

Bassetlaw Local Plan 2020-2038



Statement of Consultation

Main Report

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Part 1

1.0 Introduction

1.1 Purpose

1.1.1 This Consultation Statement has been prepared to meet the requirements of Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and to show conformity with the Council’s Statement of Community Involvement (SCI) adopted in January 2020. The SCI was temporarily changed from November 2020 to January 2021 and in June 2021 due to impact of Covid-19 on regulations. These changes are covered later in the statement.

1.1.2 The SCI document sets out how the Council will consult and involve the public and statutory consultees in planning matters. Full details of the currently adopted SCI can be viewed here: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/statement-of-community-involvement-sci/>

1.2 Background

1.2.1 The Consultation Statement is submitted alongside the Bassetlaw Local Plan 2020-2038. The Statement describes how the Council has undertaken community participation and stakeholder involvement during the production of the Local Plan. It sets out how these efforts have shaped the Plan, along with the main issues raised through the consultation and received representations.

1.2.2 The Local Plan document outlines how the District should be planned and developed over a 15-year period following its adoption. The consultations are a key part of Bassetlaw District Council’s Local Plan production process. The consultation process has enabled the Council to engage with stakeholders, including residents, businesses, developers, statutory consultees and other interested parties to ensure that their views inform the Local Plan production. The Regulation 18 consultations enabled these parties to comment on the Draft Bassetlaw Local Plan, which outlined the Council’s development strategy, planning policies and proposals, including site allocations, which would guide land use and planning decisions in the District up to 2038.

1.2.3 The Council’s Publication Version Local Plan, proposed submission documents, including the Sustainability Appraisal, and evidence base were published in accordance with Regulation 19 for a seven week consultation period. The Council consulted specific consultation bodies, including statutory bodies and relevant authorities, and general consultation bodies such as local amenity and residents’ groups, businesses and individual residents. A variety of consultation techniques were used in accordance with national legislation and the Statement of Community Involvement.

1.2.4 The Council’s Publication Version Local Plan Addendum, proposed submission documents, including the Sustainability Appraisal, and evidence base were published in accordance with Regulation 19 for a six week consultation period. The Council consulted specific consultation bodies, including statutory bodies and relevant authorities, and general consultation bodies such as local amenity and residents’ groups, businesses and individual residents. A variety of consultation techniques were used in accordance with national legislation and the Statement of Community Involvement.

1.2.5 Upon adoption the Local Plan will replace the adopted Bassetlaw Core Strategy and Development Management Policies DPD (2011) which is the current development framework for the District. Once adopted, the strategic policies in the Local Plan provides the local strategic policy context for any Neighbourhood Plans to be prepared (or reviewed in the case of those that have already been ‘made’ and in general conformity with the Core Strategy).

1.3 Structure of Statement

1.3.1 This Statement of Consultation consists of four sections:

Section 1- Introduction- outlines the Purpose, Background and Structure of Statement.

Section 2- Plan Production Timeline- describes the timeline which was followed for preparing the Local Plan, in accordance with the current Local Development Scheme¹.

Section 3- Summary of the Main Issues-provides a summary of the main issues raised during the Regulation 18/19 consultation periods and how the representations received have been considered by the Council.

Section 4- Appendices and Schedules- this section contains the 2 appendices and 2 schedules which support Section 3 and detail how the consultations were undertaken, the responses received and how they have been taken into account by the Council.

Appendix 1 details-

- who was invited to make representations and how (Regulation 22 (1)(c)(i) and (ii))
- a summary of the main issues raised by those persons (Regulation 22 (1)(c)(iii)) in Plan/theme order and
- how those issues have been addressed in the preparation of the Local Plan (Regulation 22 (1)(c)(iv)).
- Appendix 1 is supported by information in Schedule 1 and 2.

Appendix 1A details-

Includes tables identifying the issues raised through the responses received at each stage of the Regulation 18 consultations and sets out the changes that were made by the Council to address the consultation comments.

Appendix 2 details-

How the Regulation 19 Local Plan consultation was undertaken and the number of representations made including a summary of the main issues (Regulation 22 (1)(c)(v) with a council response to the issues raised.

Schedule 1 details-

Local Plan Contacts Database – summary of the stakeholders who were notified of the Regulation 19 Bassetlaw Local Plan 2020-2038: Publication Version consultation.

Schedule 2 details-

Consultation techniques – examples of approaches used at various stages of the Local Plan Consultation process.

¹ <https://www.bassetlaw.gov.uk/media/6370/local-development-scheme-2021.pdf>

2.0 Plan Production Timeline

2.1 Throughout the creation of a new Local Plan early and ongoing engagement with local communities, businesses and organisations is essential. Therefore, a number of thorough and robust stages of consultation are required. These enable the development of a comprehensive document, which has been tailored to the needs of the district in terms of strategy and the policies required.

2.2 Table 1 identifies and describes the main consultation stages which have been followed in order to reach the Publication stage in September 2021. It also includes the stages which will follow the Regulation 19 consultation. The preparation on the Bassetlaw Local Plan has involved seven consultations which have been identified by the Council as adhering to Regulation 18 and Regulation 19 requirements. In each instance, any supporting evidence based documents have also been published to enable stakeholders to review them and respond.

Table 1: Key Local Plan Stages Undertaken

Consultation Period(s)	Brief Description	Date
Stage 1: Initial Draft Bassetlaw Local Plan- Setting the Direction for Bassetlaw's Future	This consultation stage was used to help identify what a new Local Plan should contain. This paper did not set out draft policies or identify specific sites for development. Instead it used a matrix to highlight different planning themes which could be commented on through the consultation. Any received comments would then be used to refine the identified principles and support the development of a set of draft policies and strategic sites for the following version of the Draft Bassetlaw Plan.	October - November 2016
Stage 2: Draft Bassetlaw Plan- Part 1: Strategic Plan	This draft Local Plan paper included draft strategic policies and two strategic sites which were proposed to deliver one joint new garden village. The paper set out a vision for Bassetlaw's future and the key objectives that the future Bassetlaw Plan would need to address to work towards the vision for the District. The paper proposed an overall strategy to address these objectives and suggested how these might be broken down into specific policy themes. Each policy theme had a proposed policy approach, which was intended as the basis for the policies to be set out in the following Draft Bassetlaw Plan.	January – February 2019
Stage 3: Draft Bassetlaw Local Plan 2020 (January)	This consultation stage included over 50 draft planning policies, both strategic and detailed, covering a range of planning topics. The document included a settlement hierarchy and potential site allocations for housing and employment. A Sustainability Appraisal report as well as a number of new and updated supporting evidence base documents were published. The	January – February 2020

The Bassetlaw Local Plan– Statement of Consultation

Consultation Period(s)	Brief Description	Date
	draft CIL Charging Schedule was also consulted upon.	
Stage 4: Draft Bassetlaw Local Plan November 2020	As a high number of responses (circa 700) were received through the previous consultation, amendments were made to the Plan as a result. Including change to the spatial strategy, housing and employment allocations being removed or inserted. The Sustainability Appraisal report and a number of other new and updated supporting evidence base documents were published. These included: Land Availability Assessment (LAA), Housing and Economic Development Needs Assessment.	November 2020 – January 2021
Stage 5: Draft Bassetlaw Local Plan: Focussed Consultation	This consultation focussed on nine strategic and detailed policies, where as a result of evidence based work for the draft Worksop Central DPD and discussions with key stakeholders revisions to policies had been necessary to provide a consistent strategic planning policy framework. Additionally, the Focussed Consultation provided a second opportunity to consider the proposals for a strategic site allocation Ordsall South, Retford (Policy 29) in more detail.	June – July 2021
Stage 6: Publication Version of the Bassetlaw Local Plan 2020-2037 (Pre-Submission Consultation Reg 19)	Officers commenced the Council's formal approvals processes to seek approval of the draft plan for Publication in August 2021. The draft plan was approved for Regulation 19 stage at Cabinet and then considered by Overview & Scrutiny on 23 rd August 2021 before consultation commenced on the 2 September 2021. The same process was followed to approve the draft CIL Charging Schedule for consultation.	August – September 2021
Stage 6: Publication Version of the Bassetlaw Local Plan 2020-2037 (Pre-Submission Consultation Reg 19)	A submission ready version of the plan (Publication Version) was made available for stakeholders and the public to comment on for a period of 7 weeks. In accordance with the Local Plan Regulations, this consultation was formal and statutory seeking representations on matters of legal and procedural compliance and the tests of soundness set out in the National Planning Policy Framework. A Publication version of the SA Report as well as the Habitats Regulation Assessment was also made available alongside the additional proposed submission documents and the Local plan evidence base. The submission ready version of the draft CIL Charging Schedule was also consulted upon.	Sept-Oct 2021
Stage 7: Publication Version Addendum of the Bassetlaw Local Plan	Officers commenced the Council's formal approvals processes to seek approval of the Publication Addendum in January 2022. The draft	January 2022

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Consultation Period(s)	Brief Description	Date
2020-2037 (Pre-Submission Consultation Reg 19)	plan was approved for Regulation 19 stage at Cabinet and then considered by Overview & Scrutiny on 4 January 2022 before consultation commenced on the 6 January 2022.	
Stage 7: Publication Version Addendum of the Bassetlaw Local Plan 2020-2037 (Pre-Submission Consultation Reg 19)	In response to new up to date evidence, and in response to a handful of representations made during the Publication consultation a focussed number of changes were proposed to the Local Plan. To ensure the new evidence and proposed changes to the Local Plan are fully considered by the Inspector, a submission ready version of the plan (Publication Version) was made available for stakeholders and the public to comment on for a period of 6 weeks. In accordance with the Local Plan Regulations, this consultation was formal and statutory seeking representations on matters of legal and procedural compliance and the tests of soundness set out in the National Planning Policy Framework. A Publication version of the SA Report as well as the Habitats Regulation Assessment was also made available alongside the additional proposed submission documents and the Local plan evidence base.	Jan-Feb 2022
Stage 8: Publication Version Second Addendum of the Bassetlaw Local Plan 2020-2038 (Pre-Submission Consultation Reg 19)	Due to one of the two landowners unexpectedly withdrawing their site from the proposed Garden Village just prior to submission, a final round of targeted Regulation 19 consultation is required to address this issue and in response to up to date evidence. Therefore, the Council is expecting to undertake a Second Addendum Consultation, ahead of submitting the plan to the Independent Planning Inspectorate. The consultation will focus on the strategic elements of the draft local plan relevant to the Garden Village and evidence base changes.	May-June 2022
Stage 9: Submission to the Secretary of State	The Council will then assess the comments received during the regulation 19 formal consultation and if it is considered that the Local Plan is sound, will submit the Plan for Examination in Public (EiP).	July 2022
Stage 10: Examination in Public	The Plan will be examined by an independent Planning Inspector.	October-November 2022
Stage 11: Inspector's Report	The Council will receive a detailed report from the Planning Inspector giving a considered view on the soundness of the Local Plan.	June 2023
Stage 12: Adopt	The Council will formally adopt the Bassetlaw Local Plan.	July 2023

Table 1: Key Local Plan Stages Undertaken

3.0 Summary of Process and Main Issues

3.1 The following section of the statement summarises:

- how the consultation stages set out in the timeline above at Section 2 have been undertaken;
- what the main issues raised from each stage of the process were;
- how subsequent stages of the plan's preparation has addressed the issues (or where this has not always been possible what the Council's response is to the main matters raised).

3.2 These stages are numbered to reflect those set out in the summary timeline in section 2.

Stage 1: Regulation 18 Consultation: Initial Draft Bassetlaw Local Plan- Setting the Direction for Bassetlaw's Future Consultation

3.3 The Council published the Initial Draft Bassetlaw Local Plan for consultation from 17th October 2016 until 9th December 2016. The Initial Draft set out the scope and purpose of the Local Plan and the process for producing it.

3.4 The document set out a Vision and 11 Strategic Objectives for Bassetlaw and included a Spatial Strategy that proposed a 'hybrid' approach to the distribution of development and drew from a range of spatial strategy options. The approach formed a spatial hierarchy for the District and outlined planning approaches and development principles for each settlement tier. The hierarchy divided settlements within the district into the following six categories: Worksop-sub Regional Centre, Retford-Rural-hub town, Harworth and Bircotes-Local Regeneration Centre, Bassetlaw's Functional Clusters-Sustainable Rural Settlements, Wider Rural Bassetlaw-Dispersed Settlements, Land and Isolated Buildings (6A) and New or Expanded Settlement in Wider Rural Bassetlaw (6B). The spatial hierarchy was based on the scale, role, service provision, land availability and opportunities for investment and growth of settlements to benefit wider rural communities.

3.5 As well as proposing growth for the larger settlements in the District, a key proposal within the document was the use of functional clusters. These were defined as a group of settlements which share basic, everyday services, by being within a reasonable distance of each other. For each of the functional cluster villages a 20% cap on settlement growth was proposed. The document also proposed the removal of existing development boundaries for functional clusters and rural settlements, as outlined in the Core Strategy, and instead suggested criteria based policy would be adopted, with proposals for new development being judged against a comprehensive set of criteria.

3.6 The Initial Draft Bassetlaw Plan then set out 11 proposed thematic policy approaches relating to various topic areas. These included: housing growth, economic development, design and the natural environment. These proposed policy approaches were high level indications of the likely direction of the Local Plan policy and did not include detailed draft policy wording. They did include where further evidence based documents could be found which supported the content of each proposed policy approach. An example of this was the 2013 Strategic Housing Market Assessment, which suggested that 435 new dwellings were needed each year to meet Bassetlaw's Objectively Assessed Need.

3.7 A full consultation was conducted from 17th October 2016 and concluded on 9th December 2016. The consultation was extended to 8 weeks rather than the statutory 6 weeks period. The consultation responses were predominately received online, via Survey Monkey, however responses were also received by e-mail or letter. This stage was conducted in line with the adopted Statement of Community Involvement. The consultation approach can be summarised as follows:

- **Events:** A number of publically accessible consultation events were held at venues across the District, in both the Towns and Rural areas. The list of these events is shown below in Table 2.

Date 2016	Event
02 Nov	Sutton cum Lound
03 Nov	Walkeringham
07 Nov	South Wheatley
08 Nov	Everton
14 Nov	Blyth Parish Council Meeting
15 Nov	Carlton-in-Lindrick
16 Nov	Ranskill
17 Nov	Normanton
21 Nov	Shireoaks
22 Nov	Rampton
22 Nov	Clarborough
23 Nov	Norton & Cuckney
24 Nov	Tuxford
02 Nov	Sutton cum Lound
03 Nov	Walkeringham

Table 2: Events organised for 2016 consultation

- **Dedicated Webpages:** Located on the Council’s website, and provided access to a range of resources, including downloadable copies of all documents and consultation resources.
- **Survey Monkey:** Used for people to submit their comments.
- **Posters:** Placed across the District, these were used to advertise the consultation, while signposting people where to find more information and the dates of the online events.
- **Flyers:** Advertising the consultation, signposting where to find more information and the dates of the consultation events.
- **Printed Media:** Press releases were also made to the local newspapers, including the Retford Times and the Worksop Guardian.
- **Social Media:** multiple posts were sent via Facebook and Twitter.
- **Email/ Letter:** These were sent to all registered stakeholders on the Local Plan’s database and informed them about the Initial Local Plan consultation and how to make comments.

Setting the Direction for Bassetlaw’s Future Consultation- Summary of Results and Responses to the Issues Raised

3.8 A total of 118 Formal Responses were received by the close of the consultation. These representations were received from the following:

- 35 agents/developers/planning consultants
- 29 individuals
- 22 parish councils or local community groups

- 17 public organisations
- 6 infrastructure providers
- 5 other
- 3 landowners
- 1 elected member

3.9 All responses received were collated and analysed. A copy of the Consultation Summary Report setting out all the details of this stage of the process was published by the Council in 2018 and can be found here <https://www.bassetlaw.gov.uk/media/3808/2016-idbp-public-consultation-summary-report.pdf> Findings from the Initial draft consultation held in 2016 were discussed at Cabinet on Tuesday 18th December 2018.

3.10 For this stage of consultation, the emphasis was on gathering responses to the Initial Draft Bassetlaw Plan in a free-text form. This was to allow consultees to tailor their responses appropriately, according to their thoughts and opinions, whilst also allowing for thematic coding. The themes outlined within the consultation summary document related to the core elements of the Initial Draft Bassetlaw Plan, alongside a range of technical or wider issues that were referenced.

3.11 A number of responses included site submissions for consideration as a part of the emerging Bassetlaw Plan. Some of these were re-submissions of sites originally submitted through the 2015/16 Land Availability Assessment (LAA) process. Where appropriate, any additional sites submitted were added to the LAA process for wider consideration.

3.12 The subject to receive the highest number of representations was Spatial Strategy- Functional Clusters, with 51 representations. The following section summarises the consultation responses to the main issues raised under the headings: Vision and Objectives, Spatial Strategy and Proposed Thematic Policy Approaches.

Vision and Objectives

3.13 The consultation responses indicated that there was general support for the vision and objectives of the emerging Bassetlaw Plan, which would continue to be refined as the Bassetlaw Plan emerged.

Spatial Strategy

3.14 Table 3 displays the number of representations received for each of the Spatial Strategy subject areas.

Spatial Strategy- Subject	No. of representations
Functional Clusters	51
Development Boundaries	27
Criteria Policies	25
Urban/Town	18
New Village/Settlement	15
Wider Rural	11

Table 3: Number of responses received for each Spatial Strategy subject area

3.15 The consultation found general support for proportionate growth in rural areas. However points were raised about the practicalities of functional clusters as representations stated they did not represent realistic flows of people, for example in relation to jobs and services. Additionally, comments highlighted that there was a lack in the spatial strategy criteria policies to protect rural settlement coalescence due to the proposed removal of development boundaries. This was also interpreted as a move to merge rural settlements, with not enough being done to protect their integrity and preserve the character and identity of individual settlements. Another consistent theme raised concern about the role of some settlements that were not proposed to be included in a functional cluster.

3.16 Further concerns surrounding functional clusters and rural development included how flexible the proposed 20% cap on growth would be, with some queries on if this level of growth could be exceeded if local support was gained and in contrast if it would be possible to reduce the 20% in certain settlements. Responses also sought confirmation on the baseline date from which any development cap would be calculated as it did not appear to take into account extant permissions, sites under construction or any Neighbourhood Plan allocations.

3.17 Through the comments general support was given for the proposal of a new settlement being located within the District, especially if the development was to be led by environmentally sustainable principles. However, due to the proposal being in the very early stages, with no proposed locations being offered, it was difficult for interested parties to submit detailed comments.

3.18 Finally regarding the spatial hierarchy, the comments received highlighted that there should be a greater focus of growth in the more urban areas of the District.

Proposed Thematic Policy Approaches

3.19 Comments were made relating to housing provision within the District and identified a number of topics for future consideration, these included; the need for more affordable homes across the District; to plan for a mix of housing based on current and future demographic trends; identifying the size, type, tenure and range of housing required in particular locations, reflecting local demand and to prioritise the redevelopment of existing brownfield sites.

3.20 Infrastructure provision was another key subject area for responses and representations highlighted a general concern over the lack of public transport across the District and the impact of growth on local services and infrastructure. The comments wanted to know how the plan would address future issues and ensure new social infrastructure would be provided along with any newly planned development.

Setting the Direction for Bassetlaw's Future Consultation- How were the Issues Raised Taken into Account

Vision and Objectives

3.21 The comments received from the consultation enabled the refinement of the vision and objectives for the District, with a more concise vision being produced and more detail added to the

objectives. An example of this was the progression of the proposal for a new settlement as a new garden village.

Spatial Strategy

3.22 By taking into consideration the representations received through the consultation, changes were made to the spatial strategy for Bassetlaw. This was to provide a more refined and detailed approach and to give clarity on the distribution of growth across the district and development in rural areas.

3.23 The consultation responses highlighted that further research needed to be conducted to provide a deeper understanding of the spatial relationships between settlements, their access to local services and into land availability. Therefore, a review of the functional cluster model was completed, with the cumulative impact of the assessment finding that the functional cluster model was deemed to be too arbitrary, and that a more inclusive approach to growth in rural Bassetlaw was required, albeit one which still maintained a sense of proportionality. Therefore, it was proposed that the Functional Cluster model would be replaced with a simplified and pragmatic strategy in the Draft Bassetlaw Local Plan- Part One.

3.24 The revised strategy would provide the scope for development in a greater number of settlements. Consistent with the 2016 IDBP, the 2019 Draft Bassetlaw Plan distinguished between rural settlements where growth was and was not supported. However, the differentiation was modified and based upon settlement size and potential impact of development, rather than service provision alone. Therefore, the revised spatial strategy for Rural Bassetlaw would see growth being delivered through the use of residential development caps and, in designated neighbourhood plan areas, through residential development requirements. These figures were calculated as a percentage of the existing number of dwellings in a settlement and were set at 10% (requirement) and 20% (cap). This aligned with the revised NPPF (2018) and the need for Local Authorities to provide designated neighbourhood plan areas with a specific housing requirement.

3.25 The new approach would allow some villages to increase their populations, stimulate economic growth and develop new community services. This approach also acknowledged the role all settlements could play in delivering sustainable development by supporting some measure of development across all scales of settlements. This option was also analysed through the sustainability appraisal.

3.26 The support identified through the consultation comments for a new settlement within the District enabled the concept for a Garden Village site to be explored. Research was started and included a non-technical desktop study in 2017, which was commissioned by Bassetlaw District Council and aimed to review the availability of land in Bassetlaw, with the objective of identifying suitable locations available for development and restricted areas that should be avoided for a Garden Village.

3.27 The study looked to find an area of land, outside the main three settlements, which would help meet the council's housing needs and accommodate at least 1,500 homes on a site size ranging from 50ha-150ha. The land for housing and economic purposes would form an independent settlement without the drawback of coalescence with existing settlements or economically impacting upon existing markets. The desk top study identified two possible locations; 1) Gamston Airport and 2) the former Bevercotes Colliery which could provide community and infrastructure benefits

particularly by improving accessibility to facilities in the rural area if they were planned and delivered collectively as one mutually dependent broader site for development and regeneration. Therefore, these sites were chosen to be put forward as proposals within the 2019 draft Local Plan.

Proposed Thematic Policy Approaches

3.28 The consideration of consultation responses led to updates of several evidence based documents and resulted in revisions to the proposed level and distribution of housing and economic growth in Bassetlaw.

3.29 For housing, this meant a revision to the OAN annual housing delivery figure of a minimum of 306 dwellings. This was in part due to the results of the 2019 Economic Development Needs Assessment (EDNA), which suggested that there would be modest economic growth in the District to 2035, with an increase of 3,400 jobs over the Plan period. Therefore, it was considered appropriate to support this economic growth and ensure enough homes were delivered to support this. This resulted in the uplift of the annual housing figure requirement to 390 dwellings per annum.

Stage 2: Regulation 18 Consultation: Draft Bassetlaw Plan- Part 1: Strategic Plan Consultation

3.30 This consultation was held from 14th January 2019 to 10th March 2019. This document focused on the strategic elements of the Local Plan, including how much development was proposed and broadly how it would be distributed. This document included 24 draft thematic and strategic policies, including a policy to allocate the new garden village, and focused on various topics for development management purposes. Each policy theme had a proposed policy approach and it was proposed that the outcome of this consultation would refine the strategic direction of the plan in preparation for producing its next iteration, which would include more detailed development management planning policies and site allocations.

3.31 The plan identified 9 themes which sought to achieve the vision for Bassetlaw. It was intended that each theme would be delivered by the identified 10 Strategic Objectives and 24 Proposed Policies. The nine themes were: Strategy for new development, New Housing Development, Economic Development, Retail and Leisure, Rural Areas, Conservation, Quality of Design, Different Housing Types, Climate Change and Infrastructure.

3.32 Through the plan the Council considered a housing requirement of 390 dwellings per annum for the Plan Period (2018 to 2035) as being appropriate to deliver housing to meet the population and economic growth needs of the district. Approximately 24% of this housing growth over the plan period was proposed for Worksop, with 13% for Retford, and 21% for Harworth and Bircotes. The New Villages would account for 15% of the District's growth with the remaining 27% distributed across the Rural Settlements. The plan also proposed where Bassetlaw's economic development would be distributed and was as follows; Worksop 33%, Retford 15%, Harworth 28%, Rural settlements 13% and New Villages 11%.

3.33 In parallel with this consultation, a Call for Sites was also held. This was to identify any sites landowners and developers wished to put forward to be considered for development including for housing and economic development.

3.34 The consultation was conducted from 14th January 2019 to 10th March 2019 (extended 8 weeks rather than the statutory 6 weeks period). Representations for the consultation were received through three formats; an online form via the Bassetlaw District Council website, through email and by post. The online form, which was also available in a printed format, proposed seven yes/no answer questions relating to the plan document with comment boxes underneath to enable answers to be expanded on if required. This stage of consultation was conducted in line with the adopted Statement of Community Involvement. The consultation approach can be summarised as follows:

- **Events:** A number of publically accessible consultation events were held at venues across the District, in both the Towns and Rural areas. Additionally, the Planning Policy Team were asked to attend various meetings and groups to provide information on the Draft Plan. A list of all these events is shown below in Table 4.

Date 2019	Events
17 th Jan	Launch: Rural Conference (Retford)
21 st Jan	Elkesley
22 nd Jan	Misterton
24 th Jan	Carlton-in-Lindrick
24 th Jan	Bassetlaw Youth Council
28 th Jan	Treswell
28 th Jan	North East Bassetlaw Forum Consultation
29 th Jan	Headon
30 th Jan	Worksop
31 st Jan	Everton
05 th Feb	Sturton-le-Steeple
06 th Feb	Langold
07 th Feb	East Markham Parish Council Meeting
11 th Feb	Harworth
12 th Feb	Lound
13 th Feb	Tuxford
14 th Feb	Cuckney
14 th Feb	Bothamsall
18 th Feb	Blyth
18 th Feb	Bassetlaw Parish Forum Consultation
19 th Feb	Dunham-on-Trent
20 th Feb	Misson
21 st Feb	Walkeringham
22 nd Feb	Scrooby
25 th Feb	Shireoaks
26 th Feb	Normanton
27 th Feb	Clarbrough
28 th Feb	Retford
05 th March	Gamston

Table 4: Events organised for 2019 consultation

- **Dedicated Webpages:** Located on the Council’s website, and provided access to a range of resources, including downloadable copies of all documents and consultation resources. In total, 12,424 page views of DBLP webpages were recorded on the Councils website, (this includes the amount of times that the page has been viewed overall; this can include repeated views of the page by the same person). In addition, 9,574 Unique Page views (only counts one session of a person visiting that page).
- **Posters:** Placed across the District, these were used to advertise the consultation, while signposting where to find more information and the dates of the online events.
- **Flyers:** Advertising the consultation, signposting where to find more information and the dates of the online events.
- **Printed Media:** Press releases were also made to the local newspapers, including the Retford Times and the Worksop Guardian.
- **Social Media:** Multiple posts were sent via Facebook and Twitter. In total the Facebook posts from Bassetlaw District Council promoting the upcoming consultation events reached 22,805 accounts (this figure doesn’t include statistics for general consultation posts).
- **Email/ Letter:** These were sent to all registered stakeholders, including residents, statutory consultees and consultants, on the Local Plan’s database setting out the purpose and content of the Local Plan and how to make comments.
- **Accessible publications:** A letter was sent to libraries across the district explaining the proposed purpose of the Local Plan and the consultation, along with a hard copy of the plan document which was to be made accessible to the public. The plan was also available to view in printed form at the Council offices in Worksop.

Strategic Plan Consultation- Summary of Results and Responses to the Issues Raised

3.35 For this consultation 548 responses were received across the three response formats. These responses were from statutory agencies, individuals/residents, developers/ land owners, elected members, town and parish councils and other local authorities. All responses received were collated and analysed. A copy of the Consultation Responses Report, which details the individual comments received and the Council responses and can be found here <https://www.bassetlaw.gov.uk/media/5292/appendix-consultation-responses-dec-2019.pdf>

3.36 The use of the questionnaire enabled quantitative responses to be identified but also enabled other qualitative comments and thoughts to be submitted alongside. A number of Call for Sites responses were also received.

Vision and Objectives

3.37 The comments received predominately supported the overall Vision and Objectives within the document, especially regarding the vision and aspiration of growth. However comments considered that the mechanism for achieving growth required more detail. Specific objectives were also referenced in several comments. This included a general consensus of support for Objective 8 and increasing resilience to climate change.

3.38 There were calls for amendments to some of the objectives in order to reflect different stakeholder’s positions. This included proposing new objectives to provide more weight to certain topic areas or by amending wording within the current proposed objectives. Examples included, the

requests for more weight to be given to the protection and enhancement of the Natural Environment and increased consideration to be made to health and wellbeing.

Spatial Strategy

3.39 With regard to rural growth, general support was given to there being a change to the functional cluster approach. However, comments highlighted that a one-size fits all approach to rural housing growth across all settlements would lead to a disproportionate level of growth within some less sustainable locations. In addition, the inclusion of two separate figures, the 10% requirement and the 20% cap, caused confusion as to how this could be effectively monitored moving forward.

3.40 The consultation received a high level public objection to the proposed Garden Villages. The objections were not necessarily related to the principle of creating the Garden Villages but were in opposition of the proposed locations. For the site identified at Bevercotes Colliery, concern was raised over the impact the redevelopment would have on important and protected bird species and their habitats. For Gamston Airport, strong objection was received over the possible redevelopment of the site, with responses considering it to be unsuitable 'brownfield' land. The comments also highlighted that development would mean the closure of an active airfield which supports General Aviation users and local businesses.

3.41 General support was given for increased housing development in the more urban areas. However, some concern was raised over the distribution of this growth between the District's three largest settlements. For Retford the concern was over the lack of development, as it only accounted for 13% of proposed growth despite being the second largest town and a sustainable location within the District. General concern was also raised over the level of growth proposed in Harworth and Bircotes due to the high level of existing commitments already within the settlement.

Strategic Policies

3.42 The consultation found general support for an increase in employment land and the encouragement of extra jobs in the District. However, concern was raised that the housing and economic figures proposed in the plan were not balanced and therefore did not support sustainable development across the district and would impact on the plans ability to conform to elements of the National Planning Policy Framework (NPPF).

3.43 Many comments regarding employment highlighted that economic land would be lost at Gamston Airport if it was to be taken forward as a site for a Garden Village. Additionally, general concern was raised regarding the impact on the environment, particularly through the use of greenfield sites for development. Additional sites for consideration as a Garden Village were submitted for consideration.

3.44 Positive comments were received regarding the inclusion of proposed policies for renewable energy and climate change mitigation. However, more emphasis was requested on how the Local Plan would help tackle the impacts of climate change.

3.45 The comments highlighted that there was a lack of infrastructure being planned for in the District and that the potential impacts that growth would have on current infrastructure had not been fully explored.

Strategic Plan Consultation- How were the Issues Raised Taken into Account

Vision and Objectives

3.46 The representations received questioned how aspects of the visions and objectives would be translated into supportive policies within the following version of the Draft Bassetlaw Plan. An example of this was through Objective 2- ‘deliver the homes required to meet the needs of Bassetlaw’, and addressing requirements for the aging population within the District. This resulted in the creation of policies for Housing Mix and Specialist Housing.

3.47 Comments from the consultation queried the plan period being to 2035, and noted the NPPF requirement for Local Plans to cover a 15 year time period and from the date of adoption. Therefore, as the Council’s proposed date for adoption was 2021, the plan period should be extended. This was done and the plan period was extended to 2037.

Spatial Strategy

3.48 Revisions were made to the spatial strategy and housing and economic distribution as a result of feedback from the consultation, the collection of new evidence and additional sites becoming available. The consultation identified that the proposed level of housing and employment land was not providing a balanced approach to sustainable development and would therefore impact on the plans ability to conform to elements of the NPPF. Therefore the Council updated its Housing and Economic Needs Assessment to provide an evidenced approach to the delivery of economic development in the District that reflected the principles of the Council Plan, the emerging Local Industrial Strategy and to ensure alignment with the Strategic Economic Plans for D2N2 LEP and Sheffield City Region LEP.

3.49 To ensure a sustainable strategy is delivered, the number of homes must be balanced with the number of jobs expected to be delivered in the District. Jobs growth generates a need for an increased labour supply to meet increasing employment demand. In turn this leads to new homes being required to accommodate the new population. Therefore, due to the partly planned opportunities for increased economic growth, the availability of land that could meet the needs of specific economic sectors and the market demand for such sites, the housing requirement for the District were revised in accordance with the national policy and sought to fully balance the job growth with new homes in the District. The housing requirement was also positioned to address identified local housing needs identified by the updated evidence for affordable housing and older peoples housing and to support the delivery of strategic infrastructure as identified by other evidence updates. These amendments outlined a more hierarchical approach with focus for development being placed in the key settlements, with smaller scale development allowed elsewhere to support local services and the rural economy.

3.50 For Rural Bassetlaw a further review of the spatial strategy was conducted and it was decided that a clearer settlement hierarchy approach would be used. The introduction of an additional tier would see rural settlements defined as either large or small. This separated the larger, more sustainable rural settlements from the smaller settlements which were considered less sustainable. The revised approach to rural Bassetlaw reduced the level of settlements considered suitable for growth from 73 to 42 which was more proportionate in its distribution.

3.51 In response to the feedback from the consultation, it was decided that instead of the previous two figures, a single percentage figure for settlement growth would be used. As a result, a 20% figure was proposed which would act both as a requirement for neighbourhood plan areas and a cap to development in areas that were not producing one. This would provide a clearer, more consistent strategy for managing rural growth.

3.52 Additionally, from the consultation feedback on the revised spatial strategy, a review of the location of the Garden Village was proposed. The outcome of this, along with feedback from statutory consultees and updated evidence on the suitability of the proposed sites, led to a change in the location of the Garden Village to a more sustainable site located between Worksop and Retford.

Strategic Policies

3.53 A number of comments from statutory bodies and specific consultation bodies included proposed amendments to text and the detail provided within the proposed policies. An example of where this led to amendments within the plan was through comments from Natural England who proposed the addition of text relating to the use of SuDs and how they actively contribute to the conservation and enhancement of biodiversity.

3.54 Responses to the comments received through the consultation acknowledged that the Local Plan needed to create the right conditions to ensure economic growth could take place in the District in the future. Therefore, new planning policies were proposed for inclusion in the following version of the emerging Bassetlaw Local Plan. These related to employment and provided a clearer vision and plan for employment growth and included a rural economic growth policy and also identified strategic site allocations for employment.

Stage 3: Regulation 18 Consultation: Draft Bassetlaw Local Plan 2020 Consultation

3.55 This consultation began on 15th January and ended on 26th February 2020 and was conducted in line with the Council's updated Statement of Community Involvement (SCI) which was adopted in January 2020. The Draft Bassetlaw Local Plan (January 2020) brought together the strategic elements included in the Part 1 consultation with more detailed policies and site allocations. Some elements that were consulted on during the Part 1 consultation were updated in response to comments received through the consultation process.

3.56 Alongside the Draft Bassetlaw Local Plan, several evidence based documents were published and open to comments during the consultation. These documents were; the Sustainability Appraisal, Habitats Regulations Assessment, Whole Plan Viability Assessment and an Infrastructure Delivery Plan. The Council also consulted on the draft CIL Charging Schedule at the same time.

3.57 The proposed production of a Worksop Central Development Plan Document (DPD) was outlined through this version of the plan, through Policy 4, which sought to enable the regeneration of the Worksop Central Area.

3.58 A Call for Sites was conducted alongside the consultation.

3.59 The Draft Local Plan contained 52 Policies, which included strategic policies. This was the first full Local Plan consultation and included site-specific policies which were provided for sites allocated for housing, employment uses or mixed use. The policies were broken down into 7 broad themes, these were; A Spatial Plan for Bassetlaw, Delivering Economic Prosperity, Living Communities, Local Character and Distinctiveness, Healthy Communities, Greening Bassetlaw and Transport and Infrastructure. The plan identified 14 strategic objectives, and each policy related to several of these objectives.

3.60 The council proposed 478 new homes to be built per annum over the plan period to 2037, which would be distributed across the District through the reintroduction of the settlement hierarchy. This would see development focussed in the most sustainable locations, with the revised approach safeguarding the open countryside from encroachment, reducing unrestricted urban sprawl, preventing the merging of settlements and preserving the character and setting of historic settlements. The proposed housing distribution for the District is outlined in Table 5.

Settlement	Housing Requirement (no. dwellings)
Worksop	2180
Retford	1303
Harworth	2000
Large Rural Settlements	1764
Small Rural Settlements	1090
Garden Village	750

Table 5: Proposed housing distribution for Bassetlaw in January 2020

3.61 The percentage of growth in rural Bassetlaw was divided into two tiers; large and small rural settlements, with both maintaining the upper threshold of 20% growth per settlement. Also within the rural area, the redevelopment of existing brownfield sites, including the former Cottam Power Station site as a large rural settlement was proposed (with the potential for it to deliver additional local services and facilities to support surrounding communities) and the former High Marnham Power Station (to be redeveloped for renewable energy generation and associated economic uses).

3.62 In order to support economic growth within the District, the Draft Bassetlaw Plan proposed a policy for the Provision of Land for Employment Development, which identified several sites which would deliver B use employment opportunities over the plan period. Further to this, two Strategic Employment sites were identified and a further policy was included which supported and offered protection to Existing Employment Sites and Buildings.

3.63 The Regulation 18 consultation was conducted from 15th January and ran until 26th February 2020. Representations for the consultation were received through three formats; an online form via the Bassetlaw District Council website, through email and by post. The online form, which was also available in a printed format, proposed thirteen yes/no answer questions relating to the plan document with comment boxes to enable answers to be expanded on if required. The consultation approach can be summarised as follows:

- **Events:** Publically accessible consultation events were held across the District. These events were targeted at specific localities within the District, such as the main towns or at locations

near to site specific allocations, such as Peaks Hill Farm. The list of these events is shown below in Table 6. Each Consultation Events was held for two to three hours and enabled people to view exhibition boards, printed resources, discuss issues with officers and get printed copies of the documents, comments cards and contact details. In total, over 700 people attended all 16 consultation events which were organised and led by the Planning Policy Team.

Event
Workshop Consultation Event
Workshop Consultation Event
Retford Consultation Event
Retford Consultation Event
Harworth Consultation Event
Ranby Consultation Event
Elkesley Consultation Event
Tuxford Consultation Event
Carlton in Lindrick Consultation Event
Langold/Hodsock Consultation Event
Misterton Consultation Event
Blyth Consultation Event
Treswell Consultation Event
Dunham on Trent Consultation Event
Treswell Consultation Event
Ranby Consultation Event

Table 6: Events organised for January 2020 consultation

- **Events:** Members of the Planning Policy Team were invited to attend meetings and events to discuss the DBLP, which were organised by outside parties, including Parish Councils and Neighbourhood Planning Steering Groups. A list of these events is shown below in Table 7. Attendance at these meetings enabled the Planning Policy Team to provide a place-specific overview of the implications of the Local Plan for that part of the District.

Event
Meeting with Dunham and District, Normanton on Trent and Marnham Parish Council's.
Meeting a Carlton Parish Council.
Leafields allotment holders meeting.
Update given to the NP group and PC at East Drayton.
Member site visit to Peaks Hill Farm.
Cottam PC and Tresswell PC meeting.
Meeting with Uniper Energy to discuss Cottam.
Meeting with Lound NP Steering Group.
Meeting with Lound NP Steering Group (additional).
Event at Blyth featured a double-up with the Neighbourhood Plan consultation.
Meeting with Chair of Clarbrough & Welham NP Steering Group.
Pre-meet with Friends of Sandhills, Retford.
Scrooby double-up consultation (LP and NP).
Meeting with Laneham PC.
Public meeting at The Beeches, Tuxford.

Table 7: Additional events attended for January 2020 consultation

- **Accessible publications:** Available at 8 locations in total. (Officers took physical copies to all consultation events and all additional meetings so public could view them).
 - o QB Council Offices in Worksop
 - o Town Hall in Retford
 - o Balmoral Library, Worksop
 - o Bircotes Library, Bircotes
 - o Carlton in Lindrick Library, Carlton in Lindrick
 - o Langold Library, Langold
 - o Misterton Community Partnership Library, Misterton
 - o Tuxford Community Partnership Library, Tuxford
- **Dedicated Webpages:** Located on the Council's website, and provided access to a range of resources, including downloadable copies of all documents and consultation resources. During the consultation 9,608 page views were recorded for the DBLP webpages on Council's website, (this includes the amount of times that the page has been viewed overall; this can include repeated views of the page by the same person). Additionally, 7,907 Unique Page views were recorded (this only counts one session of a person visiting that page).
- **Posters:** Placed across the District, these were used to advertise the consultation, while signposting where to find more information and the dates of the online events. DBLP summary posters were produced and covered 7 specific topic areas. These displayed information on the three main towns, Rural Bassetlaw, Bassetlaw Garden Village, Employment and Green and Healthy Bassetlaw.
- **Flyers:** Advertising the consultation, signposting where to find more information and the dates of the online events. Special leaflet requests were produced and included flyers with targeted information for Peaks Hill Farm, the Ranby consultation event and the Treswell consultation event.
- **Site Notices:** These resembled traditional planning application site notices and were put up in areas around the site allocations identified in the Draft Local Plan.
- **Printed Media:** Press releases were made to the local newspapers, including the Retford Times and the Worksop Guardian.
- **Social Media:** Bassetlaw District Council has accounts with various social media platforms, which helped to promote the messages and content of the DBLP, the consultation and the planned events. Multiple posts were sent out via Facebook and Twitter. The social media reach/ impressions for during the consultation were:
 - o Twitter: 11 tweets enabled 20,506 impressions
 - o Facebook: 15 posts enabled a reach of 32,425
- **Email banner:** This was distributed to the Planning Department at Bassetlaw District Council, to be added to individuals email signatures.
- **Policies Map:** The Draft Local Plan Policies Maps were created to provide visual representations of the Local Plan policies and identified the site allocations.
- **Interactive Policies Maps:** As well as the printed versions, this was the first consultation where Interactive Policies Maps were produced and placed on the DBLP website.
- **Email/Post:** An email/letter was sent to all registered stakeholders on the Local Plan's database setting out the purpose and content of the Local Plan consultation and how to make comments.

Draft Bassetlaw Local Plan 2020 Consultation - Summary of Results and Responses to the Issues Raised

3.64 In total, 726 formal responses were received. Petitions were also received through the consultation regarding the site allocations at Leafields, Sandhills, Cottam and Peaks Hill Farm. All responses received were collated and analysed. A copy of the Consultation Responses Reports, which detail the individual comments received and the Council responses and can be viewed here <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-november-2020/consultation-responses-january-2020/>

Vision and Strategic Objectives

3.65 Overall support was given to the vision and strategic objectives with this version of the Plan.

A Spatial Strategy for Bassetlaw

3.66 The consultation comments indicated general support for the Spatial Strategy, especially the approach to direct 60% of the District's housing requirement to the Main Towns of Retford, Worksop and Harworth. This approach was supported as it focussed development in the most sustainable locations. However, it was noted in comments that a lack of planned growth in Retford risked the Local Plan becoming too dependent on the delivery of rural growth.

3.67 For Rural Bassetlaw, comments identified that a 20% requirement for some settlements was considered undeliverable due to existing planning constraints, such as land availability and flood risk. Additionally restraints on growth were identified for some settlements when assessing sites through the production of neighbourhood plans, for example due to a lack of market interest in some locations of the District. There was also concern about the proposed housing requirement being 20% for both large and small rural settlements, as some small rural settlements would struggle to accommodate the required 20% growth. Therefore, some comments identified a preference for growth in Small Rural Settlements to be scaled back

3.68 Concerns were raised regarding the proposed housing provision at the Bassetlaw Garden Village (Policy ST3). As the allocation equated to just over 8% of the District's total housing requirement it would make a significant contribution to achieving and meeting the housing requirement over the plan period. Comments noted that to ensure a sound Plan it is imperative to ensure that the Council's delivery assumptions sites are realistic. Therefore, it was suggested that a review be made to the proposed figure for housing delivery at the Garden Village site over the plan period. Concern was also raised about its proximity to Clumber Park SSSI and the potential recreational impacts that could be experienced if unmitigated.

3.69 Similarly, engagement with site promoters and statutory consultees highlighted possible sustainability and delivery issues with the commencement of the Former Cottam Power Station Site. Concerns included the impact of on-site complexities and scale due to much of the delivery being reliant on the implementation of necessary infrastructure. This concern was supported by consultation comments from residents who raised concerns about the impact the proposed development would have on local road networks and infrastructure. Therefore, it was suggested that the Local Plan's reliance on the partial delivery of the Cottam site over the plan period be reviewed.

3.70 The inclusion of the Worksop Central policy and the proposed production of a Development Plan Document were generally supported, as it was seen as providing a positive opportunity to enable

regeneration within the town centre and enabling the redevelopment of previously used and brownfield land.

Delivering Economic Prosperity

3.71 Some of the consultation comments regarding employment questioned if the economic assessment analysis had provided an ‘over optimistic’ figure for proposed employment growth for the District and the impact on the housing delivery targets to 2037. Concern remained that the jobs growth was not appropriately reflected by the housing requirement. The consultation responses also identified the type of employment growth that would be desirable for Bassetlaw with the provision of better paid, higher skilled jobs.

3.72 The proposal for High Marnham to provide Low Carbon Energy production and storage received support. However, concern was raised by local residents regarding access and the increase of heavy goods vehicles to the site. Additionally, concern was raised about the increase of vehicles on the roads surrounding the site and the impact this would have and if and where any infrastructure improvements would be delivered alongside the proposal.

Living Communities

3.73 As this was the first version of the plan to contain site allocations, a lot of consultation comments related to the policies and allocation of specific sites. These representations included residents raising concerns about the proposals as well as requesting more details about infrastructure provision and what would be delivered at each site. Some specific examples have been outlined below.

3.74 Two of the sites proposed for Retford raised concern through the consultation comments. These were the proposed allocations at Leafields and Sandhills, both of which were Greenfield sites. Local residents were unhappy about the proposal at Leafields as it was an active and well used allotment site. Similarly, local residents were against the proposal at Sandhills as the land is utilised as an accessible recreation space by the local community. Comments also raised the possibility of this area not being allocated for housing and instead being designated as publically accessible open Green Space, which would be in line with the criteria of other policies in the plan such as; Promoting Healthy, Active Lifestyles and Delivering Quality and Accessible Open Space. Additionally, concerns were raised about the impact the development would have on wildlife present on the site. The proposal for land at Ashvale Road in Tuxford also received similar feedback as the current use for the site includes green space and a sports field which are utilised by the local community.

3.75 The allocation at Peaks Hill Farm received a number of comments regarding the scale of the proposal. Comments also identified that residents wanted to see more detail regarding layout and infrastructure provision, rather than just the red line boundary. Some key issues and questions raised included; where access to the site would be located and how this would impact developments adjacent to the site, how the development would impact on the relationship and coalescence of Worksop and neighbouring Carlton in Lindrick, how green infrastructure would be incorporated into the site and the size, type and mix of housing which would be delivered.

Healthy Communities & Greening Bassetlaw

3.76 General support was given to the policies within the broad themes of Healthy Communities and Greening Bassetlaw. Positive feedback was received for the inclusion of policies which would seek

to protect and enhance the green and blue infrastructure within the District, and the ability for this to support and promote active lifestyles and provide benefits to wellbeing, as well as encouraging opportunities to provide net improvements to biodiversity.

3.77 There were detailed comments from the relevant water statutory consultees on the evidence base documents like the Strategic Flood Risk Assessments and the proposed policies. Where this feedback was relevant, changes had been made at each stage to make sure the evidence and proposed policies were fit for purpose.

3.78 The feedback from the public was generally supportive that flooding concerns have been taken seriously and assessed through the production of the Strategic Flood Risk Assessments. The main focus for flooding comments came from Worksop, Retford and some of the rural communities where there have been recent flooding events.

Transport and Infrastructure

3.79 There were significant responses to the concern that additional development would have on the existing road and transport network through Retford and Tuxford in particular. Issues were also raised locally in Worksop and within some of our rural communities. The lack of regular public transport options was also raised with a particular focus in areas where there are proposed development allocations.

3.80 Some detailed comments in relation to existing evidence base was raised by some site promoters and statutory consultees. This focused on the need for updates to reports and clarification on particular issues such as the type and cost of infrastructure onsite and offsite.

Draft Bassetlaw Local Plan 2020 Consultation - How were the Issues Raised Taken into Account

Spatial Strategy

3.81 In response to consultation comments and through updates of the Council's Sustainability Appraisal, Site Selection Methodology, and other evidence base documents it became evident that a revised spatial strategy could provide a more balanced approach to the distribution of growth between the District's urban and rural areas. In accordance with the NPPF, the aim was to create a settlement hierarchy which distributed growth amongst the tiers proportionate to their sustainability, accessibility by public transport and active travel and infrastructure capacity. Consequently, as the majority of proposed growth was to be located within the main towns, the distribution of growth in housing requirement for the rural area in general was to be reduced. Concern was still maintained with regard to the proportion of growth attributed to Retford, as the District's second town and a location considered sustainable for growth. Additionally, the approach taken to strategic employment sites was a concern particularly in relation to the anticipated level of jobs to be provide and the balance with housing numbers.

3.82 Due to the broader re-evaluation of the spatial strategy for Bassetlaw as a whole, a review of the spatial strategy for Rural Bassetlaw was required. Therefore, in order to differentiate between the relative sustainability of rural settlements and their potential to accommodate growth, a Sustainability Matrix was developed. The matrix categorised all rural settlements in Bassetlaw based on their size,

facilities, and the level of service/infrastructure provision on offer. The approach was relatively simple, but aligned with methods employed by other rural Local Authorities, and enhanced the assessment of settlements undertaken for the previous version of the Draft Bassetlaw Local Plan.

3.83 In terms of the scale of development proposed, Harworth and Bircotes and Tuxford were to remain largely unchanged from the January 2020 draft Plan proposals.

3.84 As mentioned previously, due to their on-site complexities and scale, much of the delivery at the proposed Garden Village and Cottam sites were reliant on the implementation of necessary infrastructure. Therefore, it was decided that for the following version of the Draft Bassetlaw Local Plan, the reliance on these and their partial delivery within this plan period would be reviewed. For the Garden Village this would mean a reduction in the number of dwellings delivered over the plan period from 750 to 500. The following version of the Plan would also provide more detail on the garden Village proposal with the addition of two more policies relating to the site. Therefore, as well as ST3: Bassetlaw Garden Village Site Allocation, policies would also be created for ST4: Bassetlaw Garden Village Spatial Design Framework ST5: Bassetlaw Garden Village Delivery & Legacy Management.

3.85 The NPPF seeks to ensure that sites are deliverable and developable within the Plan period. An evidenced base review of the former Cottam power station site resulted in the Council taking a more prudent and managed approach to the delivery of development. Therefore, a change of approach was considered most appropriate for the Cottam site which would still be identified as a Priority Regeneration Area but as a broad location for future growth in the future, rather than an allocation, providing that specific site deliverables are addressed with the Council.

Living communities

3.86 The level of responses received during the consultation and the availability of alternate more sustainable sites enabled the removal of the proposed site allocations at Leafields and Sandhills in Retford. These were to be protected as Open Space. After further consideration since the consultation the site allocation proposed for Ashvale Road in Tuxford was also removed because it was not considered possible to achieve appropriate access and mitigate the impact on the onsite playing field.

3.87 The consultation provided residents and interested parties with the opportunity to comment on the proposed site allocations. This included representations received regarding the Peaks Hill Farm site which requested more detail on what would be provided with the proposal, such as infrastructure, as well as many representations including suggestions on what people would like to see delivered at the site and where. Examples of these were the suggested inclusion of a green buffer zone between current homes and any new development, maintaining the openness of the landscape adjacent to Carlton Road and the use of green corridors across all the development to connect existing woodlands and new cycle and walking routes to enable access to public transport. These suggestions were examined and where appropriate they were incorporated into an initial concept plan which was produced by the site promoter, Hallam Land, ready to be published alongside the following version of the Draft Local Plan document. This demonstrates an example of where consideration of the comments raised for site allocations helped to influence the direction and refinement of policies and site allocation details.

3.88 Another consideration influenced by the consultation comments was the need to maximise the delivery of affordable housing and specialist housing for older and disabled people. Due to viability

constraints the Local Plan can only require the maximum of 20% affordable housing on greenfield sites of 10 dwellings/0.5 hectares or more and 10% on brownfield sites of this size. Similarly for specialist accessible homes, 20% of market housing will be required at a higher building regulations standard - M4(2) – (for improved accessibility) on sites over 50 dwellings. As a result, it was identified that where possible more affordable and specialist homes would be explored for the following version of the Draft Bassetlaw Local Plan, in response to specific needs and to create positive place-making.

Transport and Infrastructure

3.89 The Council commissioned additional transport work, including more detailed work for the Garden Village, Cottam Power Station and Retford. In addition, a Walking and Cycling Audit was undertaken for Retford to see how the proposed allocations could help improve the existing provision or where there is the potential for new connections.

Greening Bassetlaw

3.90 The Council undertook a detailed Strategic Flood Risk Assessment (Level 2) to provide further information on the site specific flooding issues and potential mitigation required.

3.91 An update to existing evidence such as the Strategic Flood Risk Assessment Level 1 was also agreed so that it provides an update context in relation to changes to national policy and flood modelling in Retford.

Stage 4: Regulation 18 Consultation: Draft Bassetlaw Local Plan

3.92 This consultation period exceeded the minimum 6 week requirement, and was held for 8 weeks between 25th November 2020 and 20th January 2021. Bassetlaw District Council decided to carry out a further consultation on the Draft Local Plan as during the previous consultation on the Draft Local Plan in early 2020, concerns were raised about the spatial strategy, distribution of housing development and the sustainability credentials of some of the sites proposed for allocation. Consequently, the Council proposed amendments to the distribution of housing, including replacing some site allocations where they were considered to be unsuitable, or where there was uncertainty that sustainable development could be delivered within the Local Plan period. The Council also proposed a number of other changes including amendments to existing policies as well as the inclusion of new ones.

3.93 The Draft Bassetlaw Local Plan-November proposed a housing requirement of 10,013 dwellings over the plan period to 2037 and that this requirement would be distributed via a hierarchical system of settlements proportionate to their sustainability, accessibility by public transport and active travel and infrastructure capacity and on a proportionate basis to their existing populations. Increasing the housing requirement enables more affordable and specialist housing to be secured via the allocation of market led housing schemes, particularly larger scale sites on the edge of the main towns.

3.94 As a result of the above, the Draft Bassetlaw Local Plan- November allocated seven sites in Retford, including land to the south of Ordsall, which proposed the delivery of 800 dwellings plus associated infrastructure. It also proposed an increase in the number of homes being delivered by 2037 at Peaks Hill Farm; with 1000 of the 1120 dwellings expected to be completed over the plan

period. For Worksop Central it was proposed that 660 new dwellings would be delivered by 2037. The proposed housing distribution is identified in Table 8 below:

Settlement	Housing Requirement (no. dwellings)
Worksop	3104
Retford	1802
Harworth	1702
Large Rural Settlements	1402
Small Rural Settlements	1502
Garden Village	501

Table 8: Proposed housing distribution for Bassetlaw in November 2020

3.95 The revised spatial strategy for Rural Bassetlaw, used the Sustainability Matrix to categorise rural settlements into three classifications and identified proposed levels of growth for each. These were as follows; 20% requirement for Large Rural Settlements, 5% requirement for Small Rural Settlements and 0% requirement for Other Settlements.

3.96 The plan proposed a supply led approach to employment, in response to a significant amount of employment land in the supply, much with planning permission. General Employment Sites and a Strategic Employment Site which were identified as the District’s designated employment land portfolio and totalled 287.3ha which would provide up to 11,236 jobs in the District over the plan period.

3.97 As a result of updates to the Local Plan evidence base, more details on specific infrastructure requirements were identified. These were then added to the appropriate policies and site allocations. For example, through the Transport Assessment the impact of proposed developments on their surrounding highways was determined and the relevant mitigation measures were identified. For example, at Peaks Hill Farm, this included financial contributions towards the improvement of the junction at Kilton Road/ Eastgate and Cannon Crossroads; and a financial contribution towards the improvement of the A57/Claylands Ave/Shireoaks Common roundabout.

3.98 The Council’s Statement of Community Involvement (SCI), which was adopted in January 2020, was temporarily changed from November 2020 to January 2021 due to the impact of Covid-19 on regulations. In line with national legislation the Plan and associated documents were not placed on deposit at the Council offices and public libraries. Full details of the current adopted SCI can be viewed here: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/statement-of-community-involvement-sci/>

3.99 The consultation began on 25th November 2020 and concluded on 20th January 2021. The consultation was extended to 8 weeks rather than the statutory 6 weeks period. The consultation responses were received in three ways; through an online form which was submitted through the Council’s website, via email or via post. The consultation approach can be summarised as follows.

- **Events:** Due to the local restrictions regarding Covid-19, the publically accessible consultation events were held online and accessed through Microsoft Teams. These events were targeted at specific localities within the District, such as the main towns or for site specific allocations,

such as Peaks Hill Farm. A list of these events is shown below in Table 9. The Consultation Events were one hour each and included the following:

- Two pre-recorded presentations, given by the Portfolio Holder for Regeneration and the Planning Policy Manager. These presentations gave an overview of the DBLP and its contents.
- A live presentation was given by a member of the Planning Policy Team on the specific area/locality the session was examining.
- Attendees had the opportunity to submit questions prior to the event, these were answered by the Planning Policy Team.
- During the event the attendees were able to submit questions which were then answered in a live Q&A session.

Date 2020/21	Event
01 Dec	Retford consultation event
01 Dec	Ordsall consultation event- <i>potential Ordsall South site allocation</i>
02 Dec	Bassetlaw Garden Village consultation event <i>potential Bassetlaw Garden Village site allocation</i>
02 Dec	Worksop consultation event
08 Dec	Peaks Hill Farm consultation event- <i>potential Peaks Hill Farm site allocation</i>
10 Dec	Cottam consultation event <i>potential Former Cottam Power Station site allocation</i>
15 Dec	Ordsall consultation event- <i>potential Ordsall South site allocation</i>
16 Dec	Rural Bassetlaw consultation event
17 Dec	Peaks Hill Farm consultation event- <i>potential Peaks Hill Farm site allocation</i>
17 Dec	Ordsall consultation event- <i>potential Ordsall South site allocation</i>
17 Dec	Harworth consultation event
05 Jan	Retford consultation event
06 Jan	Marnham consultation event- <i>potential Former High Marnham Power Station site allocation</i>
06 Jan	Ordsall consultation event- <i>potential Ordsall South site allocation</i>
11 Jan	Bassetlaw Garden Village resident meeting
12 Jan	Marnham consultation event- <i>potential Former High Marnham Power Station site allocation</i>
13 Jan	Rural Bassetlaw consultation event
13 Jan	Peaks Hill Farm consultation event- <i>potential Peaks Hill Farm site allocation</i>
14 Jan	Ordsall consultation event- <i>potential Ordsall South site allocation</i>

Table 9: Events organised for November 2020 consultation

- **Events:** Members of the Planning Policy Team were invited to attend meetings and events to discuss the DBLP, which were organised by outside parties, including Parish Councils and Neighbourhood Planning Steering Groups. Attendance at these meetings enabled the Planning Policy Team to provide a place-specific overview of the implications of the Local Plan for that part of the District. A list of these events is shown below in Table 10.

Date 2020/21	Event
24 Nov	South East Bassetlaw Forum meeting attended
25 Nov	All Member Briefing
30 Nov	Rural Conference
03 Dec	Central Bassetlaw Forum meeting attended

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Date 2020/21	Event
04 Dec	Ranskill Parish Council and Neighbourhood Plan Steering Group meeting
07 Dec	Retford Business Forum meeting attended
07 Dec	North East Bassetlaw Forum meeting attended
08 Dec	Shireoaks Parish Council meeting
09 Dec	Bassetlaw Garden Village Parishes meeting
14 Dec	Clarbrough and Welham Parish Council meeting
14 Dec	Sturton Ward meeting
15 Dec	Bassetlaw Strategic Estates Group (NHS) meeting
15 Dec	Hayton Neighbourhood Plan Steering Group meeting
08 Jan	Tuxford Parish Council and public meeting
11 Jan	Nether Langwith steering group leading members meeting
14 Jan	Treswell and Cottam Parish Council and Neighbourhood Plan Group meeting
14 Jan	Bassetlaw Youth Council meeting attended
20 Jan	ICP Transport Workstream attended

Table 10: Additional events attended for November 2020 consultation

- **Dedicated Webpages:** Located on the Council's website, this provided access to a range of resources, including downloadable copies of all documents and consultation resources. A summary of the Local Plan website usage statistics for the consultation period are shown in Table 11 below:

Type	Count	Definition
Page views	26,127	The amount of times that the page has been viewed overall (this can include repeated views of the page by the same person).
Unique Page views	18,693	Will only count one session of a person visiting that page.

Table 11: Page views for Local Plan pages on Bassetlaw District Council website during consultation

- **Posters:** Placed across the District, these were used to advertise the consultation, while signposting where to find more information and the dates of the online events.
- **Summary Posters:** DBLP summary posters were produced and covered 7 specific topic areas. These provided information on the three main towns, Rural Bassetlaw, Bassetlaw Garden Village, Employment and Green and Healthy Bassetlaw.
- **Flyers:** Advertising the consultation, signposting where to find more information and the dates of the online events.
- **Local Plan phone line:** A dedicated phone line was created for the consultation period. This was live between 9am to 5pm workdays, and calls were directly answered by Planning Offices who addressed queries and provided information on the Local Plan and the consultation.
- **Resource Packs:** These were offered to various interested parties, including Parish Councils, Ward Councillors and Neighbourhood Planning Groups. The packs included a checklist where they could request digital or bundles of printed resources. This included: posters, flyers, comments forms, how to guides.
- **Site Notices:** These resembled traditional planning application site notices and were put up in areas around the site allocations identified in the Draft Local Plan.
- **Printed Media:** A three page article was placed in the Life Publication magazine, which was delivered to 40,000 homes across the District. This included information on the Plan contents, the site allocations and the consultation. The following month publication of the magazine contained an advert for the consultation. Press releases were also made to the local newspapers, including the Retford Times and the Worksop Guardian. A press release and

digital resources were sent to various interested parties who printed them in local newsletters.

- **Resource Printing Service:** As we were unable to leave printed resources in publically accessible locations due to Covid-19, we offered a print service where people could request printed resources and sections of the plan or supporting evidence base and have them posted or emailed to them.
- **Social Media:** Bassetlaw District Council has accounts with various social media platforms, which helped to promote the messages and content of the DBLP, the consultation and the planned events. The key platforms were: Facebook, Twitter and NextDoor and the social media reach/ impressions included the following:
 - Twitter: 26 tweets with 23,481 impressions
 - Facebook: 37 posts with a reach of 96,649
- **Email banner:** This was distributed to the Planning Department at Bassetlaw District Council, to be added to individuals email signatures.
- **Interactive Policies Map:** This was created to provide a visual representation of the Local Plan policies and identified the site allocations.
- **Frequently Asked Questions:** Questions submitted and answered during the consultation events were added to the FAQ section of the website. Prior to consultation start a number of questions were written and answered and placed in the FAQ section.
- **How to Guides:** These were created and made available in digital or printed format. The Guides were:
 - How to book onto the Online Draft Local Plan Consultation Events
 - How to use Teams- Web and Mobile
 - How to submit your comments online
- **Email/Post:** The initial invite to make representations was sent on November 25th 2020 and was followed by additional reminder emails on December 7th 2020, 4th January 2021 and 18th January 2021.

3.100 The Draft Bassetlaw Local Plan 2020-2037 and its supporting evidence based documents were published for public consultation on 25 November 2020 under *Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations 2012*. These papers are identified in Table 12.

Supporting Documents List	
Sustainability Appraisal (SA)	Assesses the content of the Local Plan to ensure its policies and sites, individually and cumulatively, meet the overarching aims of sustainable development and ensure the plan balances its impact on the environment, economy and society
Habitat Regulation Assessment (HRA)	The HRA refers to the assessment of the potential effects of the Local plan individually and cumulatively on one or more European Sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs).
Policies Map	The Local Plan document provides 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.

Supporting Documents List	
Equality Impact Assessment (EIA)	The purpose of the Equality Impact Assessment (EIA) is to assess the potential impact of the policies in the Local Plan on protected groups within Bassetlaw.
Infrastructure Delivery Plan (IDP) - Part 2	Identifies what additional infrastructure is needed and when to deliver the Local Plan site allocations, and the cost and likely funding sources including developer contributions and CIL. It also evidences the production of the CIL Charging Schedule.
Duty to Cooperate (DtC) Compliance	The DTC is a requirement of the Localism Act 2011; it identifies how the Council has fulfilled its Duty to Cooperate requirement with neighbouring authorities and key statutory partners like the Environment Agency, evidence of joint working and statements of common ground agreed to date;

Table 12: Supporting evidence based documents published for public consultation

Setting the Direction for Bassetlaw's Future Consultation- Summary of Results and Responses to the Issues Raised

3.101 In total, over 800 Formal Responses were received through the consultation. This includes responses received through the community survey distributed by Ward members during the consultation period regarding the proposed development at Ordsall South. This received over 400 responses from residents and interested parties, which were made available to the Planning Policy Team for analysis. The responses received were collated and analysed. A copy of the Consultation Responses Reports, which detail the individual comments received and the Council responses and can be found on the Council's website.

3.102 The main issues raised were as follows and have been broken down into relevant theme headings in line with the Draft Local Plan.

General

3.103 Several comments received objected to the consultation being held during a pandemic, suggesting that it may have impacted on the public's ability to participate in events and view documents etc. as the consultation was predominately held online.

Bassetlaw Vision and Objectives

3.104 The consultation comments provided general support for the Strategic Objectives and Vision outlined in the document.

A Spatial Strategy for Bassetlaw

3.105 The comments received regarding Rural Bassetlaw were predominantly positive with appreciation from a number of residents, Parish Councils and Neighbourhood Plan Groups about the proposed changes to policy and the decrease from 20% required growth to 5% from the previous version of the Draft Plan.

3.106 Comments were made regarding the Plan promoting the use of brownfield sites to deliver redevelopment and regeneration and also promoting two large scale proposed housing allocations, Ordsall South and Peaks Hill Farm, on greenfield sites. This was also reflected in some of the responses regarding the land proposed for the Garden Village Site.

3.107 General support was given for the Worksop Central Policy and the proposed production of a Development Plan Document which would provide greater certainty for developers and decision makers in supporting the regeneration of the Town Centre.

3.108 The proposed Garden Village Site received a variety of representations, with stakeholders including Natural England supporting the concept, as they welcomed the intention to provide an extensive green/blue infrastructure network which would cover 40% of the site and the biodiversity net gain the site would deliver. Natural England were also supportive of the approach taken to managing and mitigating impacts associated with Clumber Park. Despite the publication of the Garden Village Vision Statement² alongside the plan representations questioned whether the site would be sustainable and that there was a lack of detail in setting out how the essential level of services, facilities and/or public transport would viably be delivered. It was also highlighted that this may impact on the ability to deliver the 500 dwellings it is anticipated to do so in this Plan Period. Historic England were concerned about the impact the development could have upon archaeological interests.

3.109 Regarding Cottam, several residents still raised concerns over the site. However, positive comments were received with the site being identified as broad location for priority regeneration, with it being 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. Comments acknowledged that further work and consultation needed to be completed with a number of key stakeholders to ensure the sustainable redevelopment of the former power station site.

Delivering Economic Prosperity

3.110 Several comments on the provision of employment land referenced the allocation at Apleyhead, including the National Trust who objected to the proposed 118.7ha Strategic Employment Site. Additionally, neighbouring Councils including Rotherham Metropolitan Borough Council, identified that further work with Sheffield City Region and neighbouring authorities is required in relation to the site particularly around the mix of employment uses proposed.

3.111 Positive comments were received regarding the High Marnham site requiring a Local Development Order. Many comments for the Policy related to site specific deliverables, such as the comments from East Markham Parish Council who suggested incorporating green travel modes from Retford and Tuxford to the site. Comments on the Policy noted that additional assessments and evidence based documents will be required for the site, including a request from Nottinghamshire Wildlife Trust for an Ecological Impact Assessment (EiCA), to assess the ecological impacts of the proposal. Several comments highlighted that various parties would welcome the opportunity to be involved in any consultations and discussions regarding the site in the future.

² <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-november-2020/bassetlaw-garden-village/>

3.112 Historic England noted that there were inconsistencies between the Sustainability Appraisal, the Plan and the site selection process and that this would need addressing ahead of the next round of consultation on the Plan.

3.113 Included in the representations and in response to the Call for Sites, was the former Bevercotes Colliery Site, which was accompanied with a vision document identifying it for redevelopment as a potential employment site.

Living Communities

3.114 The vast majority of the responses to the consultation were from residents and communities from within the District and focussed on the proposed housing sites. Responses identified current capacity issues regarding infrastructure (especially highways, schools and GPs) and if and how these issues would be impacted by the proposed additional housing and how the Plan would address them. Common objections related to: the loss of countryside, loss of agricultural/ greenfield land; that there is no need for the additional housing; that more appropriate sites than those allocated should be developed first; the impact of and increased flood risk; biodiversity loss; and, increased risk to safety from congestion and traffic and pollution concerns.

3.115 The sites which received the high levels of objection were Ordsall South and Peaks Hill Farm. Comments highlighted similar concerns regarding both sites and included; opposition to the scale of the proposed developments, the developments being on greenfield land and the impact this would have on local biodiversity and the increase in vehicle use and traffic, schools and doctors that the proposals would create.

3.116 General comments were received for many of the allocations which related to interested parties requesting more detail on the specific development proposals. For example, for some Retford proposals representations requested clarification on the type of housing, e.g. specialist and affordable, to be delivered at each site and for more detail on the proposed site layouts.

Local Character and Distinctiveness

3.117 General support was received for policies within this section of the Plan. However, clarification was sought in several representations about the identification and allocation of Green Gaps as outlined in ST40. Comments for the Policies in this section also identified possible modifications to wording of policies. For example, Nottinghamshire Wildlife Trust recommended the proposed Green Buffer criteria and description be reviewed in ST41.

Transport and Connectivity

3.118 Although comments were generally supportive, some respondents such as the highway authority requested that the transport evidence for the District and Retford is updated to provide a more up to date in line with the updated spatial strategy and housing distribution.

3.119 The assessments would be revised to further assess the impact of the proposed growth from the Local Plan on the highway and transport network. They would undertake new traffic assessments to reflect the current traffic situation rather than relying on data from 2018. The Highway Authority supported this approach and agreed that the traffic assessments undertaken should factor in some of the distortion in relation to Covid-19.

3.120 In addition, some of the site promoters required more information in relation to the potential mitigation requested from those sites and stated that the evidence base needed to be clearer on the costing and the proportionality.

Infrastructure and Delivery

3.121 General comments were received on the delivery of infrastructure, where interested parties required more detailed information on particular infrastructure requirements, their costs and their potential implementation. Respondents identified the need for the Infrastructure Delivery Plan to include more information on the delivery of infrastructure through its phasing plan.

Setting the Direction for Bassetlaw's Future Consultation - How were the Issues Raised Taken into Account

Bassetlaw Vision and Objectives

3.122 As the Vision and Objectives received general support, only minor modifications to this were required.

A Spatial Strategy for Bassetlaw

3.123 The Spatial Strategy hierarchy approach was taken forward, with focus on the main towns as areas for development.

3.124 For the Rural Bassetlaw policy, no major modifications were required. Edits and updates were proposed where appropriate to strengthen the policy, including to the policies evidence base.

3.125 Regarding the Bassetlaw Garden Village, work continued to be completed to ensure that the 500 homes figure over the plan period is deliverable. Additional evidence relating to two key issues of potential recreational impact on Clumber Park SSSI and the impact to on site archaeology are underway. Evidence updates will confirm the policy approach and policy requirements. The response to the draft vision Statement was positive; this is also being finalised to help steer the masterplan framework. This will include a reduction to two policies rather than three to provide a more succinct policy framework.

3.126 Due to the publication of the first draft of the Worksop Central Development Plan Document, several policies within the Local Plan were impacted and modified as a result. These policies were placed into a Focussed Local Plan document and prepared for an additional Regulation 18 consultation. These policies included: Policy ST54: Flood Risk and Drainage which was modified to reflect the advice and guidance from the Environment Agency about development in Worksop town centre and the potential requirements for a flood management scheme. Additionally, policies such as Policy ST56: Transport Infrastructure and Improvement, Policy ST58: Safeguarded Land and Policy ST60: Provision and Delivery of Infrastructure were modified to account for updates to the supporting evidence base which has been developed to reflect the requirements of the Worksop Central Development Plan Document.

Living Communities

3.127 Due to timeframe for delivery and sites moving forward, the Former Knitwear Factory site is to be removed as a site allocation moving forward as the site is under construction.

3.128 Through the consultation a high number of representations were received regarding the Ordsall South allocation. The site was first introduced in to the Local Plan in November 2020. Since then the policy was revised to include an additional 450 dwellings to be delivered in the next plan period following 2037. Furthermore, the site promoter had produced a preliminary concept plan of the site. Therefore, it was proposed that the opportunity be given to consult on the revised policy for Ordsall South alongside the site promoter’s concept plan to ensure that the community and stakeholders were able to engage in the site’s progression through the plan-making process.

3.129 The infrastructure policy requirements have also been confirmed through completion of evidence base updates. This has enabled the final Whole Plan Viability Assessment to be undertaken with up to date costs, leading to an increase in the affordable housing requirement for 15% on brownfield sites and 25% on greenfield sites, and new market housing to be built to the higher Building Regulations standard for accessible and adaptable homes. The Viability Assessment also confirmed the CIL rates for the District, informing the next version of the CIL Charging Schedule.

Transport and Connectivity

3.130 The updated transport evidence demonstrates the need for some new and improved transport infrastructure to be delivered over the Plan period. This infrastructure will help to support the delivery of the proposed growth and help to create more sustainable communities. The majority of the proposed allocations are required to implement infrastructure and/or contribute towards improvements through a financial contribution. This information, along with the responses to the consultation, helped revise the Local Plan and its proposed transport, infrastructure and site allocation policies.

Stage 5: Regulation 18 Consultation: Draft Bassetlaw Local Plan: Focussed Consultation

3.131 This consultation was held over a 6 week period between 9th June and 21st July 2021. The consultation was carried out by Bassetlaw District Council in order to give interested parties the opportunity to comment on the 9 policies which had been amended since the November 2020 consultation. In preparation for this consultation the representations received on the 9 policies from the previous consultation along with the Council’s responses were published on the Council’s website and are available to view at: <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-focussed-consultation-june-2021/consultation-responses-november-2020/> The list below identifies the policies contained within the Focussed Document: (policy numbers from November 2020 draft)

- Policy ST6: Worksop Central
- Policy ST11: Existing Employment Sites
- Policy ST14: Town Centres, Local Centres, Local Shops and Service
- Policy ST15: Management of Town Centres
- Policy 29: Site HS13: Ordsall South
- Policy ST54: Flood Risk and Drainage
- Policy ST56: Transport Infrastructure and Improvement
- Policy ST58: Safeguarded Land
- Policy ST60: Provision and Delivery of Infrastructure

3.132 At the same time as the Council was undertaking the November 2020 Local Plan consultation, the Council were consulting on the Worksop Town Centre Masterplan. This document was subsequently presented to and adopted by Full Council, March 2021. This provided the basis for the Worksop Central Development Plan Document along with other supporting evidence documents, including a Sustainability Appraisal. As a result, modifications were made to the Worksop Central Policy in the Draft Local Plan in order to reflect these updates. Policy ST54: Flood Risk and Drainage was modified in relation to the Worksop Central Policy in order to reflect the advice and guidance from the Environment Agency about development in flood zones and the Worksop Flood Management Scheme. Additionally, Policy ST11: Existing Employment Sites was modified as sites allocations identified within Worksop Central needed to align with the Local Plan and were therefore no longer needed considered as required to support the employment needs in the District over the plan period. This also helped identify the housing site allocations that would contribute to the Local Plan housing requirement for Worksop Central (660 dwellings).

3.133 Another development since the previous draft of the plan was that Retford Town Centre Neighbourhood Plan Group was established, with their forum and official boundary designation being approved by Full Council in March 2021. In order to better reflect the ambitions and possible projects the group wish to undertake as part of their plan, the Town Centre related policies within the Local Plan were updated. Additional modifications to the Town Centre policies were also made to reflect the progress of works relating to Worksop Central regeneration and the approach taken to Harworth town centre.

3.134 The decision was made to re-consult on the allocation at Ordsall South as this proposed site had only been through one stage of public consultation. This was also supported as more information regarding the development had become available, including a preliminary concept plan of the site by the site promoter. Modifications were also made to the proposal including an increase in housing figures from 800 dwellings overall, to 800 dwelling to 2037, with an additional 450 homes to be delivered in the following plan period.

3.135 The Council's Statement of Community Involvement (SCI), which was adopted in January 2020, was temporarily changed to December 2021 due to the impact of Covid-19 on regulations. In line with national legislation the Plan and associated documents were not placed on deposit at the Council offices and public libraries. Full details of the current adopted SCI can be viewed here: <https://www.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/statement-of-community-involvement-sci/>

3.136 The 6-week consultation was launched on 9th June 2021 and ended on 21st July 2021. The consultation responses were received in three ways; through an online form which was submitted through the Council's website, via email or via post. The consultation approach can be summarised as follows.

- **Events:** Due to the ongoing local restrictions regarding Covid-19, the publically accessible consultation events were held online and accessed through Microsoft Teams. These events were focussed on the Ordsall South allocation. A list of the event dates is shown in Table 13. The Consultation Events were one hour each and included the following:
 - o A live presentation given by the Planning Policy Manager, which looked at the policies in the Focussed Document and the policy at Ordsall South.

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- The presentation was followed by a participation section, where those who were attending were asked to vote on questions relating to the preliminary concept plans/maps that had been produced by the site promoter.
- Attendees had the opportunity to submit questions prior to the event, these were answered by the Planning Policy Team.
- During the event the attendees were able to submit questions which were then answered in a live Q&A session.

Location	Date/ Time
Ordsall Virtual	Wednesday 16 th June 2021, 6-7pm
Ordsall Virtual	Thursday 24 th June 2021, 2-3pm
Ordsall Virtual	Thursday 1 st July 2021, 6-7pm
Ordsall Virtual	Wednesday 7 th July 2021, 2-3pm
Ordsall Virtual	Tuesday 13 th July 2021, 6-7pm

Table 13: Focussed Consultation Virtual Events

- **Events:** Members of the Planning Policy Team were invited to attend meetings and events to discuss the DBLP, which were organised by outside parties. A list of these events is shown below in Table 14.

Date 2020/21	Event
22 Jun	North East Bassetlaw Forum meeting attended
5 Jul	Retford Business Forum meeting attended
6 Jul	Worksop Rotary Club meeting attended
12 Jul	Retford Business Neighbourhood Plan management meeting attended
15 Jun	Bassetlaw Youth Council meeting attended
21 Jun	ICP Transport Workstream meeting attended

Table 14: Additional events attended for June 2021 consultation

- **Summary Leaflet:** This leaflet provided information relating to the proposed allocation at Ordsall South. It also signposted people where to submit their comments to and the dates and times of the consultation events. A copy of the leaflet was delivered to 3,200 homes in the Ordsall area with the Retford Life magazine.
- **Printed Media:** Press releases were made to the local newspaper, the Retford Times. An article was also published in the July edition of the Retford Life publication, which has 17,400 copies distributed across Retford and the surrounding areas each month.
- **Dedicated Webpages:** Located on the Council's website, and provided access to a range of resources, including downloadable copies of all documents and consultation resources. The Local Authority also published articles via the Bassetlaw District Council media centre news section of the website to promote and inform readers about the consultation.
- **Posters:** Placed around the Ordsall area, these were used to advertise the consultation, while signposting where to find more information and the dates of the online events.
- **Local Plan phone line:** A dedicated phone line was created for the consultation period. This was live between 9am to 5pm workdays, and calls were directly answered by Planning Offices who addressed queries and provided information on the Local Plan and the consultation.
- **Site Notices:** These resembled traditional planning application site notices and were put up in areas around the Ordsall South site allocation boundary.
- **Resource Printing Service:** As we were unable to leave printed resources in publically accessible locations due to Covid-19, we offered a print service where people could request

printed resources and sections of the plan or supporting evidence base and have them posted or emailed to them.

- **Social Media:** Bassetlaw District Council has accounts with various social media platforms, which helped to promote the messages and content of the Focussed DBLP, the consultation and the planned events. The platforms include: Facebook and Twitter, and social media reach/impressions were as follows:
 - o Twitter: 4 tweets with 2,093 impressions
 - o Facebook: 7 posts with 12,414 reach
- **Interactive Policies Map:** This was created to provide a visual representation of the Local Plan policies and identified the site allocations.
- **Frequently Asked Questions:** Prior to the consultation a number of questions were written and answered and placed in the FAQ section located on the Council website.
- **How to Guides:** These were created and made available in digital or printed format. The Guides were:
 - o How to book onto the Online Draft Local Plan Consultation Events
 - o How to use Teams- Web and Mobile
 - o How to submit your comments online
- **Email/Post:** The initial invite to make representations was sent on June 9th 2021 and was followed by additional reminders.

Local Plan Focussed Consultation- Summary of Results and Responses to the Issues Raised

3.137 In total, 159 formal responses were received. All responses received were collated and analysed. A copy of the Consultation Responses Reports, which detail the individual comments received and the Council responses and can be found on the Council's website.

3.138 The summary of the responses received has been broken down to cover each of the 9 policies within the Focussed Consultation document.

Policy ST6: Workso Central

3.139 General support was received from various stakeholders, with the identification of the Workso Central Policy and the future Workso Central DPD as being able to help guide the delivery of regeneration and future development within the central area. The comments included support to improvements to transport infrastructure. However, requests were made for amendments to the wording of the policy to require sequential assessments to be undertaken if main town centre uses were proposed in Workso Central in line with draft Policy ST14.

Policy ST11: Existing Employment Sites

3.140 As a result of the new 'Commercial, Business and Service' Use Class E in September 2020, the consultation representations received for this Policy provided general support, however some suggested it could provide increased support for wider employment prospects, namely by embracing the flexibility that Class E offers, by embedding its principles in planning policy.

Policy ST14: Town Centres, Local Centres, Local Shops and Service

3.141 Comments to this Policy namely relate to funding provision for the Town Centres in the District and the use of the Worksop Central Development Plan Document and the Retford Town Centre Neighbourhood Plan.

Policy ST15: Management of Town Centres

3.142 As with Policy 14, comments referenced funding provision for the Town Centres. Additionally, the Environment Agency proposed changes to policy wording to include blue infrastructure as well as green.

Policy 29: Site HS13: Ordsall South

3.143 This Policy received the majority of the comments through the focussed consultation. The concerns raised were similar in content to the previous consultation and related to: the loss of countryside, loss of agricultural/ greenfield land; that there is no need for the additional housing; that more appropriate sites than those allocated should be developed first; the impact of and increased flood risk; biodiversity loss; and, increased risk to safety from congestion and traffic and pollution concerns.

Policy ST54: Flood Risk and Drainage

3.144 More detailed issues were raised in relation to the proposed site at Ordsall South and the proposed Flooding Policy within the Local Plan. The feedback provided clarity on issues related to the Environment Agency and the surface water drainage issues at Ordsall.

Policy ST56: Transport Infrastructure and Improvement and Policy ST60: Provision and Delivery of Infrastructure

3.145 Issues were raised about the list of identified infrastructure improvements within the proposed policy. Respondents and site promoters stated that some of this is out of date and will need to be revised following the update to the Council's Transport Assessments.

Policy ST58: Safeguarded Land

3.146 General support for the safeguarded land. However, some responses, such as the Canals and Rivers Trust raised the concern that the proposed use(s) of this land may impact their nearby assets such as the Chesterfield Canal. In addition, feedback from Nottinghamshire County Council stated that the safeguarded land for education provision would be better removed so that the location for its delivery is more flexible.

Draft Bassetlaw Local Plan: Focussed Consultation - How were the Issues Raised Taken into Account

3.147 The main issues raised were as follows and have been broken down into the 9 policies that were published as part of the Focussed Consultation.

Policy ST6: Worksop Central

3.148 Only minor amendments will be made to the Policy in response to the Focussed consultation and updates to the evidence base.

Policy ST11: Existing Employment Sites

3.149 Only minor amendments will be made to the Policy in response to the Focussed consultation and updates to the evidence base.

Policy ST14: Town Centres, Local Centres, Local Shops and Service

3.150 Only minor amendments will be made to the Policy in response to the Focussed consultation and updates to the evidence base.

Policy ST15: Management of Town Centres

3.151 Only minor amendments will be made to the Policy in response to the Focussed consultation and updates to the evidence base.

Policy 29: Site HS13: Ordsall South

3.152 The Council has produced evidence based documents to support the production of the Local Plan. These documents can be used to address concerns regarding the proposed developments across the District. For example, it has produced a detailed strategic Flood Risk Assessment for the proposed Ordsall South development. This assessment identifies the type and frequency of flooding and states the necessary type of mitigation required to help reduce the threat of flooding. For Ordsall South, the highest flooding risk occurs when high rainfall events result in water running off fields in to existing developments. The Flood Risk Assessment has indicated that new on-site water storage facilities will help reduce the risk of surface water run-off into both the new development and existing development in Ordsall. Onsite urban drainage systems are also required and these will likely form part of the development's Green Infrastructure provision.

3.153 Additionally, the Council has produced a Transport Assessment which assessed both the existing traffic flows on the road network around Retford and the impact that the proposed new development would have on these. The existing traffic flows were assessed during the peak times of the day and outside of school holidays to provide a most accurate baseline. The assessment identified a number of roads and junctions that would be adversely impacted by the additional traffic and has proposed mitigation to certain areas such as Eaton village.

Policy ST54: Flood Risk and Drainage

3.154 The Policies and evidence base, such as the Strategic Flood Risk Assessments have been updated to reflect the feedback from the statutory consultees. This also includes the more detailed site-specific policies where relevant.

Policy ST56: Transport Infrastructure and Improvement and Policy ST60: Provision and Delivery of Infrastructure

3.155 The list of Transport infrastructure improvements has been updated following the completion of the updated Local Plan Transport Assessments.

Policy ST58: Safeguarded Land

3.156 The safeguarded land for education provision on the relent site allocations has been removed in line with comment raised.

**Stage 6: Regulation 19 Consultation: Bassetlaw Local Plan 2020-2037:
Publication Version**

3.157 The representations received through the Focussed consultation, along with Officer Responses were published alongside the Regulation 19 Local Plan in September 2021 and are available to view on the Council's website. Following consideration of the focussed consultation responses, the Publication Version of the Local Plan was produced. In accordance with national legislation, the purpose of the Regulation 19 Consultation was to seek representations as to the tests of soundness and legal/technical compliance of the plan.

3.158 This 7-week consultation was launched on 2nd September 2021 and ended on 21st October 2021. The plan, the proposed submission documents and the supporting evidence base, including the supporting Policies Map, Publication version of the SA Report and Habitats Regulations Assessment, were made available for comments on whether they met the soundness and legal tests as set out in the Planning legislation. The Publication stage was carried out in accordance with the requirements of the Statement of Community Involvement and a Statement of Representation Procedure was published (for the Publication Version of the Local Plan and also the Draft CIL Charging Schedule which was available for comment at the same time).

3.159 The consultation responses were predominantly received through the Representation Form (part A and Part B) which was produced in line with regulation guidance. These were received in three ways; through an online form that was submitted through the Council's website, via email or via post. Open text submissions were also received via email and post and were accepted as responses and were filed with a separate reference number. The consultation approach and techniques can be summarised as follows.

- **Accessible publications:** Printed copies of the Publication Plan, supporting proposed submission documents and consultation resources (e.g. the Representation Forms, Guidance Note and Statement of Representation Procedure) were made available to view at 11 locations across the District.
- **Printed Media:** The Statement of Representation Procedure was published in the local press publications; these were the Retford Times and the Worksop Guardian.
- **Dedicated Webpages:** Located on the Council's website, provided access to a range of resources, including the consultation resources, such as the Representation Form (also available to download), the Guidance Note for Representations and the Statement of Representation Procedure. Additionally, the website provided access to view/download the Publication Version of the Plan as well as all of the supporting proposed submission documents and the evidence base. The Local Authority also published articles via the

Bassetlaw District Council media centre news section of the website to promote and inform readers about the consultation.

- **Local Plan phone line:** the dedicated phone line was used for the consultation period. This was live between 9am to 5pm workdays, and calls were directly answered by Planning Offices who addressed queries and provided information on the Local Plan and the consultation.
- **Resource Printing Service:** In addition to the publically accessible consultation packs, we offered a print service where people could request printed resources and sections of the plan or supporting evidence base and have them posted or emailed to them.
- **Social Media:** Bassetlaw District Council has accounts with various social media platforms, which helped to promote the Publication Version of the Plan and the consultation. The platforms include: Facebook and Twitter.
- **Interactive Policies Map:** To support the static PDF versions of the Policies Map the Interactive Policies Maps were updated to provide a visual representation of the Local Plan policies and identified the site allocations.
- **Email/Post:** The initial invite to make representations was sent on September 2nd 2021 and was followed by additional reminders to all those on the Local Plan consultation database.

Bassetlaw Local Plan 2020-2037: Publication Version - Summary of Results and Responses to the Issues Raised

3.160 By the close of Publication, the Council had received a total of 126 representations. The representations and a summary of main issues raised during the consultation stage will be published upon submission of the Local Plan. All representations made by 5pm on the 21 October 2021 will be submitted to the Secretary of State for consideration by the Planning Inspector. Following the conclusion of the Regulation 19 consultation, the Council opted to conduct a Regulation 19 Addendum consultation to address evidence changes and a handful of focussed matters

Stage 7: Regulation 19 Consultation Addendum: Bassetlaw Local Plan 2020-2037: Publication Version

3.161 The Publication Version of the Local Plan was the preferred strategy, and the plan that it was intended to submit to the Planning Inspectorate for examination. However, in response to new up to date evidence, and in response to a handful of representations made during the consultation a focussed number of changes were proposed to the Local Plan.

3.162 To ensure the new evidence and proposed changes to the Local Plan are fully considered by the Inspector as part of the submission plan, a Regulation 19 Consultation took place on the Publication Version Addendum of the Bassetlaw Local Plan 2020-2037 alongside the updated policies map, updated SA Report and Habitats Regulations Assessment and other proposed submission documents and evidence base.

3.163 This consultation gave the community and stakeholders an opportunity to comment on legal and technical compliance, and soundness of the Publication Version Addendum of the Bassetlaw Local Plan 2020-2037. This document should be read in conjunction with the Publication Version of the Bassetlaw Local Plan 2020-2037. The Council conducted a 6-week consultation from 6 January – 17 February 2022, to enable the public and stakeholders to provide representations on the Local Plan

and associated consultation documents, specifically whether they met the soundness and legal tests as set out in the Planning legislation. The Publication stage was carried out in accordance with the requirements of the Statement of Community Involvement and a Statement of Representation Procedure was published (for the Publication Version Addendum of the Local Plan).

3.164 The list below identifies the policies consulted on in the addendum:

- Policy ST1: Bassetlaw's Spatial Strategy
- Policy ST3: Bassetlaw Garden Village Design and Development Principles
- Policy ST4: Bassetlaw Garden Village
- Policy ST7: Provision of Employment Land
- Policy ST15: Provision of Land for Housing
- Policy 16: Peaks Hill Farm
- Policy 21: Trinity Farm
- Policy 27: Ordsall South
- Policy ST32: Sites for Gypsies and Travellers
- Policy ST40: Biodiversity and Geodiversity
- Policy ST40A: Recreational disturbance Avoidance and Mitigation Strategy
- Policy ST51: Renewable Energy Generation
- Policy ST54: Transport Infrastructure
- Policy ST58: Provision and Delivery of Infrastructure

3.165 The six week consultation was launched on 5 January 2022 and ended on 17 February 2022. The consultation responses were predominantly received through the Representation Form (part A and Part B) which was produced in line with regulation guidance. The consultation responses were received in three ways; through an online form which was submitted through the Council's website, via email or via post. The consultation approach and techniques can be summarised as follows.

- **Accessible publications:** Printed copies of the Publication Plan Addendum, supporting proposed submission documents and consultation resources (e.g. the Representation Forms, Guidance Note and Statement of Representation Procedure) were made available to view at 11 locations across the District.
- **Printed Media:** The Statement of Representation Procedure was published in two local press publications; the Retford Times and the Worksop Guardian.
- **Dedicated Webpages:** Located on the Council's website, provided access to a range of resources, including the consultation resources, such as the Representation Form (also available to download), the Guidance Note for Representations and the Statement of Representation Procedure. Additionally, the website provided access to view/download the Publication Version Addendum of the Plan as well as all of the supporting proposed submission documents and the evidence base. The Local Authority also published articles via the Bassetlaw District Council media centre news section of the website to promote and inform readers about the consultation.
- **Local Plan phone line:** The dedicated phone line was used for the consultation period. This was live between 8:40am to 5pm workdays, and calls were directly answered by Planning Offices who addressed queries and provided information on the Local Plan and the consultation.

- **Resource Printing Service:** In addition to the publically accessible consultation packs, the Local Authority offered a print service where people could request printed resources and sections of the plan or supporting evidence base and have them posted or emailed to them.
- **Social Media:** Bassetlaw District Council has accounts with various social media platforms, which helped to promote the Publication Version Addendum of the Plan and the consultation. The platforms include Facebook and Twitter.
- **Policies Map:** The static PDF versions of the Policies Map were updated to provide a visual representation of the Addendum Local Plan policies.
- **Email/Post:** The initial invite to make representations was sent on 5 January 2022 and was followed by additional reminders to all those on the Local Plan consultation database.

Bassetlaw Local Plan 2020-2037: Publication Version (Addendum) - Summary of Results and Responses to the Issues Raised

3.166 By the close of Publication, the Council had received a total of 89 representations. The representations and a summary of main issues raised during the consultation stage will be published upon submission of the Local Plan. All representations made by 5pm on the 17 February 2022 will be submitted to the Secretary of State for consideration by the Planning Inspector.

Stage 8: Regulation 19 Second Addendum Consultation: Bassetlaw Local Plan 2020-2038: Publication Version

3.167 Due to one of the two landowners unexpectedly withdrawing their site from the proposed Garden Village prior to Submission and to ensure consequential impacts are addressed the Council is undertaking a Second Addendum Consultation, ahead of submitting the plan to the Independent Planning Inspectorate.

3.168 The consultation will focus on the strategic elements of the draft local plan relevant to the Garden Village, and in response to up to date evidence. The Bassetlaw Local Plan: Publication Version Second Addendum 2020-2038 (BLPA) main purpose is to update 11 affected policies in line with comments received at the January- February 2022 consultation and the up to date evidence. The Council will be conducting a 6-week consultation from May-June 2022, to enable the public and stakeholders to provide make representations on the legal and technical compliance, and soundness of the Second Addendum Local Plan, updated SA Report and Habitats Regulations Assessment, proposed submission documents and evidence base consultation documents.