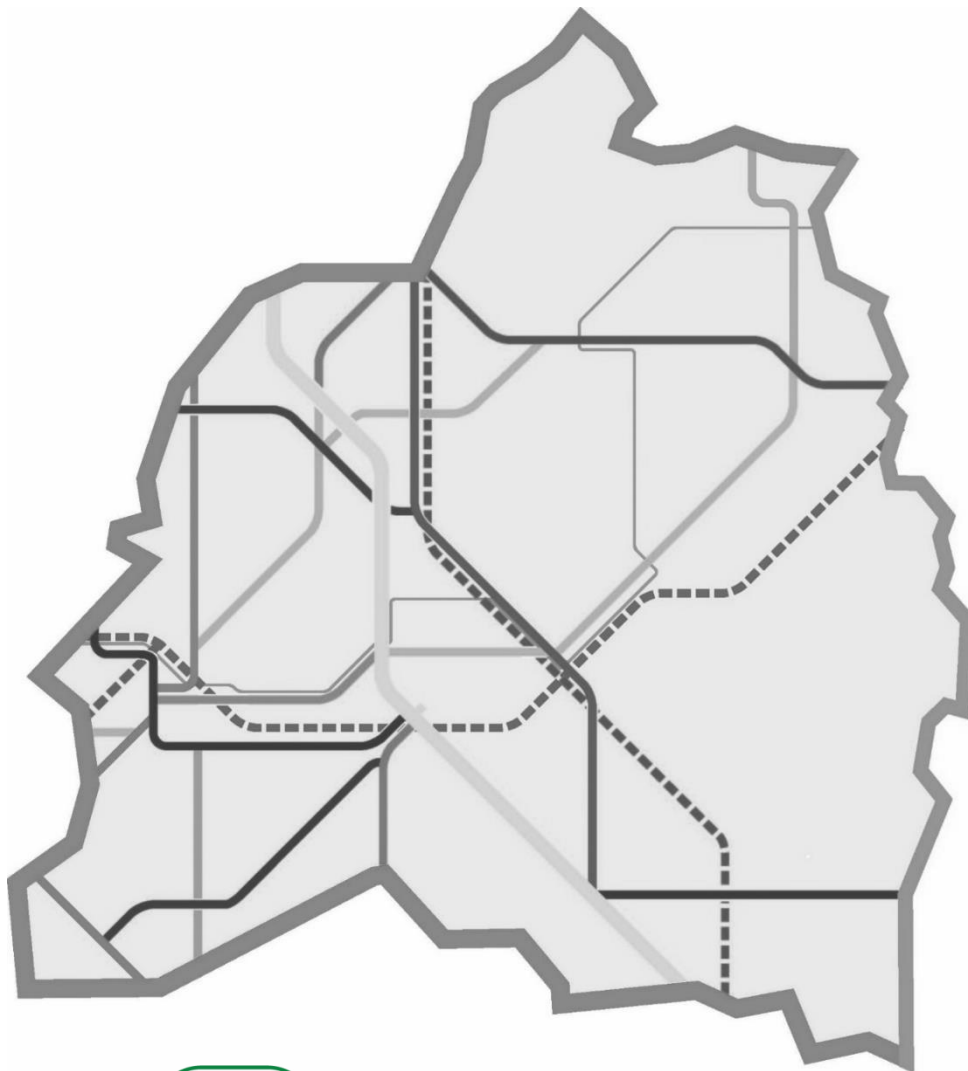


Bassetlaw Local Plan
2020 – 2037:
Publication Version
Development Boundaries
Background Paper
(September 2021)



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

1. Development Boundaries

- 1.1 The role of development boundaries is to define the built-up limits of a settlement and differentiate between the built form of a settlement - where the principle of residential development is usually acceptable, and the rural area where development, in particular housing is restricted. The development boundary defines what the rural area is and therefore defines what planning policy should be applied to particular types of development.
- 1.2 Development boundaries guide development to sustainable locations demarking a concentration of existing residential and employment premises, services and facilities. In addition, they provide clarity and certainty for developers and the public by highlighting the areas that will be more acceptable than others for particular types of development.
- 1.3 A development boundary is a planning designation only and has no other administrative relevance. Development boundaries do not necessarily reflect land ownership boundaries, parish boundaries or the exact curtilage of dwellings.
- 1.4 Whilst the principle of development, particularly residential development is usually acceptable within the development boundary, this does not mean the Local Planning Authority will grant planning permission. All proposals, whether within, adjacent or outside of the development boundary will be determined in accordance with the relevant policies of the development plan for the District unless material considerations indicate otherwise. Development boundaries in Bassetlaw were last reviewed during the preparation of the Core Strategy in 2011.
- 1.5 Since 2011, the three main towns have experienced various incremental changes to physical features that now form an integral part of the settlement but are not included in the existing boundary. A review also provides an opportunity to remedy any inconsistencies in the original boundary. A review enables development boundaries to be assessed using a transparent and standard methodology, which takes account of the built development or change since the adoption of the Core Strategy.

Which Development Boundaries are being reviewed in the Bassetlaw Local Plan?

- 1.6 Currently, there are 27¹ development boundaries in the Core Strategy. However, it is not necessary to review all of these as the approach to development in the rural area is being reviewed in the Bassetlaw Local Plan; the intention is for a focussed number of settlements to be considered eligible for housing growth. The Bassetlaw Local Plan only identifies development boundaries for Worksop, Retford, Harworth & Bircotes, Blyth, Carlton in Lindrick, Misterton, Langold and Tuxford. The reason for keeping the development boundaries for these settlements is to prevent urban sprawl and

¹ Beckingham, Blyth, Carlton –in – Lindrick, Claborough and Hayton, Cuckney, Dunham –on – Trent, East Markham, Elkesley, Everton, Gamston, Gringley on the Hill, Harworth Bircotes, Langold, Mattersey, Misson, Misterton, Nether Langwith, North Leverton, North and South Wheatley, Rampton, Ranskill, Sturton le Steeple, Sutton cum Lound, Tuxford, Walkeringham, Retford, Worksop.

concentrate development at the proposed site allocations in the Local Plan and/or at site allocations in relevant made Neighbourhood Plans.

- 1.7 The settlements which have been subject to this development boundary review therefore include:
- a. Worksop;
 - b. Retford;
 - c. Harworth & Bircotes;
 - d. Blyth;
 - e. Carlton in Lindrick;
 - f. Langold;
 - g. Misterton; and
 - h. Tuxford.

Other development boundaries identified within the Core Strategy are no longer recognised within the Local Plan. However, development boundaries for settlements not listed in a-h above can be designated through made Neighbourhood Plans, where appropriate.

How have the Development Boundaries been reviewed?

Methodology and Principles

- 1.8 Existing Development Boundaries for Worksop, Retford, Harworth & Bircotes, Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford will remain unchanged unless the following have occurred since the adoption of the Core Strategy in December 2011.
- a. Development has taken place or is currently under construction at the time of this review directly adjoining, but outside of the existing development boundary of Worksop, Retford, Harworth & Bircotes, Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford;
 - b. In the case of Harworth & Bircotes, Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford, the boundary has been revised through a made Neighbourhood Plan.
- 1.9 Development boundaries will exclude:
- a. Sites that had planning permission which has since lapsed and are not under construction or completed since 31st December 2011;
 - b. Areas of public or private open space or sports facilities, previously included, that are located on the edge of the existing built-up area of a settlement and relate more to the surrounding countryside;
 - c. Inconsistencies that have been identified within the existing development boundaries since the adoption of the Core Strategy in 2011; and
 - d. Proposed development allocations within the Bassetlaw Local Plan that are outside of the proposed development boundary of Worksop, Retford, Harworth & Bircotes, Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford.
- 1.10 The proposed development boundaries for Worksop, Retford, Harworth & Bircotes, Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford are provided on the Policies Maps.