19.5 Due to the nature and size of land required for Gypsy and Traveller accommodation, the Assessment<sup>17</sup> identified – through engagement with the Gypsy and Traveller community - deliverable sites for allocation. All are extensions to existing sites, or require current arrangements on sites owned by Gypsies and Travellers - who accord with the national policy definition - to be formalised.
- 7.19.6 As with sites identified for the settled community, it is important that Gypsy and Traveller sites are located in sustainable locations: National guidance<sup>16</sup> states that new sites in the open countryside, away from existing settlements, or where a site could dominate the nearest settled community, should be resisted. Similarly, it is vital that residents are able to access education, health and community facilities in the same way that the settled community can. Gypsy and Traveller sites also 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.
- 7.19.7 As with bricks and mortar housing: well-planned and designed sites that make effective use of previously developed land and/or that positively enhance the environment will be supported. 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. Consistent with Policy ST46 opportunities for promoting healthy lifestyles are supported.
- 7.19.8 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.
- 7.19.9 The Assessment<sup>17</sup> identifies that there is a need for some form of stopover provision within the District to accommodate 5 pitches. Through Duty to Cooperate the Council is exploring opportunities to develop a negotiated stopping protocol with neighbouring authorities, the County Council and the police. Negotiated stopping is an agreement to allow Gypsy and Travellers to reside in the District for an agreed number of days, provided that is within an agreed location and a code of conduct is

followed. This approach has been taken due to the small and infrequent number of encampments that the District experiences, as the needs are District wide and not location specific.

## POLICY ST34: Sites for Gypsies and Travellers

- A. Provision will be made within the District for additional permanent pitches to meet the identified need for 40 permanent Gypsy and Traveller pitches by 2037, with a minimum of 10 permanent pitches by 2024.
- B. The accommodation needs of Gypsies and Travellers will be met by:
1. Protecting the ongoing use of existing authorised sites or yards with capacity in the District;
  2. Supporting the establishment or re-establishment of pitches/yards on vacant plots and/or the extension of the following sites at:  
  
    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)
- C. Development of allocated sites, and new or extensions to existing authorised Gypsy and Traveller sites (including transit sites) should:
1. Address an unmet need identified in the Gypsy and Traveller Accommodation Needs Assessment<sup>17</sup>; and
  2. Be 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, be small scale, intensify the use of an existing well managed site; or is small scale that makes effective use of brownfield land;
  4. Be within safe walking/cycling distance of a settlement and has access to a range of services including health and education provision;
  5. Be of a size that reflects the scale of the nearest settlement, its local services and infrastructure and would not dominate the nearest settled community;
  6. Have suitable, safe and convenient access to the highway network;
  7. Have the ability to be well integrated into the local townscape or landscape, have no adverse impact on biodiversity and/or heritage assets and uses boundary treatments and screening materials which are sympathetic to the existing urban or rural form; and
  8. Ensure the amenity of the community and the settled community is managed for residential and business use, where appropriate; and
  9. Ensure that there is sufficient space for the planned number of caravans, commercial vehicles, play space, amenity blocks, parking and the safe movement of vehicles;
- D. Where the identified need 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.



## 7.20 Houses in Multiple Occupation

- 7.20.1 Houses in Multiple Occupation (HMOs) - a building or part of a building occupied by at least three people who are not from one 'household' (e.g. a family) but share facilities like a toilet, bathroom and kitchen - can make a valuable contribution to the private rented housing stock across the District. They provide an affordable type of accommodation and contribute to the mix of housing types and tenures available in Bassetlaw. They are often suited to young and single people, and those on low incomes.
- 7.20.2 But, HMOs can have a negative impact on residential character and community cohesion. High concentrations within neighbourhoods can result in imbalanced and unsustainable communities, create an adverse impact upon the physical environment and streetscape, and the amenities of local residents and businesses, particularly if an existing property is surrounded by an HMO. Importantly, their provision can result in the loss of family sized properties in the District.
- 7.20.3 In balancing the case for and against proposal the need for HMO accommodation in that location is a key factor. Policy ST35 requires developers to provide evidence of need in support of their application. But it is important that an appropriate balance is struck between housing need with impact on character, amenity and streetscape in that location.

### Worksop Central

- 7.20.4 A good mix of quality housing that meets the needs of a wide range of residents, including families is essential to deliver regeneration in the Worksop Central area, which is prioritised for significant renewal over the plan period by Policy ST6.
- 7.20.5 Some neighbourhoods situated within Worksop's Central Area have a high proportion of HMOs that emerged as a result of easy access to the town centre, bus station and railway station and good public transport links to further afield. Within this relatively small catchment at least 48 properties have been converted into HMOs in this area and are therefore no longer available as family accommodation.
- 7.20.6 The ongoing unmanaged growth in HMOs and loss of larger dwellings in this area can also adversely affect the character and appearance of Worksop Conservation Area and, the prosperity of Worksop town centre, and therefore the successful implementation of other Plan policies.
- 7.20.7 In June 2020, an Article 4 Direction was introduced by the Council for the Worksop Central Area. The Direction sought to address concerns about the over concentration of HMOs within the area and removed permitted development rights to change a dwelling house in to a small HMO; such changes of use have subsequently required planning permission.
- 7.20.8 Using planning permission information and Council Tax and licensing data, the Council will continue to monitor the supply of new small HMOs to avoid high concentrations of non-family dwellings that can create community imbalance and put pressure on the District's housing stock and community infrastructure.



## POLICY 35: Houses in Multiple Occupation

A. Proposals for new HMOs in the District 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 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
3. It provides, at least, the minimum parking provision, for that use, to the standards as identified by Nottinghamshire County Council; and
4. 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. To support mixed and balanced communities and to ensure a range of housing needs continue to be accommodated in Worksop Central Area's Article 4 Direction Area, applications for Homes in Multiple Occupation will not be supported unless:

1. The proportion of houses in multiple occupation (including the proposal) does not exceed 10% of the total dwelling stock within 100 metres radius of the application site; and
2. The application site does not sandwich a C3 dwelling unit between two HMO properties.



### 7.21 Agricultural and Forestry Workers Dwellings

- 7.21.1 As a predominately rural area, parts of Bassetlaw are within the countryside, where urban forms of development would not be appropriate or sustainable and not in accordance with the Spatial Strategy (Policy ST1). It is necessary to balance and integrate the requirement to protect the countryside with the need to sustain and encourage the vitality and viability of the rural economy, including agriculture and forestry operations. 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 of accommodation in the countryside can often mean that there is no suitable housing for such rural workers.
- 7.21.2 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 36 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.
- 7.21.3 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'.
- 7.21.4 All applications for agricultural and forestry worker dwellings will be assessed taking account of the history of the agricultural/forestry enterprise. Policy 36 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.

- 7.21.5 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.
- 7.21.6 To avoid new isolated market housing in the countryside, proposals to remove occupancy restriction conditions will rarely be approved. Any application to remove an occupancy condition will need to demonstrate that the need for which the dwelling was approved, no longer exists. Evidence will be required to demonstrate that there is no longer a need for the accommodation to support the business; to provide for affordable housing; or, to meet local accommodation needs in the locality. Evidence of marketing for one year for its lawful use should also be provided, including details of enquiries received and why the enquiry was unsuccessful.

## POLICY 36: Agricultural and Forestry Workers Dwellings

- A. Applications for new agricultural and forestry workers 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 three 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>Bassetlaw Housing and Economic Development Needs Assessment Update, GL Hearn, 2020
- <sup>6</sup>Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018
- <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>Nottinghamshire Minerals Local Plan: Publication Version, Nottinghamshire County Council, 2019
- <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>Bassetlaw Transport Study: Part 3, White Young Green, 2020
- <sup>14</sup>Site Allocations Landscape Assessment, Carroll Planning & Design, 2019
- <sup>15</sup>Housing our Ageing Population: Positive Ideas (HAPPI3), All party parliamentary group on housing and care for older people, June 2016
- <sup>16</sup>National Planning Policy for Traveller Sites, DCLG, 2015
- <sup>17</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 The purpose of Policy ST37 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> that expects good design to consider the qualities of place not just the design of a building. These principles will be explored at a local level in the Design Quality SPD including through local design codes.
- 8.1.3 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.
- 8.1.4 Policy ST37 therefore encourages high quality design and development in terms of new buildings and spaces and their setting in the built and rural landscape. This policy sets out the design principles that should be applied across the District to all forms and scales of development. Where a building or development has specific functional requirements the design will be considered on its merits, alongside the other requirements of this Plan.
- 8.1.5 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.
- 8.1.6 Policy ST37 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.
- 8.1.7 To help facilitate the understanding of local character it is important that the most appropriate, up to date information are referenced in relevant planning applications. Conservation Area Appraisals, Neighbourhood Plan Character Assessments, Active Design<sup>3</sup>, 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.
- 8.1.8 Each development proposal will be considered on its merits, reflecting the nature of the scheme and individual site requirements. 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.



## POLICY ST37: Design Quality

A. Development will be required to achieve high quality design and positive improvement for the built and natural environment by:

**1. Local Character and Settlement Form**

- a) creating places which have a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness, reflecting the principles of other relevant design guidance such as Conservation Area Appraisals, Active Design<sup>3</sup>, the National Design Code<sup>2</sup> and local design codes;
- b) appropriately protecting and enhancing existing landscape features, natural and heritage assets as an integral part of the development;
- c) maximising opportunities to create sustainable, mixed-use developments which support the function and vitality of the area in which they are located and where appropriate, encourage adaptability throughout the lifetime of the development to accommodate a range of uses;
- d) being individual and innovative, yet respecting and enhancing the positive character and distinctiveness of the site and local area in terms of the settlement form, density, style, height, scale, orientation, plot sizes and position to existing buildings, appropriate to the type of development, and avoiding the overdevelopment of a site where this will harm the character of the site and the local area.

**2. Architectural Quality and Materials**

- a) creating visually attractive and legible environments through provision of distinctive high quality architecture, detailing, and use of sustainable and durable building materials, appropriate to the type of development;
- b) reflecting the highest standards of design, construction and architecture, utilising modern construction methods and environmentally sustainable materials and methods, where practicable, whilst minimising impact on the surrounding built and natural character of the area.

**3. Landscaping**

- a) clearly distinguishing between public and private spaces, including appropriate use of hard and soft boundary treatments which reflect the character of the area;
- b) providing landscaping as an integral part of the development by using a positive hard and natural landscaping scheme, including boundary treatments that complement the development and respect the surrounding context, particularly where a development site adjoins the countryside;
- c) using native tree and hedgerow species, ideally of local provenance appropriate to the size of the site and proximity to new buildings.

**4. The Environment**

- a) maximising opportunities to incorporate measures which enhance the biodiversity value of development and help the natural environment adapt to a changing climate;
- b) maximising opportunities to use low carbon methods of construction and materials, including surfacing appropriate for its intended use, ensuring permeability to enable appropriate drainage;
- b) maximising opportunities for buildings and spaces to gain benefit from sunlight and passive solar energy and integrating renewable and low carbon technologies where practicable and appropriate to the built environment and landscape character;
- d) incorporating the principles of nationally recognised standards in accordance with Policy ST52.

**6. Private Amenity Space**

- a) retaining acceptable levels of privacy and ensuring a good standard of amenity for all existing and future occupiers of land and buildings;
- b) providing, for residential development, an appropriate standard of private amenity space, reflecting the size and mix of the development proposed, and the character of the locality.

## 8. Accessibility

- a) ensuring that all the community, including those with disabilities, can easily, safely and comfortably access and move around a development;
  - b) maximising natural surveillance and active frontages, including the provision of appropriate lighting to assist in designing out crime;
  - c) prioritising safe, easy and direct pedestrian, cycle and public transport movement, and ensuring the safe, convenient movement of all highway users including horse riders;
  - d) creating attractive, well-connected public and open spaces which enhance the public realm, and establish visual and functional relationships between different parts of a development and the wider green infrastructure network;
  - e) creating safe, convenient and visually attractive areas for waste disposal and servicing, and parking for motor vehicles and bicycles which do not dominate the development and its surroundings and are in accordance with the most up-to-date Nottinghamshire Parking Standards<sup>4</sup>.
- B. 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.
- C. Large-scale developments should be supported by detailed Masterplans and where appropriate, design codes.



## 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 38 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>5</sup> priority to create vibrant town centres that people want to live in and visit and will also 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 heritage 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 38 will be implemented.

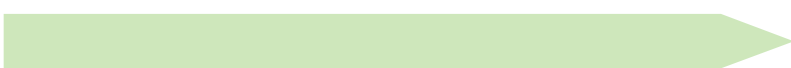
### POLICY 38: Shop fronts, Signage and Security

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 harm to the visual amenity of the 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 using high quality materials is promoted which preserves or enhances the heritage asset's significance;
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. Internally mounted shutter boxes (inside the building or behind the fascia) are used with a perforated shutter with a painted finish. External roller security shutters will only be supported on listed buildings or buildings in conservation areas where the public benefits of the proposal outweigh the level of harm and the significance of the listed building/conservation area is preserved;
6. Advertisement designs respect the character and architectural details of the host building(s) and their surroundings, in terms of scale, siting, materials, colour, lettering, method and intensity of illumination.
7. In the case of banners, hoarding signs or illuminated box fascia signs it can be demonstrated that there will be no harm to the host building(s), its setting or to the visual amenity of other designated heritage assets.



## 8.3 Landscape Character

- 8.3.1 The diverse landscapes of Bassetlaw have been influenced and defined by natural and human activity, including a long tradition of agriculture. The District includes large areas of arable farmland, much of which is some of the most productive in the country.
- 8.3.2 This has led to Bassetlaw being a significant landscape asset in North Nottinghamshire. In addition to its agricultural value the landscape is enjoyed and valued for, amongst other things, its ecological, recreational, conservation and aesthetic aspects.
- 8.3.3 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.
- 8.3.4 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>6</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 31 shows the landscape character areas.

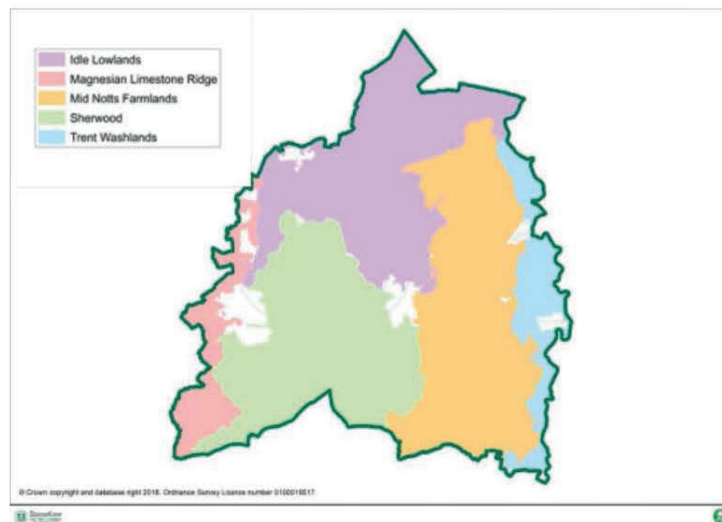


Figure 31: Bassetlaw Landscape Character Areas

- 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.
- 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.
- 8.3.7 National policy<sup>1</sup> provides strong support towards protecting and enhancing valued landscapes. Valued landscapes in Bassetlaw are those areas highlighted by this evidence<sup>6</sup>, and confirmed by the 2019 Review (within the Bassetlaw Site Allocations Landscape Assessment<sup>7</sup>). But it recommends several minor amendments where landscape has changed in the intervening period.
- 8.3.8 Complementing the District-wide assessment is the detailed Bassetlaw Site Allocations Landscape Assessment<sup>7</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. This includes the recognition that some landscapes are of particular importance - the Green Gaps (Policy ST40).

8.3.9 This policy, along with ST39 seek to maintain and enhance the assets that make a fundamental contribution to the quality of the landscape character in Bassetlaw. Development can make a positive contribution towards conserving and enhancing the landscape where it is done sensitively and it has considered the importance of local landscape features.

8.3.10 Where appropriate, applicants will therefore be expected to submit a Landscape and Visual Impact Assessment to demonstrate that they have met the requirements of Policy ST39 and Policy ST40.

## POLICY ST39: Landscape Character

- A. To protect the varied quality historic and natural landscape characteristics of the District, and to enhance quality and distinctiveness of the landscape proposals should:
1. contribute towards the conservation of the natural features as identified within the relevant Policy Zone of the Bassetlaw Landscape Assessment<sup>6</sup> or relevant characterisation study;
  2. respond to any special qualities and features of the landscape in that locality, including but not limited to watercourses, woodland, trees, hedgerows and field boundaries, and their function as ecological corridors;
  3. respond to the visual relationship and environment around settlements and their landscape settings;
  4. Maintain significant views of sensitive skylines, river corridors, key landscapes and heritage features, supported by a landscape and visual impact assessment; and
  5. Preserve and enhance the green infrastructure network supporting visual amenity, habitat connectivity and wellbeing.
- B. Proposals for development in an edge of settlement location will be expected to:
1. Create a soft edge between the existing built form and the countryside;
  2. Use appropriate landscaping treatments, surfacing and design techniques to provide a positive interface with the rural area;
  3. Incorporate appropriate density, building height, massing and form to provide a well-designed interface between the built edge of settlement and the countryside;
  4. Create a well-designed interface between the built form and countryside to ensure a coherent and gradual transition, clear boundaries and vistas.





## 8.4 Green Gaps

- 8.4.1 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.
- 8.4.2 Gaps between settlements also help give the sense of leaving one place and arriving at another. In places, such as Carlton in Lindrick, landscape characterises village character as distinct from nearby suburban areas of Worksop.
- 8.4.3 The importance of landscape has been locally identified through Green Buffers or settlement breaks in some Neighbourhood Plans, but the District previously lacked a comprehensive approach to this issue. Policy ST40 provides a single, consistent approach to Green Gaps to provide greater certainty for developers and landowners.
- 8.4.4 The Bassetlaw Green Gaps Report 2019<sup>8</sup> analyses the sensitivity of landscape around the main settlements (Worksop, Retford, Harworth & Bircotes and the Large Rural Settlements). It provides guidance on their landscape quality in terms of openness, appearance and function and their capacity to accommodate development.
- 8.4.5 As such, Policy ST40 defines Green Gaps where significant development could adversely affect openness, appearance, functionality and therefore quality of these landscapes.
- 8.4.6 Green Gaps are not designated to prevent development taking place. Policy ST40 ensures that, where it can be demonstrated that appropriate forms of development 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 landscape qualities of that Green Gap.
- 8.4.7 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. In addition, developments will also need to demonstrate how proposals will protect and enhance biodiversity and the environment.

### POLICY ST40: Green Gaps

- A. Green Gaps are designated for their landscape quality and character of land at the following locations as shown on the Policies Map:

Green Gap 1: Bircotes – Bawtry  
Green Gap 2: Oldcotes – Langold - Carlton in Lindrick  
Green Gap 3: Carlton in Lindrick - Worksop North  
Green Gap 4: Worksop West – Shireoaks and Rhodesia  
Green Gap 5: Clarborough – Welham  
Green Gap 6: Retford East  
Green Gap 7: Retford South – Eaton  
Green Gap 8: Retford West

- B. Development of undeveloped land and intensification of developed land in a Green Gap will only be supported where it can be demonstrated that:
1. the development is essential in that location, and that there are no suitable sites outside of a Green Gap that could meet the needs of the development;
  2. individually or cumulatively with other existing or planned development, and evidenced by a Landscape Statement and site surveys, that the proposal will have a positive impact on the openness, character, appearance and functionality of the landscape characteristics of the relevant Green Gap. Development should:
    - i. Use a localised landscape responsive approach to positively reflect the qualities of the location and/or settlement involved;
    - ii. maintain the separation between relevant existing settlements;
    - iii. recognise the need for a sympathetic and complementary relationship between the urban and rural environments particularly in areas directly adjacent to an urban form;
    - iv. deliver high-quality design, reflecting local landscape and rural character;
    - v. promote recreation and public access opportunities;
    - vi. protect and enhance biodiversity and provide an environmental benefit.



## 8.5 Multi-Functional Green and Blue Infrastructure

- 8.5.1 Green infrastructure is defined as ‘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>. In the case of blue infrastructure it includes rivers, canals, waterways, ponds and water dependent habitats. It relates to spaces in public or private ownership, with or without public access.
- 8.5.2 In accordance with the National Planning Policy Framework<sup>1</sup>, Policy ST41 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 providing opportunities for recreation and physical activity; promoting health and well-being; supporting biodiversity (see Policy ST42); enabling local communities to grow their own food; strengthening the economy; enhancing environmental quality and enriching the quality of the District’s rich heritage; providing for active movement, such as walking and cycling; creating space for flood mitigation and sustainable drainage; and supporting climate change mitigation (see Policy ST55).
- 8.5.3 The benefits that people get from the natural environment, including the provision of food and drinking water, water quality and natural flood management, 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 and green environment.
- 8.5.4 The District’s extensive green and blue infrastructure network provide recreation and ecological connectivity within the District but also further afield to Nottinghamshire, Lincolnshire and South Yorkshire.

- 8.5.5 At the heart of Bassetlaw's green infrastructure network is a network of four major green corridors - including the Chesterfield Canal and the River Idle – which function within and across the District's boundaries, and seven minor green corridors - including the Cuckoo Way – which 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 and will seek to broaden the range and quality of functions green infrastructure can bring to Bassetlaw.
- 8.5.6 In the long term the Worksop Central DPD will guide the improvement of the Chesterfield Canal green corridor (see Policy ST6); 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. These will enhance connectivity for people and wildlife within the Worksop urban area, to the urban fringe, and to the wider countryside.
- 8.5.7 Policy ST41 identifies a buffer zone for each corridor: the buffer zone for major corridors are wider (a minimum of 30m) than minor corridors (a minimum of 15m). The buffer will reflect the function or the space required for the desired function to establish in that location; for example, the minimum width needed for habitats within or adjacent to the corridor to function, for a distinct landscape to be recognised, or to provide appropriate space for access and recreation. A pragmatic approach will be taken to ensure that the extent of the buffer does not compromise the ability of the site to deliver a quality, viable development. Further information will be set out in the Greening Bassetlaw SPD.
- 8.5.8 The approach to green infrastructure will be informed by Bassetlaw's Open Space Assessment Update 2020<sup>9</sup> and the priorities of the draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley<sup>10</sup>. Development brings opportunities to enhance the network and deliver new green infrastructure. Green infrastructure is equal to all other forms of infrastructure and will be viewed as a critical element in bringing forward the site allocations and other new development over the plan period.

## POLICY ST41: Green and Blue Infrastructure

A. The connectivity, quality, multifunctionality, biodiversity and amenity value of the green and blue infrastructure network will be enhanced, extended and managed through:

1. requiring new development within the centre point of the buffer zone of a main green corridor - minimum of 30m, or the centre point of a minor green corridor – a minimum of 15m, to incorporate quality green infrastructure features that protect and enhance the function, setting, biodiversity, landscape, access and recreational value of that part of the corridor. The corridors are:
  - a) Main green corridors
    - i. Chesterfield Canal
    - ii. River Idle
    - iii. River Ryton
    - iv. River Trent
  - b) 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

2. incorporating existing and/or new green infrastructure features in the design of new development to improve accessibility to the surrounding area;
3. providing for biodiversity net gain, including reconnecting vulnerable and priority habitats (see policy ST42);
4. protecting and enhancing ancient and mature woodland and hedgerows, and providing for tree planting to secure recreation benefits and/or to aid carbon offsetting;
5. applying climate change mitigation and adaptation measures through new development, including flood risk and watercourse management;
6. linking walking and cycling routes, bridleways and public rights of way to and through development, where appropriate;
7. incorporating and/or enhancing open space, allotments, playing fields and outdoor sports facilities, and natural and semi natural greenspace and bluespace provision in new development;
8. through quality design protect and enhance landscape character and the distinctiveness of Green Gaps, Registered Parks and Gardens and ornamental parklands and Local Green Spaces;
9. protecting, enhancing and restoring watercourses, ponds, lakes and water dependent habitats where appropriate.



## 8.6 Protecting and Enhancing Biodiversity and Geodiversity

- 8.6.1 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. National planning policy<sup>1</sup> seeks the protection and enhancement of valued biodiversity and geological conservation interests, seeking measurable net gains in biodiversity.
- 8.6.2 Policy ST42 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, as well as any potential cumulative impacts.

### Designated sites

- 8.6.3 **Internationally designated sites:** Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites are strictly protected. None lie within the District but the Birklands and Bilhaugh SAC is within 15km of the District boundary. National policy<sup>1</sup> states that the presumption in favour of sustainable development does not apply to development that may affect these sites.
- 8.6.4 The Sherwood Forest ppSPA lies within the District. The Habitats Regulations Assessment 2020<sup>11</sup> identifies that some potential sites within Bassetlaw contain habitats that have the potential to support the breeding and/or foraging of the Sherwood Forest ppSPA bird population.
- 8.6.5 On that basis, any schemes that lie within the 5km buffer zone of the Sherwood Forest ppSPA will require a project level Habitats Regulations Assessment to ensure any significant adverse effects on the Sherwood Forest ppSPA are identified and appropriately mitigated.

- 8.6.6 **Nationally designated sites:** Bassetlaw contains a large number of sites designated for their biodiversity and geodiversity importance. Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) 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.
- 8.6.7 The Clumber Park SSSI and Birklands and Bilhaugh SAC/Sherwood Forest NNR Recreational Impact Assessment is being undertaken in partnership with neighbouring authorities, Natural England, the National Trust and the RSPB to determine the potential recreational impact of the Bassetlaw Garden Village on these sites individually, and cumulatively with other planned housing development within and outside the District. It will identify any potential management and mitigation measures. This will inform policy development.
- 8.6.8 **Locally designated sites:** 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. All have been designated in accordance with locally agreed selection criteria by the Nottinghamshire Wildlife Trust.
- 8.6.9 Policy ST42 will help ensure these sites are protected during development and are managed appropriately for the features for which they are designated. Proposals can sometimes affect land surrounding, or neighbouring, these designated sites as well as impacting them directly. Policy ST42 requires that appropriate buffers are maintained to ensure that features for which a site is designated are not lost.

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

- 8.6.10 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.
- 8.6.11 Proposals that will potentially affect these species will be required to submit information to enable an assessment of their impact, in accordance with relevant national legislation.

### **Nature Recovery Network**

- 8.6.12 Biodiversity is not confined to designated sites or to the District boundary. Many features serve as wildlife corridors, links and stepping stones within the Nature Recovery Network. All are instrumental in the movement of species within and beyond Bassetlaw to the Humberhead Levels Nature Improvement Area in Doncaster and North Lincolnshire for example.
- 8.6.13 The District's Nature Recovery Network provides a local baseline, with the draft Nottinghamshire Biodiversity Opportunity Mapping<sup>10</sup> identifying opportunities to help tackle network fragmentation by developing a more coherent and resilient ecological network, by connecting designated sites with notable habitats, sites and ecological corridors, trees and woodland identified by Policies ST42 and 43, as well as land with strong biodiversity value.
- 8.6.14 Biodiversity does not just occur on undisturbed greenfield sites. Many brownfield sites and built features have biodiversity value, and require management to retain their importance. Where possible, these areas will be enhanced and integrated into the functional network.
- 8.6.15 The Council will ensure development within or adjoining the Nature Recovery Network maintains the



integrity, value and continuity of the network. 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 - should be considered. Proposals that lead to fragmentation will be resisted.

### **Biodiversity Net Gain**

- 8.6.16 Biodiversity net gain aims to leave the District's biodiversity assets in a better state than currently exists. Reflecting the principles of the updated draft Environment Bill 2019, all new development (as defined by national legislation) will be expected to secure at least 10% net gain in biodiversity so that, the biodiversity value of the development exceeds the pre-development on site habitat value by at least 10%.
- 8.6.17 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 their use should not create additional costs to new development. Use of the latest Natural England metric will be supported to evidence applications.
- 8.6.18 Net gain should be delivered on site. Only in exceptional cases where this is not practicable will compensatory off site contributions be appropriate.
- 8.6.19 Reflecting emerging legislation a commuted sum equivalent to 30 years maintenance will be sought and should be accompanied by a management plan to ensure their continued protection. Further guidance will be set out in the Greening Bassetlaw SPD.

## **POLICY ST42: Biodiversity and Geodiversity**

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

### **International Sites**

1. A proposal that may impact on a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and/or 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**

2. A proposal that may either directly or indirectly negatively impact a Site of Special Scientific Interest (SSSI) or ancient woodland and their buffer zones will be protected other than in wholly exceptional circumstances. All proposals should seek to protect and enhance these features wherever possible.
3. Mitigation measures to address identified recreational impacts on Clumber Park SSSI and Birklands and Bilhaugh SAC, and Sherwood Forest ppSPA will be required where housing development is proposed within the identified zones of influence that are vulnerable to adverse recreational impacts. Such development will be required to make provision for appropriate management, mitigation and monitoring on site, and/or as a financial contribution towards off site mitigation and management.

### **Local Designations and Locally Important Ecological Features**

4. Proposals having a direct or indirect adverse effect on a Local Nature Reserve, Local Wildlife Site or Local Geological Site and their buffer zones or other biodiversity/geological asset, will only be supported where:

there are no reasonable alternatives; and the case for development clearly outweighs the need to safeguard the ecological, recreational and/or educational value of the site.

5. In all cases, where the principle of development is considered appropriate the mitigation hierarchy must be applied so that:
  1. firstly harm is avoided wherever possible; then
  2. appropriate mitigation is provided to ensure no net loss or a net gain of priority habitat and local populations of priority species;
  3. as a last resort, compensation is delivered to offset any residual damage to biodiversity;
  4. 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;
  5. they establish additional ecological links to the Nature Recovery Network.

### **Biodiversity Net Gain**

- E. All new development should make provision for at least 10% net biodiversity gain on site, or where it can be demonstrated that for design reasons this is not practicable, off site through a financial contribution. A commuted sum equivalent to 30 years maintenance will be sought to manage the biodiversity assets in the long term.



## **8.7 Trees, Woodland and Hedgerows**

- 8.7.1 Trees and woodland have long been a part of Bassetlaw's heritage and landscape, going back to the time when Sherwood Forest had significant coverage of the District. Today, trees, whether individually or cumulatively continue to play a vital role in the environmental quality of the District. They are a valuable resource, supporting biodiversity, contributing to air quality and delivering wider natural capital and ecosystem service benefits – including the economic benefits of trees and woodland.
- 8.7.2 The Council recognises the quality of life benefits trees can bring through its commitment to tree planting as part of the Sherwood Forest Reforestation Project<sup>4</sup>, helping to reinstate the extent of this significant woodland in the District.
- 8.7.3 Policy ST43 reaffirms national policy<sup>1</sup> by recognising ancient woodland and ancient, aged or veteran trees as irreplaceable habitats – development resulting in their loss or deterioration will not be supported, unless in exceptional cases where the public benefit would clearly outweigh the loss or deterioration of the habitat.
- 8.7.4 Tree Preservation Orders (TPOs) legally protect specific trees or groups of trees that provide public amenity. A TPO is particularly important in controlling the felling and pruning of protected trees or woodlands, including in Conservation Areas. Planning permission is required to undertake works to protected trees in accordance with national legislation and guidance. New orders will continue to be made where trees of amenity value are at risk.

- 8.7.5 Policy ST43 protects trees, woodland and hedgerows from loss. On that basis, Policy ST43 requires an appropriate design and layout of new development to protect their ongoing growth, including suitable buffers for root protection. Details should be provided with the planning application. This should include appropriate protection during construction reflecting British Standard 5837:2012<sup>12</sup> Trees in Relation to Design, Demolition and Construction<sup>12</sup>.
- 8.7.6 In those exceptional cases where the loss of trees or hedgerows cannot be avoided, suitable replacements capable of providing at least equal amenity and ecological value of a local provenance should be provided, preferably on site. The level of detail expected with a planning application should be proportionate to the scale of the proposal and the identified impact.
- 8.7.7 Additionally, Policy ST43 sets out the District's contribution to the national tree planting target - to increase tree planting in the UK to 30,000 ha per year by 2025 and maintain these to 2050 to reach net zero emissions<sup>13</sup> - requiring 5 trees per new dwelling or per 1000sqm of non residential floorspace, to better enable the District to transition towards a zero carbon economy by 2050.
- 8.7.8 These trees will form new woodlands in strategic locations within the District, notably at HS1: Peaks Hill Farm, HS13: Ordsall South and the Bassetlaw Garden Village, where the benefits to the community can be maximised.
- 8.7.9 All trees provided for through new development will require ongoing management and maintenance to ensure their growth and quality in the long term. The arrangements should be set out in a management plan submitted as part of the planning application.
- 8.7.10 Further information on planting, management and maintenance will be covered by the Greening Bassetlaw SPD to be published following adoption of the Local Plan.

## POLICY ST43: Trees, Woodlands and Hedgerows

- A. The Council will protect existing trees, woodland and hedgerows and secure additional planting that increase canopy cover in the interests of biodiversity, amenity and climate change adaptation by:
1. retaining, protecting and improving woodland, trees subject to Tree Preservation Orders (TPOs), trees within conservation areas, and 'important' hedgerows as defined by the Hedgerows Regulations 1997;
  2. making Tree Preservation Orders;
  3. giving consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting;
  4. resisting the loss or deterioration of ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- B. Where development is expected to adversely affect trees or hedgerows the application must be accompanied by:
1. an accurate tree survey and arboriculture assessment, undertaken by an experienced arboriculturist, of all existing trees and hedgerows on site in accordance with BS5837 'Trees in relation to design, demolition and construction – Recommendations)' 2012<sup>12</sup>;
  2. details of protective measures to be put in place during the development to ensure the health and safety of each specimen and hedgerow to be retained;
  3. a plan for replacement planting for specimens of at least equal amenity and ecological value of a local provenance;

4. a detailed management plan providing details of maintenance arrangements for 10 years.



## 8.8 The Historic Environment

- 8.8.1 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.
- 8.8.2 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.
- 8.8.3 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 the proposed World Heritage Site at Creswell Crags;
  - Public and private parkland, including registered and unregistered parks and gardens;
- 8.8.4 Heritage assets are parts of the environment that are valued for their architectural, historic, archaeological and artistic interest, their communal value or social significance. The National Planning Policy Framework<sup>1</sup> 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.'

Designated Heritage Asset	Number, July 2020
Scheduled Ancient Monument	32
Listed Building	1072
Registered Park and Garden	4
Conservation Area	33

Figure 32: Bassetlaw's Designated Heritage Assets

- 8.8.5 In addition to designated assets and archaeological features, there are over 1000 local interest buildings/structures and their settings and 56 unregistered parks and gardens recognised by the Council as non-designated heritage assets of local heritage significance. Their identification is guided by adopted criteria<sup>14</sup>, with a methodology and statements of significance<sup>15</sup> supporting the identification of parks and gardens.
- 8.8.6 The Council acknowledges the value and importance of Bassetlaw's historic environment and recognises that its heritage assets should be conserved and enhanced in a manner appropriate to their significance. 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.
- 8.8.7 To enable planning decisions to be based on a full understanding of the significance of the heritage asset(s) affected, Policy ST44 will expect a Heritage Statement to have been carried out which fully addresses the policy requirements. This should describe the significance of the heritage asset and the impact of the proposals on its significance. This should reflect any relevant national and local guidance, with reference to any relevant Characterisation Studies, such as Conservation Area Appraisals, Statements of Significance or thematic heritage studies.
- 8.8.8 Any development affecting heritage assets (whether designated or non-designated) and their setting 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>. For non-designated assets, a balanced view will be reached based on the significance of the asset, the scale of any harm identified and evidence submitted in support of the application.
- 8.8.9 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 significant 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 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.
- 8.8.10 Where the proposal would result in substantial harm or loss of a heritage asset, Policy ST44 requires 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'**

- 8.8.11 Some of the District's heritage assets are considered to be 'at risk', and addressing heritage 'at risk' is a priority for the Council. Where assets are found to be 'at risk' - they are on the Historic England's Heritage At Risk Register<sup>16</sup> and/or are identified by the Council's Heritage at Risk Strategy<sup>17</sup> 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 acknowledges the wider public benefits that this can bring.



- 8.8.12 The Council will continue to work collaboratively with partners, property owners and developers to agree solutions for assets 'at risk'. For example, Bassetlaw's Townscape Heritage Scheme is a partnership initiative with the National Lottery Heritage Fund and other local partners that seeks to revive Bridge Street, Worksop, and reconnect it with a modern town centre. Weight may also be given to proposals which promote public and economic benefits such as tourism.
- 8.8.13 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 Heritage Assets, 2019<sup>18</sup>.

## POLICY ST44: The Historic Environment

- A. The historic environment will be conserved and enhanced, sensitively managed and enjoyed for its contribution to character, local distinctiveness and sustainable communities by:
1. Giving great weight to the conservation of heritage assets (designated and non designated) and their settings based on their significance in accordance with national policy<sup>1</sup>, and by ensuring that their significance is recognised through Heritage Statements, Characterisation Studies and other relevant documentation;
  2. Supporting Heritage Statements that are proportionate to the asset(s) significance and complexity of the application, by ensuring that each statement identifies all assets likely to be affected, the significance of those assets and the level of impact with explanation provided to demonstrate how any harm to significance has been avoided, minimised or mitigated against;
  3. Supporting new development which makes a positive contribution to the character and local distinctiveness of the historic environment;
  4. Ensuring that historic designed landscapes are positively conserved or enhanced;
  5. Supporting and developing innovative initiatives that identify, maintain, conserve, sustain or return to beneficial use designated or non-designated assets;
  6. Capitalising in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;
  7. Taking a positive and proactive approach to securing the conservation and re-use of heritage assets 'at risk', including working with owners and partner organisations to develop schemes that will address the 'at risk' status of the assets and exploring opportunities for grant-funding to deliver viable schemes;
  8. Reviewing existing local heritage designations, such as conservation areas, and making new designations to protect and conserve built heritage assets, where justified, by appropriate surveys and evidence;
  9. Using Article 4 Directions, where appropriate, to protect features of historic/architectural importance and to restrict harmful minor alterations; and
  10. Improving access and enjoyment of the historic environment where appropriate, by supporting proposals that retain, create or facilitate public access to heritage assets to increase understanding of their significance.



## POLICY 45: Heritage Assets

Development affecting heritage assets (both designated and non-designated) or their settings should recognise and respond to their significance and demonstrate how they conserve and enhance the significance and character of the asset(s), including any contribution made by its setting where appropriate.

### Designated Heritage Assets and Archaeological Sites of Equivalent Significance

- A. Proposals affecting designated heritage assets and/or their settings should:
1. Be sympathetic and complementary to the local vernacular in terms of its scale, massing, alignment, proportions, form, architectural style, building technique(s), building materials, detailing and its setting, or are of a high quality contemporary or innovative nature which complements the local vernacular;
  2. Be reflective of the historic setting in terms of use a traditional siting, layout and urban grain;
  3. Use landscaping, boundary treatments and surfacing appropriate to the historic setting;
  4. Reflect the traditional roofscape in the vicinity;
  5. Ensure significant views away from, through, towards and associated with the heritage asset(s) 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 'at risk' 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 considered in exceptional circumstances and with clear and convincing justification.
- 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 identified.

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

- A. Proposals that retain or enhance the significance of a non-designated heritage asset and their setting will be supported which are:
1. Sympathetic and complementary to the local vernacular in terms of scale and design; materials; siting, layout and urban grain.
- B. The demolition (total or substantial loss) of a non-designated heritage asset will only be considered 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> Active Design, Sport England, 2015
- <sup>4</sup>Nottinghamshire Parking Standards, NCC, 2020
- <sup>5</sup>Council Plan, BDC, 2019
- <sup>6</sup>Bassetlaw Landscape Capacity Assessment, fpcr, 2009
- <sup>7</sup>Bassetlaw Site Allocations Landscape Assessment, Carroll Planning & Design, 2019,
- <sup>8</sup>Bassetlaw Green Gaps Report, Carroll Planning & Design, 2019
- <sup>9</sup>Bassetlaw Open Space Needs Assessment Update, BDC, 2019
- <sup>10</sup>Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018.
- <sup>11</sup>Bassetlaw Habitats Regulations Assessment, LUC, 2019
- <sup>12</sup>British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction, British Standards Institution 2012
- <sup>13</sup>Draft England Woodland Strategy, DEFRA, 2020
- <sup>14</sup>Non Designated Heritage Assets Criteria, BDC, 2016
- <sup>15</sup>Bassetlaw Unregistered Park & Gardens – A Methodology for Identifying and Surveying, BDC, 2017
- <sup>16</sup>Heritage At Risk Register, Historic England, 2019
- <sup>17</sup>Heritage at Risk Strategy, BDC 2019
- <sup>18</sup>Historic England Advice Note 12: Statement of Heritage Significance: Analysing Significance in Heritage Assets, 2019

## 9.0 Healthy Communities





## 9.1 Healthy and Active Lifestyle

- 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> and the Nottinghamshire Joint Strategic Needs Assessment<sup>3</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;
  - 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)
  - In 2018/19, 67% of adults were overweight, which is higher than that for Nottinghamshire; while 18% of Year 6 children are classified as obese.
- 9.1.3 The 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. A range of Council and partner strategies will help implement Policy ST46 such as the Joint Health and Well-being Strategy 2018-2022<sup>4</sup>, the Bassetlaw Playing Pitch Strategy 2019<sup>5</sup> and the Bassetlaw Open Space Assessment 2020<sup>6</sup>.
- 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, active 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 locally by active travel 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 infrastructure 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 a 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, woodland, health facilities and provision of infrastructure. As such Policy ST46 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 ST46 requires submission of a Rapid Health Impact Assessment Matrix for all residential developments of 50 or more units. This should identify the positive impacts the scheme will deliver for health and well-being, and identify mitigation to address concerns, proportionate to the size and scale of the development.



- 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, at minimal additional cost 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 ST46: 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, woodlands, blue infrastructure, 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. creating high-quality, inclusive environments that incorporate Active Design<sup>7</sup> that increase opportunities for safe walking, cycling and sustainable movement through a network of well-connected sustainable travel routes, public rights of way and towpaths;
  6. supporting energy efficient design of development;
  7. ensuring that the current air quality in the District is maintained and, where possible improved;
  8. minimising and mitigating against potential harm from risks such as pollution and other environmental hazards and climate change;
  9. supporting the integration of health facilities and services with other community facilities, open space and sports facilities, through multi-purpose buildings and sites;
  10. facilitating the provision of digital infrastructure to allow reliable connection to that network.
- C. All schemes of 50 or more dwellings will be required to submit a Rapid Health Impact Assessment Matrix 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 and the need to sustain them.
- 9.2.2 In Bassetlaw, community facilities (for example, places of worship, town and village halls, community centres, indoor sports facilities, schools, doctors' surgeries and libraries) and new facilities provide opportunities for residents to meet and share their interests and access essential services such as

education, health care, sport (see Policy ST49) and family support. It is therefore important that Policy ST47 protects viable facilities where possible, unless there is an overriding justification for their loss or exceptional benefits deriving from alternative forms of development.

- 9.2.3 Any application involving the loss of community facilities or land last used for community purposes will need to be supported by written evidence to justify its loss. This should be proportionate to the size and type of proposal and could include; evidence that the facility has been marketed in accordance with Policy ST47 and advertised in the local press; information relating to the condition of the building; information about the nature and location of comparable facilities; and/or, evidence that the local community has been notified of the intention to close the facility and detail of representations received.
- 9.2.4 When assessing the impact of new or an extension to community facilities consideration will be given to its accessibility to the likely neighbourhood or village catchment; the likely number of future occupants; the impact on existing community facilities that are accessible to the development and their available capacity; and provision of appropriate supporting infrastructure. This should include connection to relevant digital infrastructure (see Policy ST59) to allow residents to access a range of services in an accessible location. To ensure the long term sustainability of these facilities flexible use is supported, including proposals for use by religious communities.
- 9.2.5 In addition to protection through this policy, communities also 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. They can also construct or rebuild community buildings under a Community Right to Build Order.

## POLICY ST47: Protection and Enhancement of Community Facilities

A. Community facilities will be protected and enhanced by:

1. Supporting development of new and extended community facilities. Development for new community facilities should be accessible for all members of the community by:
  - a. Being located in an accessible neighbourhood or village location;
  - b. Being designed to accommodate the likely number of future occupants;
  - c. promoting social inclusion, including through provision of an open access digital network and relevant supporting infrastructure;
  - d. where appropriate, promoting access by sustainable and public transport.
2. supporting the shared use of community facilities, such as village halls and churches, provided that it can be demonstrated that these shared facilities will not adversely affect the level of community facility provision.
3. Resisting their loss unless a replacement facility that meets the needs of the community is provided, or the community facility is no longer required in its current use and it has been demonstrated that the current use is not suitable for any other community use, and marketing evidence is provided which demonstrates the premises has been marketed for its lawful use for sustained minimum period of 12 months.



## 9.3 Locally Important Open Spaces

- 9.3.1 The provision of attractive, publicly accessible and multifunctional open space is an important part of the District's green infrastructure network, helping to support physical activity and social wellbeing, whilst adding significantly to environmental quality.
- 9.3.2 Policy ST48 will ensure residents have appropriate access to high quality open space to meet their needs, 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.
- 9.3.3 Publicly accessible open space 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 ST48 although these are only accessible to allotment holders.
- 9.3.4 The Open Space Assessment Update 2020<sup>6</sup> sets out in detail the existing provision and where shortfalls exist. Whilst the overall provision of open space is sufficient to meet local needs, it does vary across Bassetlaw, and by open space type.
- 9.3.5 On that basis, the standards in Policy ST48 will be used to ensure that over the plan period there is enough accessible open space overall, as well as for each open space type, taking account of population change to 2037. Policy ST48 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<sup>6</sup>. This evidence<sup>6</sup> should be used to inform development of the most suitable open space provision or improvement for each locality.
- 9.3.6 Therefore, Policy ST48 protects all existing publicly accessible open space, as identified on the Policies Map, as well as new space provided over the plan period. This is consistent with national policy<sup>1</sup> which 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.
- 9.3.7 New or improved open spaces will be sought where it can be justified, and must be publicly accessible for recreation. 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 recreational environment.
- 9.3.8 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), at Peaks Hill Farm, Trinity Farm or at Ordsall South. Otherwise the number of people generated by each new housing development identified by Policy ST48 does not justify new spaces of this type.
- 9.3.9 For all other major residential development, a contribution towards improving the quality and multi-functionality of existing open space may be required to ensure that the open space in that locality is able to meet the needs of additional residents. Use of the standards in Policy ST48 will help determine the most optimal approach for each development. The forthcoming Affordable Housing and Developer Contributions SPD (to be adopted after the Local Plan) will provide further details on the approach to implementation at a local level.

- 9.3.10 Policy ST48 ensures that any new open space will have an identified responsible organisation for management and maintenance prior to the commencement of development. The responsibilities may fall to a private management company in partnership with 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 space.

## POLICY ST48: Delivering Quality, Accessible Open Space

- A. The quality, community value, functionality and accessibility of publicly accessible open space and green infrastructure will be protected and enhanced by:
1. requiring development of 100 dwellings or more to make provision for new open space on site, unless it can be shown that it is not feasible or viable.
  2. Maintaining and enhancing open space provision across the District to achieve 4.97ha of publicly accessible open space per 1000 people to comprise the following standards of provision for each type of open space:
    - a) 0.61ha of parks per 1000 people within 1000m walk of a park so that all spaces achieve at least 5\* quality standard;
    - b) 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;
    - c) 1.03ha 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;
    - d) 2.40ha 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;
  3. Maintaining and enhancing green infrastructure provision across the District to achieve the following standards:
    - a) 0.28ha of allotment space per 1000 people so all allotments achieve at least 3\* quality standard;
    - b) 1ha of Local Nature Reserve per 1000 people to bring 95% of people within 1km of a Local Nature Reserve as identified by Policy ST42;
  4. Requiring, in areas of open space quantity and/or quality deficiency, schemes of 10 dwellings (or 0.25ha) or more to make provision for improvements to accessible open space in the locality through a financial contribution to meet the needs of future residents;
  5. Requiring new development to provide a management plan and financial contribution for new open space to ensure that quality is maintained in perpetuity.



## 9.4 Promoting Sport and Recreation

- 9.4.1 Good quality and easily accessible 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 ST49 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. This will be achieved through the protection of existing sport and recreational buildings and land, and the provision of new and enhanced facilities in association with new development across the District.
- 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 by typology and location. The evidence<sup>5</sup> includes the sports of cricket, football, rugby union, rugby league, hockey, athletics, tennis and flat and crown green bowling. Its delivery plan, including any successor, form the basis for assessing the requirement for this provision.
- 9.4.4 The 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 also recognises these shortfalls are minimal when compared to the national picture. There is 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 which 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 implemented. Policy ST49 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 sport and recreational buildings and land 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 ST49 reflects this applies this 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 made 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 Sports Facilities Strategy is underway, in partnership with Sport England, to inform future policy development.



## POLICY ST49: Promoting Sport and Recreation

- A. Bassetlaw's sport and recreational facilities and land will be protected from their loss, and where appropriate, enhanced, to provide a sufficient range of good quality, accessible and safe facilities to encourage healthier, active lifestyles among the community.
- B. Playing pitches, floodlit 3G pitches and outdoor sports facilities will be provided and maintained to reflect the recommendations of the most up to date Bassetlaw Playing Pitch Strategy and Action Plan<sup>8</sup>, according to the following hierarchy:
  - 1. A strategic multi-sport, multi pitch 'hub' site in Worksop and in 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 sport and recreational buildings and land in the District will be supported, in accordance with the most up to date Playing Pitch<sup>8</sup> or Built Facilities Strategy and Action Plan.
- D. Secure community use(s) will be required, where appropriate, to new facilities.
- E. The loss of sport and recreational buildings and land will only be permitted where:
  - 1. a detailed needs assessment clearly demonstrates that the land or building 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 use.



### 9.3 Protecting Amenity

- 9.5.1 The planning system plays an important role in safeguarding the quality of life of residents and improving the environmental quality of the District. Policy 50 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.
- 9.5.2 New dwellings should be designed to ensure that the private amenity which all existing and new residents may reasonably be expected to enjoy can be experienced in 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.

- 9.5.3 New development should also 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 ST50).
- 9.5.4 Applications that result in unacceptable harm to neighbouring amenity, through an overlooking or overbearing impact, or resulting in noise, odour, air 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.
- 9.5.5 Many types of development, such as, Houses in Multiple Occupation and static caravan sites, are required to have a licence to operate by national legislation. The licence process is separate to the planning system so the Council would expect all relevant development to have appropriate licences, where necessary.

## POLICY 50: Protecting Amenity

- A. To protect the quality of life of occupiers and neighbours, development should not result in an unacceptable loss of private amenity. Exceptions will only be made where satisfactory mitigation can be secured. Proposals will therefore be expected to 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;
  7. vibration;
  8. air quality from odour, fumes, smoke, dust and other sources; and
  9. 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 industry 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 The majority of vacant brownfield land in Bassetlaw are subject to some known contamination issues as a consequence of their development history, including past mining, industrial or power generating activity, but it can also arise from natural geology as well as from human activities.
- 9.6.2 Contaminated land is used to describe land that due to its previous development history or geology is considered to be 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.
- 9.6.3 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. This also reduces the need to use greenfield sites and minimises 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 100ha of brownfield land for regeneration and re-use, including the former power station site at 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 51 identifies how this will be managed in the District.

### POLICY 51: Contaminated and Unstable Land

When development is considered to be on contaminated land and/or unstable land, through an appropriate contamination assessment and/or land instability risk assessment development should:

1. ensure all works, including investigation of the nature of any contamination or land instability, can be undertaken without causing unacceptable risk to health or to the environment;
2. identify any existing unstable land and/or contaminated land and the level of risk that contaminants/instability pose in relation to the proposed end use and future site users are adequately quantified and addressed;
3. ensure appropriate mitigation measures are identified and implemented which are suitable for the proposed use and that there is no unacceptable risk of pollution within the site or in the surrounding area;
4. demonstrate that the developed site will be suitable for the proposed use without risk from contaminants/instability to people, buildings, services or the environment including the apparatus of statutory undertakers.



## References

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

<sup>2</sup>Bassetlaw Health Profile, Public Health England, 2019

<sup>3</sup>Nottinghamshire Joint Strategic Needs Assessment, Nottinghamshire Health and Well-Being Board, 2020

<sup>4</sup>Nottinghamshire Joint Health and Well-Being Strategy 2018-2022, Nottinghamshire Health and Well-Being Board, 2018

<sup>5</sup>Bassetlaw Playing Pitch Strategy, KKP Consulting, 2019

<sup>6</sup>Bassetlaw Open Space Assessment Update, BDC, 2019

<sup>7</sup>Active Design, Sport England, 2015

<sup>8</sup>Bassetlaw Playing Pitch Strategy and Action Plan, KKP, 2019



## 10.0 Greening Bassetlaw





## 10.1 Reducing Carbon Emissions, Climate Change Mitigation and Adaption

- 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 climate. 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>, this Local Plan seeks to reduce 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<sup>3</sup>. Whilst this is outside this plan period, this Local Plan must enable a step change locally by 2037 –to allow for any changes to legislation and technology that may be introduced – to ensure that our communities are able to move towards a zero carbon environment more easily by 2050. The Council is mindful of further moves towards a zero carbon standard, and will respond to any new national policy in the first review of the plan.
- 10.1.3 Policy ST52 is designed to ensure that the development and use of land in the District will contribute to the ‘mitigation’ of, and ‘adaptation’ to, climate change during the design, construction and occupation of any new development.
- 10.1.4 Climate change mitigation are measures that can be taken to reduce our contribution to climate change, including locating, designing and constructing developments in ways that reduce carbon dioxide emissions. Climate change adaptation are those measures that can be included within developments that will take account of the effects of climate change, such as managing flood risk and using water efficiently.

### Reducing Carbon Emissions

#### Improving Air Quality

- 10.1.5 National policy<sup>2</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.
- 10.1.6 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 & Bircotes, Blyth and the A1M motorway has reduced since 2001 as a result of a new traffic management schemes delivered through new development and by improvements to the A1 through the District.
- 10.1.7 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.

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

- 10.1.8 Policy ST52 promotes sustainable design and construction to contribute to '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.
- 10.1.9 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. Policy ST52 requires the use of BREEAM very good-excellent standard, or any successor for relevant non-residential development.

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

- 10.1.10 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.
- 10.1.11 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. Sufficient electric vehicle parking will need to be provided to meet the needs of the development. To future proof Policy ST52 the standards for non residential development are those set out in the adopted Nottinghamshire County Council parking standards<sup>4</sup>.
- 10.1.12 Policy ST52 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 and costs.

## **Mitigation against the impacts of Climate Change**

### **Carbon Offsetting through New Development**

- 10.1.13 The Government's England Tree Strategy consultation<sup>5</sup> recognises trees and woodland as being 'critical to supporting our national commitment to reach net zero emissions by 2050.' This reinforces the Government's 25 Year Environment Plan<sup>3</sup> which aims to plant an additional 11 million new trees, including 1 million new urban trees as part of the UK becoming a net zero carbon producing economy. The Strategy<sup>5</sup> adds to this: it aims to increase planting across the UK to 30,000 hectares of trees per year by 2025, in line with Committee on Climate Change recommendations.
- 10.1.14 National policy<sup>2</sup> states that Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for biodiversity and landscapes, and the risk of overheating from rising temperatures. It adds that where development is brought forward in vulnerable areas planning for green infrastructure, such as trees should be used as adaptation.

- 10.1.15 This Local Plan makes a long term investment to meet the Government's and Council's climate change ambitions: Tree planting is seen as a meaningful but cost effective way to contribute to these aspirations. The requirement in Policy ST52 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. The level of tree provision per development will provide a reasonable balance between meaningful contributions towards off-setting the impacts of Climate Change and the needs for development viability and deliverability in combination with other policy requirements.
- 10.1.16 As part of the comprehensive design of several larger greenfield housing sites, there is an opportunity to provide for this 'carbon offsetting' through the planting of those trees as part of their green infrastructure provision. In Worksop, Retford and at the Bassetlaw Garden Village (see Policy ST3) this will help achieve wider environmental gain, in terms of the other benefits tree planting can generate, such as forming community woodlands for residents to enjoy.
- 10.1.17 Tree planting should be carried out and managed in a coordinated way to create valuable areas of woodland that complement and positively contribute to the Nature Recovery Network. A contribution towards the long term management of the trees will also be sought in accordance with Policy ST43.

### **Maximising Water Efficiency**

- 10.1.18 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.
- 10.1.19 The Environment Agency advises that areas identified as 'Serious' in the Water Stress Area Classification 2013<sup>6</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.
- 10.1.20 Severn Trent Water's draft Water Resource Management Plan (2019)<sup>7</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'.
- 10.1.21 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.
- 10.1.22 Based on this evidence, Policy ST52 includes the tighter optional water efficiency requirement for residential development: of 110 litres per person per day, including five litres for external water use.
- 10.1.23 Residential developments must therefore be designed to be more water efficient, through the installation of water efficient fittings, appliances and broader integrated water management systems, 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.

## Adaption to the future impacts of Climate Change

### Adaption through design

- 10.1.24 Adapting to a changing climate will be necessary to avoid unmanageable impacts to communities in the future. The design of new developments will play a crucial role in making communities more resilient to the effects of a changing climate in the future: by minimising risks and exploring opportunities.
- 10.1.25 Development provides an opportunity for reducing energy consumption and enabling more efficient use of energy, both of which are important for reducing carbon emissions and wasteful use of finite natural resources. It is important that developments are designed to mitigate climate change, and to withstand its effects. This will help to minimise the impact of development on the environment, and ensure that buildings and spaces endure.
- 10.1.26 Sustainable design also includes the sustainable use of resources. This includes considering how existing buildings can be re-used, and how new buildings might be used in different ways in the future, and the use of sustainable materials. Sustainable materials include those that are degradable, have low embedded energy, are easily renewed, or are recyclable.
- 10.1.27 Further details of how Policy ST52 will be implemented will be set out in the Greening Bassetlaw Supplementary Planning Document to be published on adoption of this Local Plan.

## POLICY ST52: Reducing Carbon Emissions, Climate Change Mitigation and Adaption

- A. All proposals, including the change of use of existing buildings and spaces, will need to consider how they will reduce carbon emissions, mitigate against, and adapt to the impacts of Climate Change through design by demonstrating that they have considered the following:
1. Reducing Carbon emissions by:
    - a) ensuring no adverse impact on local air quality;
    - b) incorporating passive and energy efficient materials or technologies where appropriate;
    - c) requiring non-residential development of 1000sqm or more to meet BREEAM very good-excellent standards;
    - d) requiring that all new developments include the provision for electric vehicle charging capability, including the provision for electric vehicle charging infrastructure on new developments
  2. Mitigating against the impacts of Climate Change by:
    - a) directing development towards locations that minimise the need to travel and maximise the ability to make trips by sustainable modes of transport;
    - b) significantly increasing the number of trees and 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 individual trees per 1000sqm in floorspace.
    - 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 the best use of existing buildings and infrastructure;

- d) promoting the retrofitting of existing buildings, including incorporating measures to reduce energy consumption;
- e) Promoting water efficiency by residential development meeting the tighter Building Regulations optional requirement of 110 litres per person/per day;
- f) making best use of available opportunities to reduce the impact of climate change on biodiversity and the natural environment by providing space for habitats and species to move through the landscape and for the operation of natural processes.

3. Adapting to the future impacts of Climate Change by:

- a) designing layouts so the orientation of buildings and spaces take the opportunity to maximise solar gain;
- b) using appropriate materials that enable buildings to ventilate efficiently by day and night;
- c) adapting surface materials to reduce the risk of flooding to land, property and people as a result of more extreme rainfall;
- d) providing green infrastructure, and where possible, retain existing trees and woodlands to reduce the 'urban heating effect' during warmer summers; and
- e) using integrated water management systems to both manage runoff and provide a non-potable water supply.



## 10.2 Renewable and Low Carbon Energy Generation

- 10.2.1 In 2019, the UK Government committed to cut Greenhouse gas emissions to zero by 2050. Strategic planning policy can contribute towards this commitment by positively supporting forms of renewable and low carbon developments in the District over the plan period.
- 10.2.2 The National Planning Policy Framework<sup>2</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.
- 10.2.3 Remains of the District's power generation legacy provide an opportunity to connect to the high voltage electricity grid at High Marnham (see Policy ST9) providing significant potential for renewable energy and low carbon generation on site. No other areas are considered suitable for commercial scale renewable and low carbon energy schemes<sup>2</sup>. Elsewhere, micro to medium scale commercial renewable energy generation and community wind generation will deliver green energy benefits and positive impacts on local energy poverty.
- 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 ST53 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. Policy ST53 aims to encourage appropriate renewable and low carbon energy development, while recognising the role of planning in setting the framework to assess potential impacts, including noise, and site specific and/or cumulative ecology, heritage, landscape and visual impacts, to ensure these are addressed satisfactorily. Policies ST42, ST44 and ST39 are particularly relevant.
- 10.2.6 All proposals will be considered in terms of their impact on neighbouring land uses and affected community. The level of local community support for renewable and low carbon 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 ST53.
- 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 ST53 do not apply.

### **Cumulative Impacts**

- 10.2.11 As the number of renewable energy developments across the District has increased, and proposals for such development continue, the issue of their cumulative impacts is becoming an increasingly important issue to be addressed in the planning process. Bassetlaw has already experienced a number of proposals for renewable energy developments, some of which have received planning consent and are now operational or under construction. Given this, it is likely that increasing significance will be attached to cumulative impacts of such developments. Cumulative impacts can relate to landscape and visual amenity, bird populations and other wildlife, the historic environment, the local economy or any other matter.
- 10.2.12 Cumulative impacts relating to renewable energy development may occur as a result of the combined consequences of one or more or a mix of the following situations:
- An existing renewable energy development and a proposed extension to that development;
  - Proposals for more than one renewable energy development within an area;
  - Proposals for new renewable energy developments in an area with one or more existing developments.
- 10.2.13 More detailed planning guidance relating to renewable energy development will be set out in the Greening Bassetlaw Supplementary Planning Document (to be published following the adoption of the Local Plan).

## POLICY ST53: Renewable and Low Carbon Energy Generation

- A. Development that generates, transmits and/or stores renewable and low carbon energy, including community energy schemes, will be supported subject to the provision of details of expected power generation based upon yield or local self consumption of electricity and sufficient supporting assessments that demonstrate satisfactory resolution of all of their wider impacts (including cumulative impacts) upon:
1. its setting and position in the wider landscape, resulting from its siting and scale;
  2. its economic value, in terms of previously developed land and the most versatile agricultural land;
  3. the historic environment and natural environment, air and water quality resulting from its location, scale, design, height or construction;
  4. affected existing dwellings and communities from noise, light, glare, smell, dust, emissions or flicker;
  5. existing highway capacity and highway safety.
- B. Development should address the cumulative impact that the scheme could have on the area, taking into account operational and approved developments, any extensions to operational or approved proposals, and other proposals. Any assessments should address cumulative visual and landscape impacts, hydrology, hydrogeology, ecology, traffic and transport, noise, recreation and local amenity impacts.
- C. A decommissioning programme will be required to demonstrate the effective restoration of the site to its original use and condition three years after cessation of operations.



### 10.3 Flood Risk and Drainage

- 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 It is important that inappropriate development is avoided in areas currently at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where it is necessary, without increasing flood risk elsewhere. Where necessary, the applicant will be required to demonstrate that they have followed the sequential test.
- 10.3.3 National policy<sup>2</sup>, together with the Council's Strategic Flood Risk Assessment (SFRA) Level 1 and Level 2<sup>10, 11</sup>, and latest Outline Water Study<sup>12</sup>, together with ongoing discussions with relevant stakeholders and site promoters provides guidance in this respect. The Bassetlaw Strategic Flood Risk Assessments<sup>10, 11</sup> provides a framework for the overall appraisal and management of risk, by classifying all land within the District into one of four Flood Zones.

- 10.3.4 The Level 2 Flood Risk Assessment<sup>11</sup> has looked at the potential sites for development and their impacts on surface water and drainage. This has informed Policy ST54, relevant site allocation policies and future work in Worksop Central area.
- 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 ST7 and Policy ST9).
- 10.3.6 In these cases, as set out in national policy, 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.
- 10.3.7 National policy<sup>2</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>13</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).
- 10.3.8 Built development can lead to increased surface water run-off or sewer flooding, including those areas not affected by river-based flooding. Larger developments such as Bassetlaw Garden Village, Peaks Hill Farm, Trinity Farm and Ordsall South can generate potential surface water run-off impacts due to a change in local topography and water flow or storage. But their size means they are best placed to accommodate strategic sustainable drainage systems (SuDS) to address identified impacts.
- 10.3.9 On that basis, Policy ST54 requires that all major development incorporate SuDS in accordance with national standards. The inclusion of Sustainable 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. As a consequence, a Flood Risk Assessment will be required to demonstrate that surface water run-off will be managed by an appropriate sustainable drainage system (SuDS).
- 10.3.10 In accordance with the Strategic Flood Risk Assessments<sup>10,11</sup>, new developments should maximise opportunities to provide natural flood management, including integration with green infrastructure and mitigation.
- 10.3.11 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)<sup>14</sup>, and its catchments are covered by the Trent and Don Catchment Flood Management Plans<sup>15,16</sup>. 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 the Cottam Priority Regeneration Area, for example.

10.3.12 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 ST54: Flood Risk and Drainage

- A. All development proposals are required to consider and, where necessary, address the effect of the proposed development on flood risk, on-site and off-site, commensurate with the scale and impact of the development. Proposals, including change of use applications, must:
1. be accompanied by a Flood Risk Assessment (where appropriate), to demonstrate that the development, including the access, will be safe, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall;
  2. demonstrate that they pass the Sequential Test and if necessary the Exceptions Test in Flood Zones 2 and 3
  3. Ensure that where land that is required to manage flood risk, it 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 and management 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;
  7. Seek to reduce runoff rates in areas at risk from surface water flooding, and that any surface water is directed to sustainable outfalls.



## 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>14</sup> covers parts of the Idle, Torne, Lower Trent and Erewash catchment areas in the District. Most of the rivers in Bassetlaw are tributaries of larger rivers and are highly sensitive to water quality impacts. Policy ST55 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 biodiversity.
- 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. Information proportionate to the nature and scale of the development and the level of concern about water quality will be required to explain how the proposed development would affect relevant water bodies in the Humber River Basin Management Plan<sup>14</sup> and how mitigation will positively address impacts identified.
- 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>14</sup>.
- 10.4.6 Policy ST55 seeks to minimise the impact of development on the quality of surface water and the Sherwood Sandstone Principle Aquifer and its ground source protection zones. A large part of the District is supplied with potable water by Severn Trent, and lies within its Nottingham Water Resource Zone. The Nottingham Water Resource Zone obtains the majority of its water from these groundwater sources. It is vital that for the sustainability of both existing and future development that these sources of water are protected.
- 10.4.7 All development within Source Protection Zone 3 areas will therefore be expected to submit a Drainage Strategy and follow industry best practice and Environment Agency guidelines for the Principle Aquifer.
- 10.4.8 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 ST54 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. The use of deep infiltration SuDS and other infiltration SuDS will not be supported where they are likely to have an adverse impact on drinking water supply.
- 10.4.9 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 ST55: Protecting Water Quality and Management

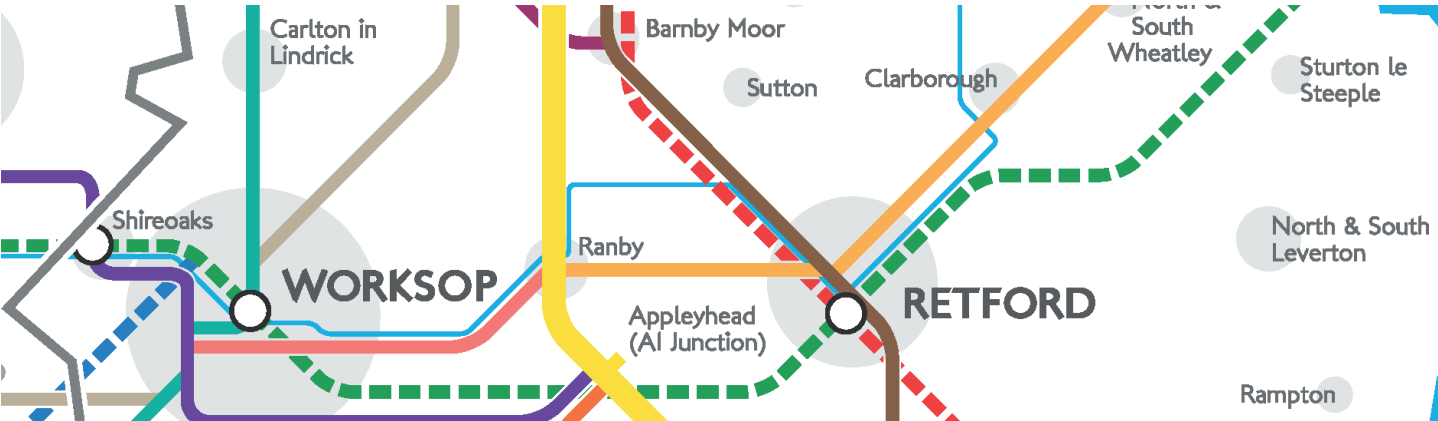
- A. In line with the objectives of the Water Framework Directive, the quantity and quality of surface and groundwater bodies shall be protected and where possible enhanced in accordance with the Humber River Basin Management Plan<sup>14</sup>. Development adjacent to, over or in, a main river or ordinary watercourse will be supported where proposals consider opportunities to improve the river environment and water quality by:
1. Actively contribute to enhancing the status of the waterbody through positive actions or ongoing projects;
  2. Naturalising watercourse channels;
  3. Improving the biodiversity and ecological connectivity of watercourses;
  4. Safeguarding and enlarging river buffers with appropriate habitat; and
  5. Mitigating diffuse agricultural and urban pollution.
- B. Where development is proposed within a Source Protection Zone, it must be demonstrated that any risk to the Sherwood Sandstone Aquifer and its groundwater resources and groundwater quality will be protected throughout the construction and operational phase of development.
- C. All proposals must ensure that appropriate infrastructure, for water supply, sewerage and sewage treatment, is available or can be made available at the right time to meet the needs of the development. Development should:
1. Utilise the following drainage hierarchy:
    - a) connection to a public sewer;
    - b) package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption); then
    - c) septic tank, which will only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible.
  2. Ensure that development that discharges water into a watercourse incorporates appropriate water pollution control measures.
  3. Ensure that development that incorporates infiltration based SuDS incorporates appropriate water pollution control measures.
  4. Consider use of water recycling, rainwater and storm water harvesting, wherever feasible, to reduce demand on mains water supply.



## References

- <sup>1</sup>Council Plan, BDC, 2019
- <sup>2</sup>National Planning Policy Framework, MCHLG, 2019
- <sup>3</sup>A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- <sup>4</sup>Nottinghamshire Parking Standards, NCC, 2019
- <sup>5</sup>Draft England Tree Strategy, DEFRA, 2020
- <sup>6</sup>Water Stress Area Classification – final classification, Environment Agency, 2013
- <sup>7</sup>Draft Water Resource Management Plan, Severn Trent Water, 2019
- <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 Level 1, JBA consulting, 2019
- <sup>11</sup>Bassetlaw Strategic Flood Risk Assessment Level 2, JBA consulting, 2020
- <sup>12</sup>Bassetlaw Outline Water Study, Scott Wilson, 2011
- <sup>13</sup>Flood Risk Assessments: Climate Change Allowances, Environment Agency, 2017
- <sup>14</sup>Humber River Basin Management Plan, DEFRA, 2015
- <sup>15</sup>River Trent Catchment Flood Management Plan, Environment Agency, 2010
- <sup>16</sup>River Don Catchment Flood Management Plan, Environment Agency, 2010

11.0 Transport and Connectivity



## 11.1 Transport Infrastructure and Improvement Schemes

- 11.1.1 Improving connectivity and the transport network is a key principle which will support the growth of the District. By facilitating the movement of people between their home, work, shops and services and enabling the movement of goods to and across the District, these multifunctioning networks facilitate local and sub-regional/regional economic growth and social progress.
- 11.1.2 Delivering and maintaining sustainable, reliable and adaptable transport infrastructure will help reduce traffic congestion, provide sustainable transport options to residents encouraging more use, particularly for local journeys. This brings added benefits to the District by improving air quality, the wellbeing of people and the environment and promoting climate resilience.
- 11.1.3 In order to facilitate the growth in this Plan there will need to be improvements to the transport network.
- 11.1.4 The Bassetlaw Transport Study (Parts 2<sup>1</sup> and 3<sup>2</sup>) set out required or potential highway mitigation to deliver the new development identified by this Local Plan. These include capacity/congestion improvements, changes to the network and traffic routing, as well as sustainable and public transport initiatives, promotion of active travel, safety improvements and traffic management improvements.
- 11.1.5 As required by national policy<sup>3</sup>, Policy ST56 identifies a number of new highway schemes and improvements to deliver this Plan, such as the new distributor road in Worksop. Those required to mitigate the impacts of each housing and employment allocation are detailed in relevant site-specific policies.
- 11.1.6 In all cases, a Travel Plan and, in some cases, a Transport Assessment will be required to accompany a planning application. This will be expected to provide more detail about the provision of relevant transport infrastructure requirements, and should be agreed with the relevant authorities, including the Local Highways Authority.
- 11.1.7 There are also existing transport and traffic flow issues on parts of the strategic A57 that are also affected by regional traffic movements, and not just traffic from the District or projected traffic from the growth identified by this Plan. On that basis, the Council will work jointly with the Local Highways Authority, Highways England and neighbouring authorities to agree an Improvement Plan to manage its continued effective operation.
- 11.1.8 Whilst improvements to the highway infrastructure is important, managing existing and future commuting patterns and reducing congestion by improving public transport provision and implementing more travel planning management measures to reduce single car occupancy and reliance on the car for local journeys is essential.
- 11.1.9 The majority of public transport trips in the District are made by bus. As part of delivering the growth in this Plan in a sustainable manner, the Council will continue to work with the bus operators to improve operating conditions for buses, such as to and within larger site allocations and the Bassetlaw Garden Village. Such improvements can also help our communities have better access to shops and services, particularly from the rural area.

11.1.10 The rail network is a significant public transport asset for the District. The addition of a new station at Bassetlaw Garden Village will improve movement within the District and support future commuting needs, notably to Sheffield and Lincoln for existing and future residents. The Council will continue to work with Network Rail, Northern Rail and other stakeholders to secure improvements to the rail network.

11.1.11 Increasing opportunities for accessible and safe walking and cycling is a key priority for the Council Plan<sup>4</sup>. As well as providing walking and cycling routes to and through the larger site allocations and the Garden Village, local improvements, such as measures to enhance connectivity within Worksop, Retford and Harworth & Bircotes town centres by active travel will be taken where appropriate to new development.

### **Longer term Transport Improvements**

11.1.12 The Local Plan identifies sizable site allocations, such as Peaks Hill Farm and the Bassetlaw Garden Village, and priority areas for regeneration, including Worksop Central area. Their delivery will go beyond this plan period. On that basis, transport infrastructure improvements may not be fully delivered by 2037.

11.1.13 In these cases, land will be safeguarded by Policy ST58 for transport infrastructure and protected from development that would prejudice their delivery. A Local Plan Review will determine whether the safeguarding should continue. These planned transport improvement schemes are identified on the Policies Map, and detailed within the Infrastructure Delivery Plan.

11.1.14 This Local Plan acknowledges that securing public funding for transport infrastructure may be challenging, and that many transport infrastructure improvements will be developer funded. Nevertheless, 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.

## **POLICY ST56: Transport Infrastructure and Improvement Schemes**

A. To improve connectivity and enhance the District's transport network, the Council, working with its partners, neighbouring authorities and utilising developer contributions will seek to:

1. Deliver the following new highways schemes and improvements:
  - a) 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;
  - b) Improvements to, and the re-alignment of part of the B6420 Mansfield Road to meet distributor road standard adjoining the Bassetlaw Garden Village;
  - c) Improvements to the roundabout at A60 Mansfield Road / A619;
  - d) Improvements to the roundabout at A57/ A60 Sandy Lane / High Grounds Road;
  - e) Improvements to the roundabout at A57 / Claylands Ave / Shireoaks Common;
  - f) Improvements to the roundabout at A57 / B6034 Netherton Road;
  - g) Improvements to the roundabout at A57 / B6040 Retford Road;
  - h) Improvements to the roundabout at A614 Blyth Road / A57 / A1(T) (Apleyhead);
  - i) Capacity and flow improvements to the A57 between the A614/A57 roundabout and the A60/A57 roundabout, Worksop as identified by a Highway Improvement Plan;
  - j) Improvements to B6041 High Hoe Road / Kilton Road mini-roundabouts;



- k) Improvements to the A57 crossroad junction at Dunham on Trent/ Ragnall;
  - l) Improvements to the North Road/Babworth Road roundabout;
  - m) Improvements to Goosemoor London Road mini roundabout;
  - n) Improvements to Ordsall/Babworth mini roundabout;
  - o) Traffic management scheme in Ordsall Old Village.
2. Deliver the following bus corridors and improvements to reduce congestion:
    - a) Along the new east-west distributor road at HS1: Peaks Hill Farm;
    - b) To service the new Ordsall South neighbourhood;
    - c) A new bus interchange at Bassetlaw Garden Village;
    - d) Along the re-aligned B6420 Mansfield Road to service Bassetlaw Garden Village; and
    - e) Along the A57 and into Apleyhead Junction to serve the new employment area.
  3. Deliver the following new routes and improvements to encourage walking and cycling and to reduce congestion:
    - a) An active travel network within Bassetlaw Garden Village and improvements to the existing network to provide connections to Worksop, Retford and Clumber Park;
    - b) A sustainable transport corridor along the Peaks Hill Farm east-west distributor road, a network of local routes on site and improvements to the existing network to provide connectivity along Carlton Road and Blyth Road
    - c) An active travel network to serve Ordsall South and improvements to the existing network to enhance connectivity to Ordsall and Retford Town Centre;
    - d) new routes and improvements to the existing network within Retford Town Centre and to neighbouring employment areas and open spaces;
    - e) new routes and improvements to the existing network within Worksop Town Centre, to neighbouring employment areas and along green infrastructure corridors;
    - f) new routes and improvements to the existing network within Harworth & Bircotes Town Centre, to neighbouring residential areas and community facilities.
  4. Support improvements to the rail network including the provision of a new rail station at the Bassetlaw Garden Village.



## 11.2 Sustainable Transport and Active Travel

- 11.2.1 Bassetlaw is a predominantly rural district and the need to travel to access 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, and cycle routes are limited in more rural locations particularly to the East of the district. There are three train stations in Bassetlaw: Worksop, Retford and Shireoaks and they provide good connections to other parts of the region and beyond, including links to London.
- 11.2.2 Policy ST57 recognises that the relationship between places and sustainable transport and active travel is important, to help ensure people can travel easily, safely and sustainably whilst managing the effects on existing transport infrastructure and the environment in the district.

- 11.2.3 To make the most of sustainable transport and travel opportunities and maximise future potential, the Spatial Strategy directs most development to the three Main Towns which already have capacity to offer sustainable transport and active travel choices for local journeys to access employment and services. These also provide the greatest opportunities for enhanced connectivity. By doing so, Policy ST1 will help increase the proportion of trips by walking and cycling - supporting the Government's ambition to double cycling activity and increase the amount of children (aged 5-10) that walk to school by 2025<sup>5</sup> - whilst reducing trips by car, thereby reducing carbon emissions.
- 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 also directs proportionate 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 and active travel. Maintaining and improving access to rural services, through public transport and active travel modes will be supported by Policy ST2.
- 11.2.5 In those cases - at the Bassetlaw Garden Village, Site HS1: Peaks Hill Farm, and Site HS13: Ordsall South, Retford - where sustainable transport and active travel options are minimal, the capacity of development means that there is the means to significantly improve sustainable transport and active travel opportunities over the plan period and beyond. Thereby, reflecting the Government's ambition to make cycling and walking the natural choice for all shorter journeys or as part of a longer journey by 2040<sup>5</sup>.
- 11.2.6 Policy ST57, reflects national policy<sup>3</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, including community travel. Importantly, the National Planning Policy Framework<sup>3</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.
- 11.2.7 Increasing opportunities for new development to provide for more sustainable modes of travel such as by bus, walking or cycling will be identified through the use of Travel Plans and an accompanying action plan. National policy<sup>3</sup> requires their use for schemes expected to generate significant traffic movements. A package of actions to encourage safe, healthy and sustainable travel from new developments to new or existing jobs, services and facilities will be required, to reduce the demand for travel by less sustainable modes, show how sustainable travel will be made accessible at the development and their use increased. The aim is to minimise single occupancy car travel to and from a new development.
- 11.2.8 In accordance with national policy<sup>3</sup> and the Nottinghamshire Local Transport Plan<sup>6</sup>, the Council is committed to improving accessibility to and movement within Bassetlaw's town centres.
- 11.2.9 Key improvements will involve avoiding conflicts between pedestrians, cyclists and vehicular traffic and making improvements to the physical infrastructure within the town centres. These will be identified through the Worksop Central DPD, the Retford Business Neighbourhood Plan and the Harworth & Bircotes Town Centre Masterplan.

## POLICY ST57: Promoting Sustainable Transport and Active Travel

- A. Development that contributes towards a sustainable safe, active and public transport network and offers a range of transport and active travel choices for the movement of people and goods will be supported.
- B. Proposals for residential developments of 10 or more dwellings, and non-residential developments of 1000sqm or greater should:
1. Assist in the improvement of transport infrastructure to help all communities in Bassetlaw have opportunities to travel without a car for essential journeys;
  2. Provide well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists and other users in a way which would not:
    - i. compromise the free flow of traffic on the public highway, pedestrians or any other transport mode, including public transport and cycling; or
    - ii. exacerbate traffic congestion on the existing highway network or increase the risk of accidents or endanger the safety of road users including pedestrians, cyclists and other vulnerable road users;
  3. Where appropriate minimise additional travel demand by car through measures identified in a Travel Plan;
  4. Encourage forms of active travel through connection to, and extension of, existing pedestrian, cycle and equestrian routes, where practicable;
  5. Consider the transport needs for specific groups in the community, such as older people and those with disabilities; and
  6. Encourage the use of flexible transport services that combine public and community transport services, ensuring that locally based approaches are delivered to meet the needs of communities.
- C. The development of Bassetlaw Garden Village, Peaks Hill Farm and Ordsall, Retford will be expected to contribute to the improvement of public and active transport infrastructure to nearby larger settlements such as Worksop and Retford.



### References

<sup>1</sup>Bassetlaw Transport Study Part 2, WYG, 2019

<sup>2</sup>Bassetlaw Transport Study Part 3, WYG, 2020

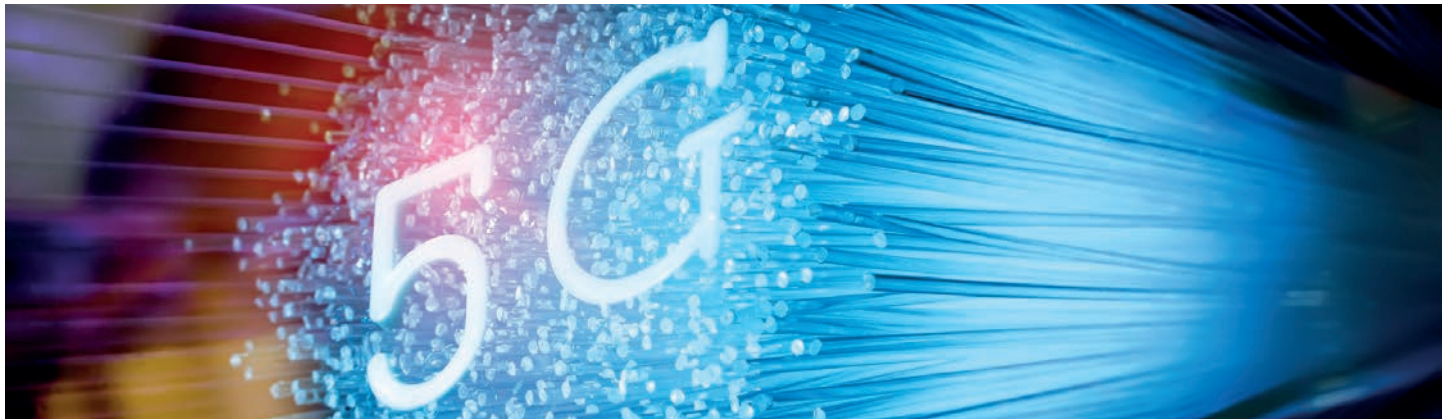
<sup>3</sup>National Planning Policy Framework, MCHLG, 2020

<sup>4</sup>Bassetlaw Council Plan, BDC, 2019

<sup>5</sup>Cycling and Walking Investment Strategy, DFT, 2017

<sup>6</sup>Third Nottinghamshire Local Transport Plan, Nottinghamshire County Council, 2019

## 12.0 Infrastructure and Delivery





## 12.1 Safeguarded Land

- 12.1.1 This Local Plan identifies a number of areas of land that provide the opportunity for the provision of new infrastructure and environmental protection.
- 12.1.2 Safeguarded land is identified as land to be protected from unspecified development during the Local Plan period. Policy ST58 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. The permanent development of safeguarded land will only occur through the details of a masterplan for an affected site or allocation.
- 12.1.3 During a Local Plan review, the reassessment of safeguarded land will involve determining, for each site, whether there is a case for releasing some or all of the land for other forms of development, or whether it should be maintained as safeguarded land until the next review of the plan.

### POLICY ST58: Safeguarded Land

A. Land is safeguarded, as identified on the Polices Map, to support the delivery of the following infrastructure schemes and land for environmental protection:

1. An east-west distributor link road between Blyth Road and Carlton Road at Peaks Hill Farm and the allocation of land through Policy HS1;
2. Land for a link road at Harworth & Bircotes between Blyth and Scrooby Road through the former Harworth Colliery site;
3. Land to accommodate a new railway station, transport hub and associated infrastructure at the Bassetlaw Garden Village through Policy ST3;
4. Land to accommodate a Primary School and associated infrastructure at the Garden Village through Policy ST3;
5. Land to accommodate a new Primary School and associated infrastructure at Peaks Hill Farm through Policy ST17.

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 be considered to prejudice the construction or effective operation of the schemes listed in A will not be supported.

D. The status of safeguarded land will only change through a review of the Local Plan.





## 12.2 Digital Infrastructure

- 12.2.1 Access to digital technologies is vital in influencing and shaping the district and our communities. It is key to growing a sustainable local economy, vital for education and home working, reducing the demand on the road network at peak times, and is an increasingly important part of healthy place-making, community cohesion and resilience, particularly in the rural area.
- 12.2.2 Coverage in the district varies between urban and rural areas. Superfast broadband is currently available to 96% of the district. Nottinghamshire County Council has committed to the Better Broadband for Nottinghamshire programme which over the coming years will continue to roll out full fibre broadband across the district to provide a more reliable network for our communities. Policy ST59 is complementary, relating to infrastructure that will be provided by new development.
- 12.2.3 The UK Digital Strategy<sup>1</sup> recognises digital infrastructure as a utility, with modern life being increasingly challenging without it. It emphasises the importance of creating the right conditions for investment in widespread and up-to-date digital infrastructure: essential if the district is to realise local ambitions to deliver a step change in the economy and support the aspirations of the D2N2 Strategic Economic Plan<sup>2</sup> to promote the creative and digital technology sectors in Bassetlaw.
- 12.2.4 National planning policy<sup>3</sup> reinforces this, supporting the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. It adds that Policy ST59 should set out how high quality digital infrastructure and access to services from a range of providers is expected to be delivered and upgraded over time - full fibre connections to existing and new developments should be prioritised.
- 12.2.5 On that basis, Policy ST59 requires developers to engage with broadband providers to ensure that full fibre, or the fastest, most up to date technology, is installed to the premises/homes as part of the build process. This brings significant reputational and wider economic benefits of ensuring that residents/occupiers are able to access superfast broadband on occupation.
- 12.2.6 Where developers can show that fibre to the premises/home is not viable or feasible, fibre to the curb, with copper connections to premises and additional ducting for future provision will be considered. In the rural area, developers will be expected to demonstrate that all options have been explored with broadband providers, including community based networks.
- 12.2.7 Broadband should be installed on an open access basis allowing for use by a number of internet service providers. Cables should be threaded through resistant ducting to enable easy access to the fibre optic cable for future repair, replacement or upgrading.
- 12.2.8 Smart technologies are increasingly used to help older people and those living with dementia, by reducing isolation, promoting independent living and helping provide care and support. This is important in a district with an increasing ageing population. Infrastructure to enable such technologies will be supported.
- 12.2.9 Upgrades to existing and new communications infrastructure, including ultrafast broadband and mobile communication will be supported, including masts, buildings and other related structures, to harness the opportunities arising from new high-quality communications, subject to compliance with relevant legislation and other policies in this Plan.

## POLICY ST59: Digital Infrastructure

- A. To support the delivery of a vibrant local economy, residents well-being and to reduce the need to travel now and in the future, all proposals should:
1. Make provision for the most up to date digital communications infrastructure to allow connection to that network from first occupation. Development should:
    - a. Ensure infrastructure will be provided on an open access basis;
    - b. Make provision for full fibre solutions or any other technology as they become available, with superfast/ultrafast broadband only being considered where it can be demonstrated that full fibre is not feasible or viable;
    - c. In the rural area, outside of Local Plan allocations, investigate options to deliver high quality communications infrastructure and superfast broadband, including community-based networks;
    - d. Ensure installation of appropriate cabling within each dwelling or unit as well as a fully enabled connection of the developed area to the full main telecommunications network;
    - e. Make provision for sufficient ducting space for future digital connectivity infrastructure (such as small cell antenna and ducts for cables, that support fixed and mobile connectivity and underpin smart technologies) where appropriate.
  2. Support the effective use of the public realm, such as street furniture and bins, to accommodate well-designed and located mobile digital infrastructure;
  3. Enable provision for connection to mobile phone coverage across the site;
  4. Ensure the scale, form and massing of the new development does not cause unavoidable interference with existing communications infrastructure in the vicinity;
  5. Demonstrate that the siting and design of a communications infrastructure installation would not have a detrimental impact upon the visual and residential amenity of neighbouring occupiers, the host building (where relevant), and the appearance and character of the area;
  6. Seek opportunities to share existing masts or sites with other providers; and
- B. Where applicants can demonstrate, through consultation with broadband infrastructure providers, that ultrafast broadband, full fibre solutions is not practical, or economically viable, development should:
1. Ensure a broadband service can be made available via an alternative technology provider, such as fixed wireless or radio broadband; and
  2. Provide ducting to all premises to enable access in the future.



### 12.3 Provision of Infrastructure

- 12.3.1 Implementation is an essential element of a successful Local Plan. So that the planning policies are deliverable, it will be important that there are tools in place to help implementation and ensure the successful delivery of the overall vision for this Plan.
- 12.3.2 Section 13 provides a summary of the key mechanisms that will be used to support each policy's implementation. In addition to developer funding, the Council will work collaboratively with, and help coordinate, partners to lobby Central Government and other funding bodies to secure additional funding for strategic infrastructure projects. Over the plan period it is likely that new

initiatives, partnerships and sources of funding will emerge that will play a new role in helping to implement proposals and deliver growth.

### **Planning for Infrastructure**

- 12.3.3 Bassetlaw's future growth and environmental sustainability cannot be achieved without a wide range of necessary infrastructure. A consistent theme of the National Planning Policy Framework<sup>3</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.
- 12.3.4 This is not an exhaustive list and there may be a range of other services and facilities that could constitute infrastructure, which will be required to deliver this Plan.
- 12.3.5 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.

### **Bassetlaw Infrastructure Delivery Plan**

- 12.3.6 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. The starting point is the Infrastructure Delivery Plan Baseline Assessment<sup>4</sup>. This establishes the capacity of existing infrastructure to accommodate the demands arising from the occupiers of new development.
- 12.3.7 The Bassetlaw Infrastructure Delivery Plan (IDP)<sup>5</sup> supports this Plan and 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. However, in some cases new development can be sited to enable new infrastructure in locations that will promote longer term sustainable growth. The IDP is a living document – when applying the policies in this Local Plan the Council will be guided by the most up to date IDP, together with advice from infrastructure partners - and will be reviewed annually to measure progress. Infrastructure required as part of the development of housing and employment sites is set out in site specific policies.

### **Infrastructure Delivery**

- 12.3.8 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.

- 12.3.9 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.
- 12.3.10 Policy ST60 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).
- 12.3.11 In some cases, development may be phased to ensure the provision is secured. Conditions attached to the planning permission or a through clauses in a S106 agreement will be used to secure phasing arrangements.
- 12.3.12 Policy ST60 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.
- 12.3.13 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).
- 12.3.14 Policy ST60 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.
- 12.3.15 The Whole Plan Viability Assessment<sup>7</sup> reviewed the draft Local Plan policies and the proposed Community Infrastructure Charging Schedule 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.
- 12.3.16 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.
- 12.3.17 If the applicant considers that full mitigation cannot be afforded and that all possible steps have been taken to minimise the unmitigated impacts, Policy ST60 requires an open book viability assessment consistent with national guidance<sup>8</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.

- 12.3.18 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 ST60 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.
- 12.3.19 Further guidance on the implementation of Policy ST60 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 ST60: Provision and Delivery of Infrastructure

- A. The Council will work with neighbouring Local Authorities and infrastructure partners to ensure that the spatial strategy is supported by the timely provision of necessary physical, social and green infrastructure and where appropriate its maintenance.
- 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 and safety improvement works of infrastructure;
  3. Financial contributions towards new or expanded facilities.
- C. Infrastructure will be sought by means of planning obligations, planning conditions attached to a planning permission, funding through the Bassetlaw Community Infrastructure Levy or other mechanisms.
- D. Where on-going maintenance and management is required, 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.





<sup>1</sup>UK Digital Strategy, DCMS, 2017

<sup>2</sup>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2018

<sup>3</sup>National Planning Policy Framework

LG, 2019

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

<sup>5</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2020

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

<sup>7</sup>Bassetlaw Whole Plan Viability Assessment, NCS, 2019

<sup>8</sup>Viability Planning Practice Guidance, [www.gov.uk](http://www.gov.uk), 2019

## 13.0 Implementation and Monitoring



## 13.0 Implementation and Monitoring

- 13.1.1 The policies in the Local Plan will be one of the primary mechanisms for delivering the spatial vision and strategic objectives. However, it is important to recognise that many other processes will influence their achievement, including the implementation of other plans and strategies produced at the national, sub-regional and local levels, investment by the public, private and voluntary sectors, and the actions of individual businesses and residents. The Local Plan is therefore an essential component in delivering the spatial vision and strategic objectives, but not sufficient on its own.
- 13.1.2 The development management process will be a key way in which the Local Plan will be implemented. Both the overall strategy and the individual policies of the Local Plan will provide the starting point for the determination of planning applications, together the National Planning Policy Framework and with any other relevant development plan documents, neighbourhood plans and supplementary planning documents. Other material considerations will be taken into account where relevant.
- 13.1.3 The Local Plan will also have an important role in influencing and providing a positive framework for investment decisions. Ultimately, it will be investments by individual developers, businesses, residents and other organisations that will deliver the spatial vision and implement many of the policies of the Local Plan. It is therefore vital that the Local Plan provides clarity regarding what is required to deliver growth in a sustainable way that benefits everybody, so that this can be taken into account in the decisions that will be made regarding individual developments and other investments.
- 13.1.4 Planning conditions and obligations will reduce the negative impacts associated with development, ensure that developments are integrated and coordinated with their surroundings and secure additional community and environmental benefits, where appropriate. Some of the Local Plan policies will therefore potentially be implemented through this process. The council will utilise its own resources where available and will also seek to attract external funding, such as from central Government wherever possible. The private sector will therefore have a particularly important role in supporting the delivery of the Local Plan.
- 13.1.5 The Local Plan provides a comprehensive set of planning policies for Bassetlaw. However, it will be appropriate to provide additional guidance on some issues so as to explain how individual policies should be implemented. The use of masterplans and design codes will also be necessary in some locations to ensure that development is properly co-ordinated and contributes to high quality and sustainable development.
- 13.1.6 A summary of the approach taken to implementation is set out in Figure 32 overleaf.

Policy	Policy No.	Government Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents & Council Strategies	Compulsory Purchase Powers	Planning Application	Enterprise Zone Funding	Development Tariffs (e.g. CIL)	Council Assets	Duty to Co-operate
<b>Spatial Strategy</b>												
Bassetlaw's Spatial Strategy	ST1	•	•	•	•	•		•		•	•	•
Rural Bassetlaw	ST2		•		•	•		•		•		
Bassetlaw Garden Village	ST3	•	•	•	•	•		•				•
Bassetlaw Garden Village Spatial Design Framework	ST4	•	•	•	•	•		•				•
Bassetlaw Garden Village Delivery and Legacy Management	ST5	•	•	•	•	•		•				•
Worksop Central Area	ST6	•	•	•	•	•		•		•	•	
Cottam Priority Regeneration Area	ST7		•	•	•	•		•				•
<b>Delivering Economic Prosperity</b>												
Employment Land	ST8	•	•	•	•	•		•				•
Site EM007: High Marnham Green Energy Hub	ST9	•	•	•	•	•		•				•
Site SEM01: Apleyhead Junction	10	•	•	•	•	•		•				•
Existing Employment Sites	ST11	•	•	•	•	•		•				•
Rural Economic Growth & Economic Growth Outside Employment Areas	ST12	•	•	•	•	•		•				•
Visitor Economy	ST13	•	•	•	•	•		•				•
Town Centres, Local Centres, Local Shops and Services	ST14	•	•	•	•	•		•			•	•
Management of Town Centres	ST15	•	•	•	•	•		•		•	•	•
<b>Living Communities</b>												
Housing Distribution	ST16				•	•		•			•	•
HS1: Peaks Hill Farm, Worksop	17		•	•	•	•		•				

Policy	Policy No.	Government Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents & Council Strategies	Compulsory Purchase Powers	Planning Application	Enterprise Zone Funding	Development Tariffs (e.g. CIL)	Council Assets	Duty to Co-operate
HS2: Former Pupil Referral Centre, Worksop	18		•	•	•	•		•				
HS3: Radford Street, Worksop	19											
HS4: Former Manton Primary School, Worksop	20		•	•	•	•		•				
HS5: Talbot Road, Worksop	21		•	•	•	•		•		•		
HS6: Former Knitwear Factory, Worksop	22		•	•	•	•		•				
HS7: Trinity Farm, Retford	23		•	•	•	•		•				
HS8: Milnercroft, Retford	24		•	•	•	•		•		•		
HS9: Former Elizabethan School, Retford	25		•	•	•	•		•				
HS10: St Michael's View, Hallcroft Road, Retford	26		•	•	•	•		•		•		
HS11: Fairy Grove Nursery, Retford	27		•	•	•	•		•				
HS12: Station Road, Retford	28				•			•		•		
HS13: Ordsall South, Retford	29		•	•	•	•		•				
HS14: Ollerton Road, Tuxford	30		•	•	•	•		•		•		
Affordable Housing	ST31	•	•	•	•	•		•			•	•
Housing Mix, Type and Density	ST32		•	•	•	•		•			•	
Specialist Housing	ST33	•	•	•	•	•		•			•	•
Sites for Gypsies, Travellers and Travelling Showpeople	ST34				•			•				•
Houses in Multiple Occupation	35				•			•				
Agricultural and Forestry Workers Dwellings	36				•			•				
<b>Promoting Local Character and Distinctiveness</b>												

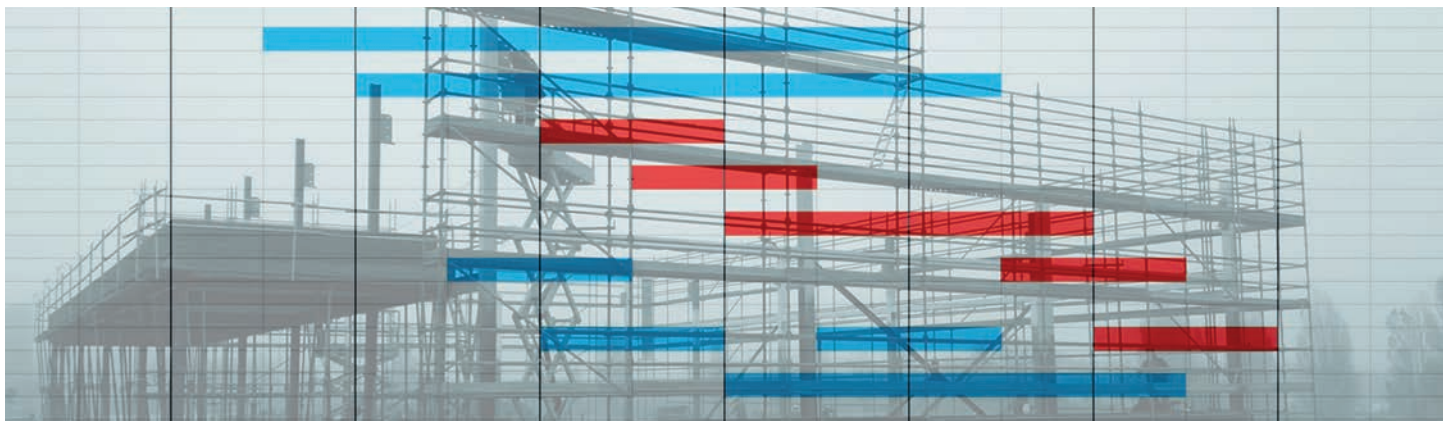


Policy	Policy No.	Government Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents & Council Strategies	Compulsory Purchase Powers	Planning Application	Enterprise Zone Funding	Development Tariffs (e.g. CIL)	Council Assets	Duty to Co-operate
Design Quality	ST37		•	•	•	•		•				
Shopfronts, Signage and Security	38				•	•		•				
Landscape Character	ST39		•	•	•	•		•				
Green Gaps	ST40		•	•	•	•		•				
Green and Blue Infrastructure	ST41		•	•	•	•		•				
Biodiversity and Geodiversity	ST42		•	•	•	•		•				
Trees and Woodland	43		•			•		•				
The Historic Environment	ST44		•		•	•		•				
Heritage Assets	45		•		•	•		•				
<b>Healthy Communities</b>												
Promoting Health and Well-Being	ST46		•		•	•		•				
Promoting Community Services and Facilities	ST47	•	•		•	•		•				
Delivering Quality Open Space	ST48	•	•		•	•		•			•	
Promoting Sport and Recreation	ST49	•	•		•	•		•			•	
Protecting Amenity	50	•	•		•	•		•				
Contaminated and Unstable Land	51		•		•			•				
<b>Greening Bassetlaw</b>												
Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	ST52	•	•	•	•	•		•			•	
Renewable and Low Carbon Energy Generation	ST53	•	•	•	•	•		•				
Flood Risk and Drainage	ST54	•	•	•	•	•		•				•

Policy	Policy No.	Government Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents & Council Strategies	Compulsory Purchase Powers	Planning Application	Enterprise Zone Funding	Development Tariffs (e.g. CIL)	Council Assets	Duty to Co-operate
Protecting Water Quality and Management	ST55	•	•	•	•	•		•				
<b>Transport and Connectivity</b>												
Transport Infrastructure	ST56	•	•	•	•	•		•		•		•
Sustainable Transport and Active Travel	ST57	•	•	•	•	•		•		•		•
<b>Infrastructure Delivery</b>												
Safeguarded Land	ST58				•	•		•				
Digital Infrastructure	ST59		•		•			•				
Provision and Delivery of Infrastructure	ST60	•	•	•	•	•		•		•		

Figure 32: Implementation Framework

## 14.0 Monitoring Framework



## 14.0 Monitoring Framework

- 14.1.1 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.
- 14.1.2 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.
- 14.1.3 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.
- 14.1.4 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.
- 14.1.5 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 level of growth projected to enable their identification and address any capacity issues, ensuring that allocated sites are deliverable.

Policy	Link to Strategic Objectives	Indicator	Target
<b>Spatial Strategy</b>			
<b>Policy ST1:</b> Bassetlaw's 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>10,013 dwellings by 2037 or 589 units a year.</li> <li>To deliver the following within the Plan period to 2037: <ul style="list-style-type: none"> <li>Around 2400 dwellings in Worksop Outer Area.</li> <li>Around 700 dwellings in Worksop Central Area.</li> <li>Around 1800 dwellings in Retford;</li> <li>Around 1700 in Harworth &amp; Bircotes</li> </ul> </li> <li>Around 1400 dwellings on site allocations in this Plan in Neighbourhood Plans for the Large Rural Settlements or on appropriate sites within their development boundaries;</li> <li>Around 1500 dwellings on appropriate sites within the development boundaries or on site allocations in Neighbourhood Plans for the Small Rural Settlements.</li> <li>Around 500 dwellings at the Bassetlaw Garden Village.</li> <li>10 pitches for Gypsy, Travellers and Travelling Showpeople within the first five years and a further 30 pitches beyond.</li> <li>Development of at least 11,236 jobs through the provision of at least 168ha of employment land to accommodate future local employment growth and at least 118ha of employment land to accommodate future sub-regional/regional employment land growth.</li> </ul>
<b>Policy ST2:</b> Rural Bassetlaw	SO1, SO2, SO4, SO6, SO8, SO9, SO10	<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> <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> </ul>	<ul style="list-style-type: none"> <li>By achieving the 20% requirement per Large Rural settlement (See indicative tables in Policy ST2).</li> <li>Large Rural Settlements: at least 1400 new dwellings will be permitted 1 April 2018 to 31 March 2037.</li> <li>By achieving the 5% requirement per Small Rural settlement (See indicative tables in Policy ST2).</li> <li>Small Rural Settlements: at least 1500 new dwellings will be permitted 1 April 2018 to 31</li> </ul>



Policy	Link to Strategic Objectives	Indicator	Target
		<ul style="list-style-type: none"> <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>	March 2037.
<b>Policy ST3:</b> Bassetlaw Garden Village	SO1, SO2, SO3, SO5, SO8, SO9, SO11, 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 residential care home.</li> <li>Provision of a public transport hub</li> <li>Access to new employment land.</li> <li>Provision of community hubs.</li> <li>The provision of a multifunctional green and blue infrastructure network.</li> <li>The enhance tree canopy coverage on the site, to include the retention of existing woodland.</li> <li>To embed sustainable and inspirational environmentally-led design principles to ensure that landscape-led design quality can be achieved.</li> <li>The development of a comprehensive masterplan, design guidance and parameter plans and accompanying strategies.</li> </ul>	<ul style="list-style-type: none"> <li>To have 500 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 10ha of employment land for E(g), B2 and B8 uses by 2037.</li> <li>5 ha for a commercial service area adjacent to the A57/Mansfield Road junction and other complementary employment generating uses to include small scale A3/A5 use and visitor accommodation.</li> <li>Provision of a multifunctional green and blue infrastructure network to be a minimum of 40% total land area.</li> <li>Tree canopy cover of the development site is a minimum of 40%, to include the retention of existing woodland.</li> </ul>
<b>Policy ST4:</b> Bassetlaw Garden Village Design Framework			
<b>Policy ST5:</b> Bassetlaw Garden Village Delivery and Legacy Management			
<b>Policy ST6:</b> Worksop Central Area	SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO14	<ul style="list-style-type: none"> <li>No of dwellings permitted and completed in the Worksop Central Area.</li> <li>No of permitted and completed housing development on brownfield sites in the Central Area.</li> <li>No of dwellings permitted and completed through the conversion of existing buildings.</li> <li>Amount of permitted and completed employment land (ha) in the Worksop Central Area</li> <li>Amount of permitted and completed employment development on brownfield sites in the Central Area (ha).</li> </ul>	All specific targets to the indicators will be provided in the Worksop Central Area DPD.

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST7:</b> Cottam Priority Regeneration Area	SO1, SO2, SO3, SO4, SO6, SO8, SO11, SO14	<ul style="list-style-type: none"> <li>• Number of dwellings permitted or completed on Cottam Priority Regeneration Area</li> <li>• Amount of new employment land (ha).</li> </ul>	All specific targets to the indicators will be provided with the Cottam Priority Regeneration Area Masterplan.
<b>Delivering Economic Prosperity</b>			
<b>Policy ST8:</b> Employment Land	SO1, SO3, SO4, SO8, SO13, SO14	<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, 168.6ha of new employment land at General Employment Sites.</li> <li>• By 2037 118.7ha for strategic employment land.</li> </ul>
<b>Policy ST9: Site EM006:</b> High Marnham Green Energy Hub	SO1, SO3, SO4, SO8, SO11, SO14	<ul style="list-style-type: none"> <li>• Provision of land for employment uses within the energy and low carbon technology sectors and their supply chain.</li> </ul>	<ul style="list-style-type: none"> <li>• A minimum of 38.4 ha of employment use by 2037.</li> </ul>
<b>Policy 10: SEM1:</b> Apleyhead Junction, Worksop	SO1, SO3, SO8, SO11, SO12, 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> <li>• Total floorspace (sqm) developed for B use on the Strategic Employment Site.</li> </ul>	<ul style="list-style-type: none"> <li>• 118.7ha strategic employment land available for B use economic purposes.</li> <li>• Achieve BREEAM very good-excellent standards.</li> </ul>
<b>Policy ST11:</b> Existing Employment Sites	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> <li>• Total floorspace sqm constructed for B use economic purposes on existing employment sites</li> </ul>	<ul style="list-style-type: none"> <li>• No target identified by policy.</li> </ul>
<b>Policy ST12:</b> Rural Economic Growth and Economic Growth Outside Employment Areas	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 greenfield and brownfield sites in ha.</li> <li>• Amount of existing employment land lost to non-economic uses (ha).</li> <li>• The no of new or existing employment related development in rural areas.</li> </ul>	<ul style="list-style-type: none"> <li>• No target identified by policy.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST13:</b> 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> <li>The no of existing and new tourist facilities, including visitor accommodation, within the Main Towns, Large and Small Rural Settlements.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>
<b>Policy ST14:</b> Promoting Competitive Town Centres	SO1, SO3, SO4, SO7, SO8, SO13, SO14	<ul style="list-style-type: none"> <li>The use of specific Town Centre plans including the Worksop Central Area Masterplan, the Retford Centre Business Neighbourhood Plan and the Harworth &amp; Bircotes Town Centre Masterplan.</li> <li>No and distribution of non-F2a class uses at ground floor level in Primary Shopping Areas.</li> </ul>	All specific targets to the indicators will be provided in the relevant Business Neighbourhood Plans and Masterplans for the Town Centres and the DPD for Worksop Central.
<b>Policy ST15:</b> Town Centres, Local Shops and Services	SO1, SO3, SO4, SO7, SO8, SO13, SO14	<ul style="list-style-type: none"> <li>The amount of F2a, E uses and sui generis units in the Primary Shopping Area in town centres.</li> <li>Three new Local Centres at Peaks Hill Farm, Ordsall South 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 target identified by policy.</li> </ul>
<b>Living Communities</b>			
<b>Policy ST16:</b> Housing Distribution	SO1, SO2, SO4, SO8, SO14	<ul style="list-style-type: none"> <li>The provision of land for new homes in Bassetlaw.</li> <li>The number of allocated housing units completed.</li> </ul>	<ul style="list-style-type: none"> <li>The delivery of at least 3080 new dwellings on the housing allocation sites</li> </ul>
<b>Policy 17: HS1:</b> Peaks Hill Farm, Worksop	SO1, SO2, SO3, SO7, SO8, SO9, SO10, SO11, 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> <li>Incorporation of a Local Centre</li> <li>Provision of a community hub</li> </ul>	<ul style="list-style-type: none"> <li>To have 1000 new dwellings completed by the 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> <li>Incorporation of a Local Centre, with an F2a</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
		<ul style="list-style-type: none"> <li>• Access to new employment land (ha).</li> <li>• Protect existing woodland and important hedgerows.</li> <li>• The provision of publicly accessible open space.</li> </ul>	<ul style="list-style-type: none"> <li>• convenience goods store.</li> <li>• Incorporation of a community hub.</li> <li>• The provision of at least 5ha of employment land for E(g), B2 and B8 use to 2037.</li> <li>• Protect 8.1ha of existing woodland and important hedgerows</li> <li>• Provision of at least 18.3ha publicly accessible open space to include children's play space and allotments.</li> </ul>
<b>Policy 18: HS2:</b> Former Pupil Referral Centre, Worksop	SO1, SO2, SO3, SO8, SO9, SO11, 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 20 new dwellings completed by 2037.</li> <li>• The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy 19: HS3:</b> Radford Street, Worksop	SO1, SO2, SO4, SO8, SO9, SO13, SO14	<ul style="list-style-type: none"> <li>• No of dwellings completed on Radford Street allocation.</li> <li>• Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>• To have 120 affordable and low cost dwellings completed by 2037.</li> <li>• The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy 20: 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>
<b>Policy 21: 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>
<b>Policy 22: HS6:</b> Former Knitwear Factory, Worksop	SO1, SO2, SO4, SO8, SO9, SO10, SO11, SO12, SO14	<ul style="list-style-type: none"> <li>• No of affordable dwellings completed on the Former Knitwear Factory allocation.</li> <li>• Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>• To have 54 new affordable dwellings completed by 2037.</li> <li>• The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy 23: HS7:</b> Trinity Farm, Retford	SO1, SO2, SO8, SO9, SO11, SO12, SO13, 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 multifunctional publicly accessible open space.</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>• The provision of 6.5ha of multifunctional publicly accessible open space.</li> <li>• Provision of at least 0.5 ha community woodland</li> </ul>
<b>Policy 24: HS8:</b> Milnercroft, Retford	SO1, SO2, SO4, SO8, SO9, SO11, SO12, SO13, SO14	<ul style="list-style-type: none"> <li>• No of dwellings completed at the Milnercroft allocation</li> </ul>	<ul style="list-style-type: none"> <li>• To have 5 new affordable dwellings completed by 2037.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
		<ul style="list-style-type: none"> <li>Access to a variety of affordable housing types</li> </ul>	<ul style="list-style-type: none"> <li>The construction of a range of affordable housing types, sizes and tenures</li> </ul>
<b>Policy 25: HS9:</b> Former Elizabethan High School	SO1, SO2, SO4, SO8, SO9, SO13, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on the former Elizabethan School allocation</li> <li>Access to a variety of housing types</li> </ul>	<ul style="list-style-type: none"> <li>To have 46 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures</li> </ul>
<b>Policy 26: HS10:</b> St Michael's View, Hallcroft Road	SO1, SO2, SO4, SO8, SO9, SO11, SO12, SO13, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on the former St Michael's View allocation</li> <li>Access to a variety of housing types</li> </ul>	<ul style="list-style-type: none"> <li>To have 20 new apartment dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy 27: HS11:</b> Fairy Grove, Retford	SO1, SO2, SO4, SO8, SO9, SO10, SO11, SO13, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Fairy Grove allocation</li> <li>Access to a variety of housing types</li> </ul>	<ul style="list-style-type: none"> <li>To have 61 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy 28: HS12:</b> Station Road	SO1, SO2, SO4, SO8, SO9, SO10, SO13, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on the Station Road allocation</li> <li>Access to a variety of housing types</li> </ul>	<ul style="list-style-type: none"> <li>To have 5 new dwellings completed by 2037.</li> </ul>
<b>Policy 29: HS13:</b> Ordsall South	SO1, SO2, SO4, SO7, SO8, SO9, SO11, SO12, SO13, SO14	<ul style="list-style-type: none"> <li>No of dwellings completed on Ordsall South allocation</li> <li>Access to a variety of housing types.</li> <li>Make provision for a residential care home, unless market evidence demonstrates a lack of demand.</li> <li>Provision of a country park and community woodland.</li> <li>Provision of multifunctional open space.</li> <li>Provision of a Local Centre.</li> </ul>	<ul style="list-style-type: none"> <li>To have 800 new dwellings completed by 2037.</li> <li>The construction of a range of housing types, sizes and tenures.</li> <li>The creation of a 23ha country park and community woodland.</li> <li>The provision of 4ha of multifunctional open space.</li> <li>Include a Local Centre with a convenience goods store (up to 500sqm).</li> </ul>
<b>Policy 30: HS14:</b> Ollerton Road, Tuxford	SO1, SO2, SO6, SO7, SO8, SO9, SO11, SO12, 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>
<b>Policy ST31:</b> Affordable Housing	SO1, SO2, SO4, SO8, SO9, SO14	<ul style="list-style-type: none"> <li>No of affordable housing completed in the District.</li> <li>No of affordable social rent and home</li> </ul>	<ul style="list-style-type: none"> <li>Where affordable housing is provided, provision for 10% on brownfield sites will be made, of which all the provision should be for affordable home</li> </ul>



Policy	Link to Strategic Objectives	Indicator	Target
		<p>ownership units in the District.</p> <ul style="list-style-type: none"> <li>• Type of affordable housing permitted and completed in the District.</li> </ul>	<p>ownership</p> <ul style="list-style-type: none"> <li>• Where affordable housing is provided, provision for 20% on greenfield sites, of which 50% will be for affordable home ownership and 50% will be affordable housing for rent.</li> </ul>
<b>Policy ST32:</b> Housing Mix, Type and Density	SO1, SO2, SO4, SO5, SO6, SO7, SO8, SO9	<ul style="list-style-type: none"> <li>• No of dwellings completed for self and custom build</li> <li>• No of dwellings delivered by type</li> </ul>	<ul style="list-style-type: none"> <li>• The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy ST33:</b> Specialist Housing	SO1, SO2, SO8, SO9	<ul style="list-style-type: none"> <li>• No of specialist housing for older people provided in Bassetlaw District.</li> <li>• No of wheelchair accessible dwellings provided in the District.</li> <li>• No of further spaces in nursing and residential care homes provided in the District.</li> <li>• No of accessible dwellings provided in the District.</li> </ul>	<ul style="list-style-type: none"> <li>• The provision of at least 541 accessible dwellings by 2037.</li> </ul>
<b>Policy ST34:</b> Sites for Gypsies, Travellers and Travelling Showpeople	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 40 by 2037.</li> <li>• Protocol in place for the delivery of transit sites with capacity for 5 pitches.</li> </ul>
<b>Policy 35:</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 Worksop 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 Worksop Central Area</li> </ul>
<b>Policy 36:</b> Agricultural and Forestry Workers Dwellings	SO1, SO2, SO6, SO8	<ul style="list-style-type: none"> <li>• No of Agricultural or Forestry dwellings completed or removed across the District.</li> </ul>	<ul style="list-style-type: none"> <li>• No target identified by policy.</li> </ul>
<b>Promoting Local Character and Distinctiveness</b>			
<b>Policy ST37:</b> Design Quality	SO7, SO8, SO9, SO10, SO11, SO12	<ul style="list-style-type: none"> <li>• Referenced within other policy indicators.</li> </ul>	<ul style="list-style-type: none"> <li>• No target identified by policy.</li> </ul>
<b>Policy 38:</b> Shopfronts, Signage and Security	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>
<b>Policy ST39:</b> Landscape	SO1, SO6, SO8, SO10,	<ul style="list-style-type: none"> <li>• The amount of development permitted or</li> </ul>	<ul style="list-style-type: none"> <li>• No target identified by policy.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
Character	SO11	completed in green gaps District wide.	
<b>Policy ST40:</b> Green Gaps	SO1, SO5, SO6,- SO8, SO11, SO14	<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>
<b>Policy ST41:</b> Green and Blue Infrastructure	SO1, SO8, SO9, SO11, SO12, SO14	<ul style="list-style-type: none"> <li>No and size (ha) of multifunctional open spaces provided in each settlement.</li> <li>No and size (ha) 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>Ensure major corridors have a minimum buffer of 30 metres.</li> <li>Ensure minor corridors have a minimum buffer of 15 metres.</li> </ul>
<b>Policy ST42:</b> Biodiversity and Geodiversity	SO1, SO4, SO8, SO9, SO11, SO14	<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> <li>No of losses/creations of wildlife designations.</li> </ul>	<ul style="list-style-type: none"> <li>All new development to secure 10% biodiversity net gain</li> </ul>
<b>Policy 43:</b> Trees, Woodland and Hedgerows	SO1, SO4, SO5, SO8, SO10, SO11, SO12, SO14	<ul style="list-style-type: none"> <li>The amount of trees, woodland and hedgerows lost or created due to new development.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy</li> </ul>
<b>Policy ST44:</b> 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>Reduce/ mitigate the impact of developments on heritage assets.</li> </ul>
<b>Policy 45:</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>Aim for no increase in the no of designated assets on the Heritage at Risk Register.</li> </ul>
<b>Healthy Communities</b>			
<b>Policy ST46:</b> Promoting Health and Well-Being	SO9	<ul style="list-style-type: none"> <li>No of new allotments permitted during the planning period (up to 2037).</li> <li>Examination of a range of factors for the District, including: the indices of deprivation; access to services; method of travel to work; journeys made by walking, cycling or public</li> </ul>	<ul style="list-style-type: none"> <li>Residential sites of 50 or more dwelling to submit a Rapid Health Impact Assessment Matrix.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
		transport; road casualties; life expectancy; residents with limiting long-term illness; childhood obesity; air quality; student attainment at school; economic activity and inactivity.	
<b>Policy ST47:</b> Promoting Community Services and 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 community facilities per settlement.</li> </ul>	• No target identified by policy.
<b>Policy ST48:</b> Delivering Quality Open Space	SO1, SO4, SO8, SO9, SO11, SO14	<ul style="list-style-type: none"> <li>• Provision of 4.97ha of publicly accessible open per 1000 people.</li> <li>• No. of new green spaces/ play areas provided</li> <li>• Amount of new green spaces/ play areas provided (ha)</li> </ul>	<ul style="list-style-type: none"> <li>• Provision of 0.61ha 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>• 1.03ha of amenity greenspace per 1000 people throughout the District.</li> <li>• 2.4ha of natural and semi natural greenspace per 1000 people throughout the District.</li> </ul>
<b>Policy ST49:</b> Promoting Sport and Recreation	SO1, SO4, SO8, SO9, SO11, SO14	<ul style="list-style-type: none"> <li>• The amount of new play pitches provided per settlement</li> <li>• The amount of playing pitches lost without replacement per settlement.</li> </ul>	• No target identified by policy.
<b>Policy 50:</b> Protecting Amenity	SO1, SO2, SO3, SO8, SO9	• No target identified by policy.	• No target identified by policy.
<b>Policy 51:</b> Contaminated and Unstable Land	SO1, SO8, SO9, SO11	• The amount of contaminated land reclaimed and brought back into effective use.	• Allocation of 200ha of brownfield land for regeneration and re-use, including the two former power station sites at Cottam and High Marnham.
<b>Greening Bassetlaw</b>			
<b>Policy ST52:</b> Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	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 charging points available per major development.</li> </ul>	• The provision of 5 trees per dwelling and 5 trees per 1000sqm floorspace for non-residential developments over 1000sqm
<b>Policy ST53:</b> Renewable	SO1, SO8, SO9, SO12,	• Total level of renewable energy generation	• No target identified by policy.

Policy	Link to Strategic Objectives	Indicator	Target
and Low Carbon Energy Generation	SO13	(MW). <ul style="list-style-type: none"> <li>No. of renewable and low carbon energy applications granted</li> <li>No. of renewable and low carbon energy applications developed</li> <li>The location of current and proposed sites to examine cumulative impacts.</li> <li>No of development permitted or completed that utilises existing structures to allow renewable energy generation.</li> </ul>	
<b>Policy ST54:</b> Flood Risk and Drainage	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> <li>Number of Planning Applications Granted with a Sustained Objection from the Environment Agency.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>
<b>Policy ST55:</b> Protecting Water Quality and Management	SO1, SO8, SO9, SO11, SO12, 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>
<b>Transport and Connectivity</b>			
<b>Policy ST56:</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, and the re-alignment of part of the B6420 Mansfield Road to meet distributor road standard adjoining the Bassetlaw Garden Village;</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 A57/ B6040 Retford Road;</li> <li>improvements to roundabout at A614 Blyth Road/ A57/A1(T);</li> <li>capacity and flow improvements to the A57</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
			<ul style="list-style-type: none"> <li>between the A60/A57 roundabout and the A60/A57 roundabout, Worksop</li> <li>improvements to B6041 High Hoe Road / Kilton Road mini-roundabouts</li> <li>improvements to the A57 crossroad junction at Dunham on Trent/ Ragnall</li> <li>RETFORD REQUIREMENTS</li> <li>Deliver the identified bus corridors and improvements to reduce congestion.</li> <li>Deliver the identified new routes and improvements to encourage walking and cycling and to reduce congestion.</li> <li>Support improvements to the rail network including the provision of a new bus and rail station at the Bassetlaw Garden Village.</li> </ul>
<b>Policy ST57:</b> Sustainable Transport and Active Travel	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> <li>The number of agreed Travel Plans in operation.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>
<b>Infrastructure and Delivery</b>			
<b>Policy ST58:</b> Safeguarded Land	SO1, SO4, SO5, SO7, SO8, SO11, SO13, SO14	<ul style="list-style-type: none"> <li>Protection of land to deliver transport infrastructure in the next 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 Harworth &amp; Bircotes between Blyth and Scrooby Road through the former Harworth Colliery site</li> <li>Land for a railway station, transport hub and associated infrastructure at the Bassetlaw Garden Village</li> <li>Land to accommodate a Primary School and associated infrastructure at the Bassetlaw Garden Village</li> </ul>
<b>Policy ST59:</b> Digital Infrastructure	SO3, SO7, SO8, SO14	<ul style="list-style-type: none"> <li>The percentage of the District covered by Superfast Broadband.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>



Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST60:</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 through planning obligations.</li> </ul>	<ul style="list-style-type: none"> <li>• No target identified by policy.</li> </ul>

## Glossary

Term	Abbreviation	Definition
Accessibility		The ability of people to use a range of transport methods in order to reach places and facilities.
Adoption		The final confirmation of a development plan or Local Development Document status by a local planning authority (LPA)
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 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</p>

		Government or the relevant authority specified in the funding agreement.
Air Quality Management Areas	AQMA	Areas designated by local authorities which are not likely to achieve national air quality objectives, with a need to devise an action plan (AQAP) to improve the air quality.
Allocated Site		This describes sites which have been identified for a specific use e.g. housing.
Amenity		A positive element or elements that contribute to the overall character of an area, for example open land, trees, historic buildings and how they relate to each other.
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
Ancillary Use/ Operations		A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.
Authority Monitoring Report	AMR	An annually produced report that assesses progress against targets in the Local Development Scheme and how well policies in the Local Plan are being implemented.
Best and most versatile agricultural land		Land which falls into grades 1, 2 and 3a of the Agricultural Land Classification system.
Biodiversity		The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Blue Infrastructure		Infrastructure which relates to water; both natural and man-made. This includes rivers, streams, ponds and lakes.
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.
Building regulations		Building regulations approval is required for most building work in the UK and are statutory instruments that seek to ensure that policies set out in the relevant legislation are carried out.
Built Environment		This term refers to the man-made surroundings that provide the setting for human activity, ranging in scale from buildings to parks.

Change of Use		A change in the way that land or buildings are used (see Use Classes). Planning permission is usually necessary in order to change from one 'use class' to another.
Character		A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Climate Change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often as a result of human activity and fossil fuel consumption.
Climate Change Mitigation		Action needed to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Coalescence		The merging or coming together of separate town or villages to form a whole entity.
Combined Authority		A legal entity formed by two or more local authorities to take collective decisions across boundaries.
Community Facility		Facilities which provide for the health and wellbeing, social, educational, spiritual, recreational, leisure, or cultural needs of the community. This includes; community centres, libraries, leisure centres.
Community Infrastructure Levy	CIL	A levy allowing local authorities to raise funds from landowners and developers undertaking new development in order to fund necessary improvements to services, systems, or facilities needed by the development.
Community Right to Bid		The right (under the Localism Act) for local communities and parish council's to request that certain assets are listed as being of value to the local community. If an asset is listed and it comes up for sale, the community will then have 6 months to put together a bid to buy it.
Community Right to Build Order		An order drawn up by the local community and made by the local planning authority (under the Localism Act) that grants planning permission for a site-specific development proposal or classes of development.
Comparison Goods		Retail items not bought on a frequent basis, for example durable goods such as clothing, household goods, furniture, DIY and electrical goods.
Conservation		The process of managing change to a historic asset in a way that sustains and enhances its significance.
Conservation Area		They are areas of special architectural or historic interest, of which the character or appearance are desirable to preserve or enhance.
Contaminated Land		This describes land polluted by heavy metals, oils and tars, chemicals, gases or asbestos substances.
Convenience Goods		Everyday goods, such as milk, newspapers and food. Shops which hold these items are usually close to people's homes so people can make many visits during the week.
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

		<p>realistic prospect that housing 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>
Density		The amount of development which takes place on a development plot. This is commonly used as a measure of either the number of habitable rooms per hectare or the number of dwellings built per hectare.
Deprived/ Deprivation		The damaging lack of material benefits considered to be basic necessities in society.
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.
Developer Contributions		Payments which are made to the local authority to deliver infrastructure, which is required to make a development acceptable in planning terms.
Development plan		Defined in section 38 of the Planning and Compulsory Purchase Act 2004, this includes adopted Local Plans and made neighbourhood plans.
Duty to Cooperate		A legal test which requires cooperation between local planning authorities and public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. It is separate from but related to the Local Plan test of soundness.
Ecological Network		These link sites of biodiversity importance for existing and future habitats.
Environmental Impact Assessment		A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Evidence Base		The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic and social characteristics of an area.
Examination		The process by which an independent planning inspector examines a Local Plan, with any public recommendations, before publishing a report on its soundness.



Exception Sites		Small sites used for affordable housing which would not usually be allowed residential development
Facilities		A place, amenity or piece of equipment provided for a particular purpose.
Five year housing land supply		As set out by the NPPF, Local Planning Authorities should identify and annually update a supply of specific deliverable sites sufficient to provide five years' worth of housing land when set against their housing requirements.
Flood Risk Assessment		An assessment of flood risk within a particular area so that development needs and mitigation measures can be carefully measured.
Flood Zones		National planning guidance sets out three levels of flood risk which can be mapped in zones. Zone 1 covers areas of little or no risk of flooding. Zone 2 covers areas with low to medium risk. Zone 3 covers areas of high risk. The Environment Agency produces and maps these zones and updates them every three months.
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 Gap		Are defined as where significant development could adversely affect openness, appearance, functionality and therefore quality of these landscapes.
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.
Greenspace		A collective term for green and open space, which may or may not be publicly accessible. This includes parks and gardens, outdoor sports facilities, allotments, playing fields, cemeteries and churchyards.
Habitats Regulation Assessment	HRA	Formal assessment of the impacts of a plan or project on specific nature conservation areas, namely Special Protection Area (SPA), Special Area of Conservation (SAC) or proposed SPAs and Ramsar sites. The assessment is undertaken under the Habitats Directive and Regulations.
Health Impact Assessment		This assessment measures how the Local Plan and policies affect the health of the local population, and the distribution of those effects within the population.
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).
Historic England		Public body which looks after England's historic environment.
Historic Environment		All aspects of the environment which result from the interaction between people and places through time. Including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Elements of the

		historic environment which hold significance are called heritage assets.
Housing Market Area	HMA	The geographical area which reflects the functional relationships of a housing market. The Bassetlaw HMA covers Derbyshire, Nottingham & Nottinghamshire LEP and Sheffield City Region, Combined Authority areas.
Housing in Multiple Occupation	HMO	Housing where at least 3 tenants live there, forming more than 1 household and where they share toilet, bathroom or kitchen facilities with other tenants.
Housing Trajectory		A means of showing past and future housing performance by identifying the predicted provision of housing over a period of time.
Impact Assessment (Character and Visual)		Aims to ensure that all possible effects of change and development, both on the landscape itself and on views and visual amenity, are taken into account on decision-making.
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.
Infrastructure Delivery Plan	IDP	Identifies the infrastructure projects required to deliver the Local Plan and its policies including, physical, social and green infrastructure outlining how and when it is anticipated that infrastructure will be funded. The IDP is a live document that the council will monitor and review on a regular basis to reflect the current circumstances and inform the development management process.
Land Availability Assessment	LAA	An assessment which aims to identify land that may be appropriate for development (residential, employment or Gypsy and Traveller sites). It assesses the availability, suitability and achievability of potential sites. All sites identified are subject to assessment made in stages following the LAA methodology.
Land Instability		Land at risk of landslides, subsidence or ground heave due to the type of rock/soil of the land or from previous site uses such as coal mining. Failing to deal with land instability issues can result in harm to human health, local property, infrastructure and the wider environment.
Landscape Character		The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape and give it recognisable identity.
Listed Buildings		Designated heritage assets of national importance, and are included on the statutory list of buildings of special architectural or historic interest.
Local Centre		Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment.
Local Development Order	LDO	Locally focussed planning tools that Local Planning Authorities can use to grant planning permission for specific types of development within a defined geographical area. They are designed to help streamline

		the planning process by removing the need for developers to make a planning application
Local Development Scheme	LDS	The Local Development Scheme sets out the Council's programme and timetable for preparing Local Development Documents, including the Local Plan.
Local Distinctiveness		The positive features of a place and its communities which contribute to its special character and sense of place.
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 Green Space		Green areas of particular local importance identified for special protection according to criteria set out in the NPPF.
Local Nature Reserves	LNR	Places with wildlife and or geological features that are of special interest locally.
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 Planning Authority	LPA	This is the local government body that is empowered by law to exercise planning functions for a particular area.
Local Transport Plan		The Nottinghamshire Local Transport Plan sets out the transport strategy to 2026 for the County.
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.
Market Housing		Describes the housing to rent or buy on the open market.
Masterplan		A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a development on a site or a group of sites. To provide detailed guidance for subsequent planning applications.
Mineral Safeguarding Area		An <b>area</b> 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.

Mitigation		The efforts to reduce or prevent the impact of an action.
Mixed Use		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
National Planning Policy Framework	NPPF	The framework sets out planning policies at a national level and provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
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, a full definition can be found in Paragraph 159 of the NPPF.
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.
Open Space		All open space of public value, including not just land, but also areas of water which offer important opportunities for sport and recreation and can act as a visual amenity.
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 and Compulsory Purchase Act 2004		The Act introduces: a statutory system for regional planning, a new system for local planning, reforms to the development control and compulsory purchase and compensation system and removal of crown immunity from planning controls.
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.
Planning Permission		Formal approval sought from a local planning authority to allow a proposed development to proceed, often granted with conditions.
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.

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.
Policies Map		An Ordnance Survey based map, which geographically explains the key policies including designations and allocations.
Pollution		Anything which effects the quality of the land, air, water, or soils which might lead to an adverse impact on human health, the natural environment, or general amenity.
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.
Protected Species		Plant and animal species afforded protection under certain Acts of Parliament and Regulations.
Public Realm		The publicly accessible external space including pavements, streets, squares and parks.
Quality of Life		The general well-being of a person or society, defined in terms of health and happiness, rather than wealth.
Regeneration		The economic, social and environmental renewal and improvement of urban or rural areas.
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).
Retail Floor Space		Total area of a property that is associated with all retail uses. Usually measured in square metres. May be expressed as a net figure (the sales area) or in gross (including storage, preparation and staff areas).
Retail Offer		The range and mixture of different quality, sizes and types of shop, within or outside town or local centres.
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
Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain necessary extra works related to a development are undertaken.



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.
Sequential Test		A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield, or town centre retail sites before out-of-centre sites.
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 Area of Conservation	SAC	Are sites designated under the Habitats Directive. These sites, together with Special Protection Areas (or SPAs), are called Natura sites and they are internationally important for threatened habitats and species.
Specialist Housing		Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.
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.
Statement of Community Involvement	SCI	Sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

Strategic Environmental Assessment	SEA	This term is used internationally to describe the environmental assessment of plans, policies and programmes. This environmental assessment (the SEA Directive) looks at the effects of certain plans and programmes on the environment. See Sustainability Appraisal.
Strategic Flood Risk Assessment	SFRA	Maps all forms of flood risk and forms the evidence base to locate development primarily in low flood risk areas (Zone 1). Areas of 'low' (Zone 1) 'medium' (Zone 2) and 'high' (Zone 3) risk are mapped using data collected from many sources including the Environment Agency and water utility companies.
Strategic Housing Market Assessment	SHMA	An assessment of the level of future housing provision and the mix of housing required, prepared across the Housing Market Area (HMA).
Strategic Sites		A site allocated in a Local Plan which is central to the achievement of the Plan strategy.
Sui-Generis		A term given to the uses of land or buildings, not falling into any of the classes identified by the Use Classes Order 2005, for example, car showrooms and petrol filling stations.
Supplementary Planning Document	SPD	Documents 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	SA	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. Methods include the use of rills, swales, porous membranes/surfaces, gravel filters, water bodies, balancing ponds and reedbeds. Positive benefits include improved flood control and enhancements for wildlife, landscape and amenity value of developments.
Sustainable Transport/Travel		Often meaning walking, cycling and use of public transport (and in some instances 'car sharing'), which is considered to be less damaging to the environment and reduce traffic congestion and pollution.
Town Centre		Area defined on the policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. Excludes 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.
Town Centre Uses		These are uses other than shopping that are commonly found in town centres, including, retail, social, leisure and cultural, housing, employment and other uses.
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.
Travel Plan		A long- term management strategy for an organisation or site to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Tree Preservation Order	TPO	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.
Use Classes		The Town and Country Planning (Use Classes) Order 2020 (as amended) puts uses of land and buildings into various categories.
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.
Vitality		Vitality in terms of retailing, the capacity of a centre to grow or develop its likeliness and level of activity.
Water Framework Directive	WFD	The Water Framework Directive (WFD) became part of UK law in 2003 with the primary objectives of achieving good ecological status in water bodies and providing protection for drinking water sources and protected sites (Habitats Directive Sites and Sites of Specific Scientific Interest).
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

Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)
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: Bassetlaw Garden Village Spatial Design Framework	New Policy
POLICY ST5: Bassetlaw Garden Village Delivery and Legacy Management	New Policy
POLICY ST6: Worksop Central	Policy CS2: Worksop Policy DM8: The Historic Environment Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST7: Cottam Priority Regeneration Area	New Policy
POLICY ST8: 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 ST9: EM007: High Marnham Green Energy Hub	New Policy
POLICY 10: Site SEM1: Apleyhead Junction, Worksop	New Policy
POLICY ST11: Existing Employment Sites	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM7: Securing Economic Development
POLICY ST12: Rural Economic Growth and Economic Growth Outside Employment Areas	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 ST13: Visitor economy	Policy CS2: Worksop Policy CS3: Retford Policy CS5: Carlton-In-Lindrick And Langold Policy DM3: General Development In The Countryside
POLICY ST14: 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 ST15: Management of Town Centres	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes
POLICY ST16: Housing Distribution	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS6: Tuxford
POLICY 17: HS1: Peaks Hill Farm	New Policy
POLICY 18: Site HS2: Former Pupil Referral Centre	New Policy
POLICY 19: Site HS3: Radford Street	New Policy
POLICY 20: Site HS4 Former Manton Primary School	New Policy
POLICY 21: Site HS5: Talbot Road	New Policy
POLICY 22: Site HS6 Former Knitwear Factory, Retford Road	New Policy
POLICY 23: Site HS7: Trinity Farm, Retford	New Policy
POLICY 24: Site HS8 Milnecroft	New Policy



<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
POLICY 25: Site HS9: Former Elizabethan School	New Policy
POLICY 26: Site HS10: St Michael's View, Hallcroft Road	New Policy
POLICY 27: Site HS11 Fairy Grove, Grove Road	New Policy
POLICY 28: Site HS12 Station Road	New Policy
POLICY 29: Site HS13 Ordsall South	New Policy
POLICY 30: Site NP04: Ollerton Road, Tuxford	New Policy
POLICY ST31: 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 ST32: 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 ST33: Specialist Housing	Policy DM5: Housing Mix And Density
POLICY ST34: Sites for Gypsies, Travellers and Travelling Showpeople	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY 35: Houses in Multiple Occupation	Policy DM5: Housing Mix And Density
POLICY 36: Agricultural and Forestry Workers Dwellings	Policy DM3: General Development In The Countryside
POLICY ST37: 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

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM13: Sustainable Transport
POLICY 38: Shop fronts, Signage and Security	Policy DM8: The Historic Environment
POLICY ST39: 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 Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy
POLICY ST40: Green Gaps	New Policy
POLICY ST41: 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 ST42: 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 43: Trees, Woodlands and Hedgerows	Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities
POLICY ST44: 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 45: 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 ST46: Promoting Healthy, Active Lifestyles	Policy DM11: Developer Contributions & Infrastructure Provision

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
POLICY ST47: 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 ST48: Delivering Quality, Accessible Open Space	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 ST49: Promoting Sport and Recreation	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 50: 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 51: Contaminated and Unstable Land	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY ST52: Reducing Carbon Emissions, 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 ST53: Renewable Energy Generation	Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST54: Flood Risk and Drainage	Policy CS2: Worksop Policy CS3: Retford Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST55: Protecting Water Quality and Management	Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST56: Transport Infrastructure and Improvements Schemes	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 Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST57: Promoting Sustainable Transport and Active Travel	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 ST58: Safeguarded Land	New Policy
POLICY ST 59: Digital Infrastructure	New Policy
POLICY ST60: 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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# Contact us



01909 533 533



[www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)



[customer.services@bassetlaw.gov.uk](mailto:customer.services@bassetlaw.gov.uk)



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Visit us at:

Retford One Stop Shop  
17B The Square, Retford DN22 6DB

Worksop One Stop Shop  
Queen's Buildings, Potter Street, Worksop S80 2AH

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