

Bassetlaw Local Plan 2020-2038

Publication Version Second Addendum

May 2022

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1.0 Introduction

- 1.1 Bassetlaw District Council consulted upon the Bassetlaw Local Plan 2020-2038: Publication Version, between the 2 September and 21 October 2021. This was followed by the Publication Version Addendum, between the 6 January and the 17 February 2022.
- 1.2 It was anticipated that the Publication Plan and the Addendum would be the version of the plan that would be submitted to the Secretary of State for independent examination. But unexpectedly just prior to the original submission date in March 2022 one of two landowners at the Garden Village withdrew their land. This has led to consequential impacts and proposed changes to the Publication Plan and the Addendum. Other focussed changes are proposed to the plan as a result of updated evidence.
- 1.3 These proposed changes are set out in this Second Addendum. The changes primarily relate to the Bassetlaw Garden Village, but in response to evidence updates the policies relating to the spatial strategy, housing strategy for gypsy and travellers, and affordable housing provision have been revised.
- 1.4 The Council has also taken the opportunity to update the relevant housing and employment supply data to the 31 March 2022.
- 1.5 The Bassetlaw Local Plan 2020-2038: Publication Version, the Addendum and the proposed changes detailed within this Second Addendum, is the version of the plan which it is intended will be submitted to the Secretary of State for examination.

2.0 What are we consulting on?

- 2.1 National planning practice guidance and the Planning Inspectorate advises that if a local authority wishes to make changes to the Publication Plan once it has been consulted upon, and they wish the changes to be considered alongside the Publication Plan, they should prepare an addendum to the plan containing the proposed changes. It is appropriate to undertake more than one addendum should it be required. An addendum should be published for consultation before the plan is submitted for examination.
- 2.2 The proposed changes are published for consultation on the same basis as the Regulation 19 consultation that was undertaken on the Bassetlaw Local Plan 2020-2038: Publication Version between September-October 2021. As such, they should be considered as an addendum to the Publication Plan.
- 2.3 This Second Addendum is not a fully revised version of the Publication Plan. It only contains the proposed changes and any associated modifications to boundaries on the Policies Map.

- 2.4 The proposed changes are shown as track changes, with text proposed to be deleted shown in red strikethrough text (e.g. ~~deleted text~~) and new text proposed to be added shown as red text (e.g. ~~new text~~). A tabulated summary of the proposed changes which are subject to consultation is provided in Appendix 1. Deleted maps are also shown as strikethrough; and where appropriate it will be indicated whether changes to maps are subject to consultation.
- 2.5 In addition to the changes subject to consultation, for completeness and clarity, a number of changes are shown, intended to be for information only. These are shown as follows: ~~new~~ or ~~deleted~~. This consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination.
- 2.6 A Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) of the proposed changes to the Plan accompany this Second Addendum.
- 2.7 A number of other proposed submission documents and evidence base documents which were published alongside the Publication Plan have been reviewed and updated to support this Second Addendum. These include the Consultation Statement, the Duty to Cooperate Compliance Statement, the Infrastructure Delivery Plan and the Whole Plan Viability Assessment as well as an update to the Site Selection Methodology; the Land Availability Assessment, the Bassetlaw Housing and Economic Development Needs Assessment and the Gypsy and Traveller Accommodation Needs Assessment.
- 2.8 The Council is also publishing updated Statements of Common Ground with neighbouring authorities and partners.

3.0 How do I make comments on the proposed changes within the Second Addendum?

- 3.1 The purpose of this stage is to enable people to make any comments on the proposed changes to the Publication Plan and the Addendum that they want to be taken into account at the examination. Comments are also invited on the changes in the supporting documents which have been published alongside the Second Addendum. All documents are available on the Council's website www.bassetlaw.gov.uk/bassetlawplan and can be viewed at the district's town halls and libraries from the start of the consultation.
- 3.2 This consultation is not intended to be an opportunity to make comments on any other parts of the Bassetlaw Local Plan 2020-2038: Publication Version or the Addendum from January 2022. **Comments should only relate to the proposed changes to the plan contained within the Second Addendum or the updates to the proposed submission documents and evidence which has been published.**

3.3 The comments received as part of this Second Addendum consultation, along with the comments received for the Bassetlaw Local Plan 2020-2038: Publication Version and the Publication Version: Addendum will be submitted to the Secretary of State for consideration at the examination.

3.4 Comments can be made in the following ways:

- On the Council's website at: www.bassetlaw.gov.uk/bassetlawplan
- Representation forms are available to download from our website at www.bassetlaw.gov.uk/bassetlawplan and can be emailed to:

thebassetlawplan@bassetlaw.gov.uk

or printed and posted to:

Planning Policy
Bassetlaw District Council
Queen's Building
Potter Street
Worksop
S80 2AH

Please note that representations will be publicly available and cannot be treated as confidential, although personal details will not be published.

3.5 Representations may be accompanied by a request to be notified at a specified address of any of the following:

- The Bassetlaw Local Plan 2020-2038: Publication Version has been submitted for independent examination;
- The publication of the Inspector's report; and
- The adoption of the Local Plan.

3.6 For more information on this consultation please contact the Planning Policy Team on 01909 533495 or email thebassetlawplan@bassetlaw.gov.uk.

4.0 What will happen to the comments made to the Bassetlaw Local Plan 2020-2038: Publication Version and the Publication Version Addendum?

4.1 The comments received during the September-October 2021 consultation for the Publication Plan and for the January-February 2022 Addendum consultation are being processed and analysed. These will be published on the Council's website in Summer 2022 when they are submitted with the Publication Plan, Addendum and Second Addendum to the Secretary of State. Given this, it is not necessary to resubmit comments made to the Publication Plan in September-October 2021 or to the Addendum in January-February 2021.

Vision and Objectives

A number of changes are proposed, subject to consultation, within the Vision and Objectives. For ease of consultation, the whole of this section is shown within the Second Addendum with the relevant tracked changes. However, comments should only be made on the proposed changes which are subject to consultation. As previously stated, these changes will be shown as follows: **new** or **deleted**.

This consultation is not an opportunity to make comments on any unchanged parts of the Bassetlaw Local Plan 2020-2038: Publication Version or the Addendum.

Equally this consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination. These are shown as: **new** or **deleted**.

4.0 Bassetlaw Vision and Objectives

A vision for Bassetlaw in 2038:

- 4.1 In 2038, Bassetlaw District will be a vibrant, prosperous place known for providing residents with a high quality of life and increased access to: quality, suitable housing, a wider range of higher skilled, well-paid jobs and training opportunities; and, high quality services and facilities which promote healthy and active lifestyles within a low carbon environment.
- 4.2 The District's economy will be diverse and thriving. Prominent businesses in the key regional growth sectors of modern manufacturing, logistics, green energy, modern methods of construction and engineering will be capitalising on the District's locational advantage, in terms of proximity to the A1 and the A57 growth corridors, and Sheffield Doncaster Airport.
- 4.3 The District's significant employment land portfolio will have contributed to the step-change in the Bassetlaw economy, in part benefitting from the quality and diversity of available sites, ~~including the distinctive Garden Village~~. These will have catalysed new enterprise, supported the sustainable growth of existing **local** businesses and attracted substantial inward investment, contributing to the District's transition into a strong, successful and vibrant economy.
- 4.4 Meanwhile, Apleyhead will have attracted significant investment in the logistics sector at a regional/sub regional scale, supporting flexible market leading and market facing large-scale logistics employment space, bringing higher employment rates, higher personal income and greater economic diversification to the District, whilst generating significant gross value to the regional economy. Local residents will have benefitted from the range of training, qualifications and apprenticeships on offer, while the range of higher skilled, better paid jobs on site and within local supply chains will have encouraged more people to live and work in the District.
- 4.5 New development will have been delivered in the most sustainable locations. Worksop town centre and its environs will be benefitting from comprehensive brownfield regeneration and associated environmental improvements that bring with it an improved community, commercial and leisure offer to the benefit of residents, businesses and visitors not only within the central core, but the wider town and District. Worksop itself will have sustainably grown, with high quality housing, new transport and community infrastructure in place around the urban edge which together with a diverse and enhanced town centre offer will support the needs of the new residents and existing communities alike.
- 4.6 The market town of Retford will have grown in a sustainable manner, with a wider range of new housing available better suited to meet local residents' needs irrespective of time in life, while a new country park, community infrastructure and transport improvements will provide benefits to existing and new communities. The growing population will be able to make good use of an enhanced and greener

town centre offer, which will provide an attractive, distinctive, vibrant base strengthening the town's sense of community, whilst enhancing the cultural and visitor economy offer.

- 4.7 ~~Harworth & Bircotes will have grown through the delivery of significant consented housing development, including the substantial regeneration of the former colliery site. The growing community will benefit from the~~ regeneration of Harworth & Bircotes town centre ~~will be complete~~: additional independent shops and services will have positively added to the retail and town centre offer, while the impact of heavy goods vehicles and traffic more generally in ~~Harworth & Bircotes the town~~ will have been reduced and the environmental quality improved ~~in part through greater active travel opportunities~~.

- 4.8 In the rural area, the outcomes of community-led planning will be evident. Residential development within the Large Rural Settlements of Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford will have been delivered to meet strategic and local needs. Necessary physical, community, green and digital infrastructure needed to support this growth will have been delivered.

- 4.9 The Small Rural Settlements will have seen small-scale, sensitively located development to support local community objectives, to meet local housing needs and to sustain village services. Communities across the District will continue to embrace neighbourhood planning, affording them the opportunity to shape the future of their environment and oversee what development takes place and where. In the wider countryside, only limited development will have taken place to meet specifically identified housing needs and support long-term rural sustainability.

~~4.10 The beginnings of the new Bassetlaw Garden Village will be growing around a distinctive employment offer, new public transport network and quality green infrastructure. This new community will provide a lifestyle choice for those who choose to live there: a healthy, active place, with sustainability, green credentials and quality of place embedded from the outset to provide a genuinely alternative destination to live and work in the long term.~~

- 4.10 The diversity and quality of Bassetlaw's countryside, natural and historic environment will have been protected and enhanced, whilst allowing for appropriate and sustainable growth. Appropriate access to the countryside and an improved range of parks and open spaces will benefit local people and visitors alike, whilst Bassetlaw's rich and varied history will be celebrated.

- 4.11 New housing will reflect local needs in terms of type, size and tenure and enable equality of access to suitable accommodation. Older people will have increased access to accommodation to better suit their changing needs, whilst affordable homes will have been delivered to enable a new generation of home owners to get onto the housing ladder and to meet the needs of those unable to afford market housing for sale. New housing developments will be high quality, well designed, energy efficient and respectful of their setting in order to ensure that the character of the District's towns and villages is maintained and protected.

- 4.12** New development will have helped minimise the District's health inequalities. Communities will have improved access to well designed, safe, inclusive, high quality multifunctional green and blue infrastructure close to home. Active travel will be commonplace, whilst improved recreational, sport, health and educational facilities and existing valued community services will reduce pockets of deprivation and enhance skills gaps to bring stronger health and well-being outcomes for our communities.
- 4.13** A secure, reliable, affordable **net** zero and low carbon energy mix will be helping to reduce locally produced greenhouse gas emissions. ~~the District will have played its part by supporting~~ Significant new renewable energy infrastructure **will make meaningful contributions across the District**, in part by maximising opportunities for **net** zero energy generation at the former Marnham power station site, ~~whilst but also through the increasingly greater provision of~~ localised renewable and low carbon technologies **will** better ~~enabling enable~~ residents and businesses to transition to a **net** zero carbon district by 2050.
- 4.14** Careful planning and design of developments will ensure that more vulnerable development is located in areas of low flood risk, sustainable drainage systems will manage run-off sustainably, while provision for a flood management scheme in Worksop will facilitate significant regeneration and growth safely. Energy efficient design of homes and businesses will ensure they require less energy to heat **and power**, whilst a more comprehensive walking and cycling network, and improved access to public transport will make sustainable travel more attractive for local journeys, thus reducing the reliance on the car. Provision of infrastructure to support the use of electric and/or alternative fuel vehicles will make a meaningful contribution to reducing the District's carbon footprint.
- 4.15** Meanwhile, extensive tree planting, protection and enhancement of veteran trees, valuable habitats and species, and biodiversity net gain will secure environmental quality benefits, sequester carbon and build our resilience to climate change at the same time.

Strategic Objectives

- 4.16** This vision will be achieved by meeting the following objectives:



1. To locate new development in sustainable locations **and through a new settlement** that respects the environmental capacity of the District, supports a sustainable pattern of growth across urban and rural areas, makes best use of suitable, available previously developed land and buildings and seeks to minimise the loss of the District's highest quality agricultural land



2. To provide a choice of land to ensure that the District's housing stock better meets local housing needs and aspirations of all residents by providing a range of market, affordable and specialist housing types,

tenures and sizes in appropriate and sustainable brownfield and greenfield locations, within and on the edge of settlements



3. To support a step change in the local economy by promoting competitive, diverse and sustainable economic growth by providing the right conditions, land and premises in the District to accommodate general employment growth, to cater for inward investment, and also at a sub-regional/regional scale to contribute to meeting an identified need in the large-scale logistics sector, thereby helping to reduce out-commuting, create more better paid and higher skilled jobs and education and training opportunities to meet local employment needs and aspirations



4. To support the sensitive regeneration of previously developed, vacant or underused sites and spaces, within urban and rural Bassetlaw to facilitate their comprehensive redevelopment for housing, employment and leisure, to secure social, environmental and landscape improvements, and deliver positive amenity benefits for all



5. ~~To promote the establishment of a new heritage and landscape-led Garden Village focussed around well-connected locally distinctive neighbourhoods and spaces, which have all the benefits of quality place-making and place-keeping, with community, innovation, accessibility, sustainability and smart, low carbon living at its core.~~



6. To promote rural Bassetlaw as a living and working landscape, by protecting and improving opportunities for homes, jobs, services and community infrastructure so that the District's rural settlements continue to support their local communities, and so that quality countryside is retained but utilised appropriately



7. To support and enhance the vitality and vibrancy of town centres and local centres as places for shopping, leisure, cultural, commercial, community and residential activities, and secure their positive regeneration by promoting an appropriate mix and scale of development and environmental improvements which maximise their potential for residents, businesses, developers and visitors alike



8. To ensure new development, places and spaces are of a high quality and sustainable design which reflects local character and distinctiveness, respects residential amenity and enables people to live safe, healthy, accessible, green and active lifestyles



9. To promote healthier, active communities and help reduce health inequalities by minimising locational disadvantage, promoting healthy place-making, securing active lifestyles and travel, and reducing human exposure to environmental risks to achieve equitable outcomes for all



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9. To protect and enhance the District's diverse historic built and natural environments, the distinctive separate character of settlements and their wider landscape and townscape settings, thereby recognising the important contribution the historic environment, heritage assets and their settings make to securing a high quality environment and to the visitor economy



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10. To protect, restore and enhance the quality, diversity, character, distinctiveness, biodiversity and geodiversity of the District's natural environment, by creating ecological connectivity within and to the green/blue infrastructure network to create a series of high quality, multifunctional, well-connected spaces, sites and landscapes that improve people's quality of life and where biodiversity can thrive, respond and adapt to climate change



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11. To support Bassetlaw's transition to a **net** zero carbon District through **the efficient use of resources**, careful **planning location** and design of new development, ~~making more sustainable use of land, resources, and the use of~~ sustainable construction methods, ~~whilst increasing resilience to impacts from climate change; through, by promoting~~ tree and woodland planting, reducing exposure to flood risk, promoting energy and water efficiency, **use of integrated water and management**, and minimising waste generation; ~~whilst and promoting the~~ **maximising opportunities to generate and use of** a vibrant mix of renewable energy ~~generation infrastructure, localised renewable energy~~, zero carbon and other alternative technologies.



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12. To make efficient use of the existing transport infrastructure and help make walking, cycling and public transport a more attractive and viable choice to access jobs and everyday facilities to help reduce the need to travel by car particularly for local journeys, to make travel as easy and affordable as possible, to and within the Main Towns within the District and along key routes to and from Bassetlaw



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13. To ensure that new development appropriately contributes to the provision of necessary physical, social and green/blue infrastructure to deliver planned levels of growth at the right time and to mitigate its impacts on existing communities and the environment.

Bassetlaw Spatial Strategy

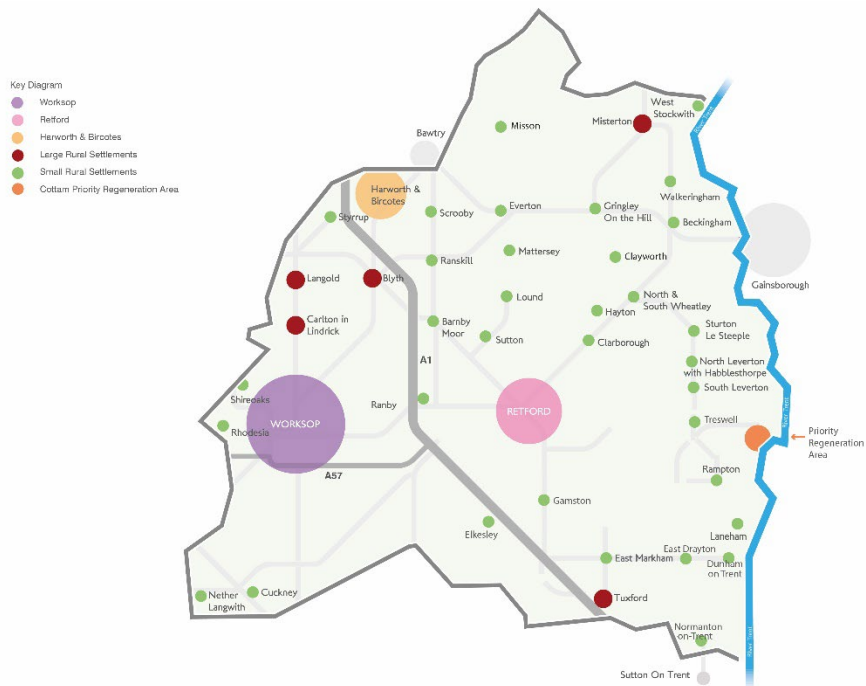
A number of changes are proposed, subject to consultation, within the Bassetlaw Spatial Strategy section. For ease of consultation, Policy ST1: Bassetlaw Spatial Strategy and the supporting text is shown within this Second Addendum with the relevant tracked changes. However, comments should only be made on the proposed changes which are subject to consultation. As previously stated, these changes will be shown as follows: **new** or **deleted**.

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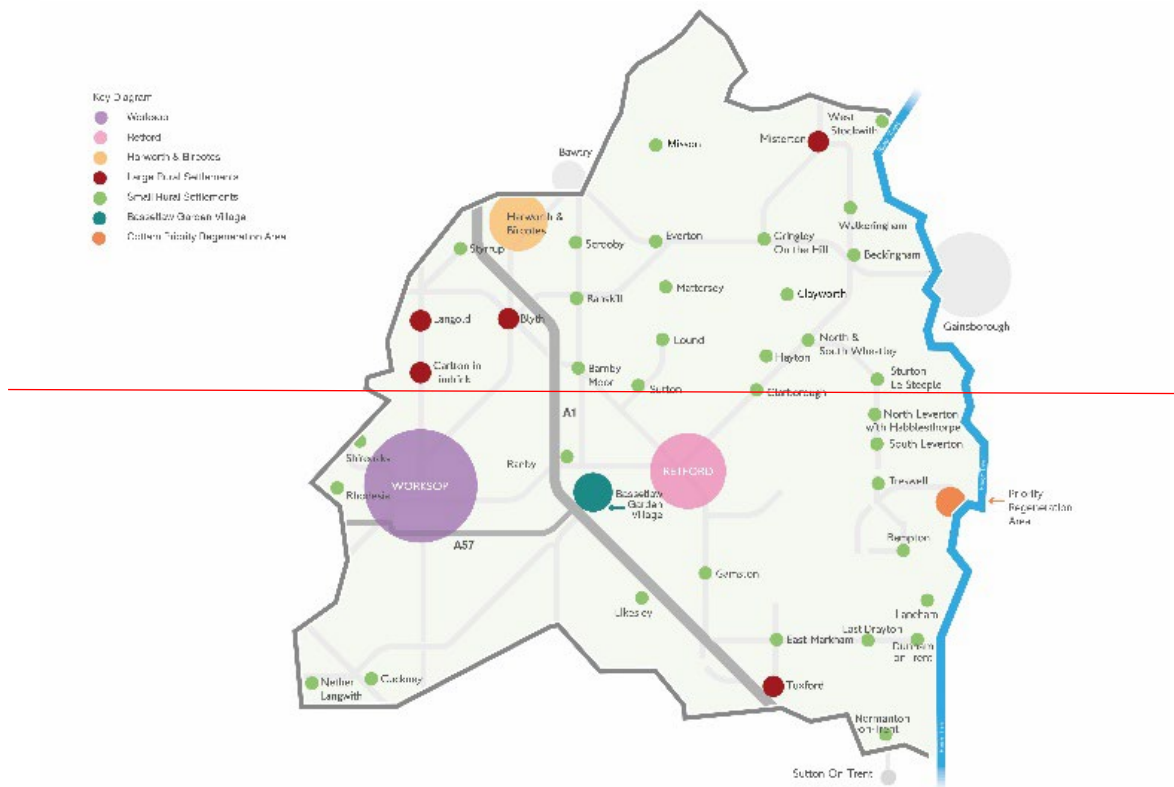
Equally this consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination. These are shown as: **new** or **deleted**.

5.1 Bassetlaw's Spatial Strategy

- 5.1.1 At the heart of the spatial strategy is the need to use sustainable development as the framework for growth and change in Bassetlaw. The Local Plan provides an ambitious and positive framework for addressing local housing and economic needs and other social and environmental priorities to better enable the Council to invest in its places, housing and communities, making the most of investment opportunities as they arise to effectively address spatial planning challenges over the plan period.
- 5.1.2 On that basis, this Plan is in accordance with the national policy¹ presumption in favour of sustainable development and seeks to fully meet the demands for new homes, jobs and services in the District in the most sustainable manner.
- 5.1.3 This means that the growth will be distributed according to the settlement hierarchy. This is an appropriate structure for organising the plan, acknowledging the inter-relationships between **the three Main Towns of** Worksop, Retford and Harworth & Bircotes and the rural area, and the inter-relationships between the Large and Small Rural Settlements and the countryside. The settlement hierarchy guides key principles and policies for development that are set out through this plan, as well as providing a context for the preparation of neighbourhood plans, and the monitoring of the plan.
- 5.1.4 Policy ST1 acknowledges the importance of taking a strategic and integrated approach to growth, which reduces the need for travel for work, education and leisure by placing sustainable development at its heart. It prioritises major growth in the three Main Towns, whilst also providing for sufficient growth in the Large and Small Rural Settlements to meet their local needs, balanced against protecting their special character and unique qualities.
- 5.1.5 Each level of the hierarchy reflects the settlement/area's role which includes: the range of services present; their accessibility by public transport; their infrastructure capacity; and their ability to expand **sustainably** to accommodate the needs generated by new development.
- 5.1.6 The spatial strategy sets out the overall framework for development, growth and investment in Bassetlaw to 2038. It identifies locations where development will take place in order to create sustainable neighbourhoods. In selecting the scale of housing to be provided in each settlement, account has been taken of constraints on development, such as flood risk, heritage, ecology and landscape, and the supply of potential development sites in the Land Availability Assessment **2022**² and the viability of land for development. The Sustainability Appraisal³ identified potential sensitivities which were taken into account.
- 5.1.7 The distribution of development for housing and employment needs, has evolved over time, and is detailed in the Spatial Strategy Background Paper, **2021 2022**⁴.
- 5.1.8 The Key Diagram illustrates the spatial strategy in this Plan.



THIS PROPOSED CHANGE IS SUBJECT TO CONSULTATION Figure 6: Key Diagram



THIS PROPOSED CHANGE IS SUBJECT TO CONSULTATION Figure 6: Key Diagram

Meeting the District's housing and employment needs

- 5.1.9 The spatial strategy promotes a 'step change' in the District's economy to: retain employment locally, provide opportunities for better paid, higher skilled jobs and increase productivity, thereby reflecting the priorities of the D2N2 Recovery and Growth Strategy⁵. It seeks to align economic growth with the housing offer, by providing the right mix of new homes in the right places, so that past trends of out-migration are rebalanced. This will ensure the sustainability of the area in the future as a place to both live and work.
- 5.1.10 The strategy also aims to address housing affordability and the supply of specialist housing to significantly boost the supply of homes to support sustainable communities. It will also help facilitate significant improvements to infrastructure capacity in the District to support the identified growth.
- 5.1.11 National planning practice guidance⁶ requires the Council to consider and assess the likely change in the number of jobs over the plan period based on an economic forecast. The Bassetlaw Housing and Economic Development Needs Assessment **Addendum 2020-2022** identifies an **employment need for 2018-2038 of 196.7ha. Additionally, a Strategic Employment Site is identified to meet sub-regional/regional logistics needs. Totalling 304.3ha, these make up the District's designated employment land portfolio. The District has a significant employment land supply (about 287ha), identified by Policy ST7**, which is well progressed and being actively promoted. It is therefore important that this is accurately reflected in the Plan, in terms of jobs growth and the implications for the housing requirement.
- 5.1.12 The Bassetlaw Housing and Economic Development Needs Assessment **Addendum 2020-2022**⁷ therefore **promotes recommends** a completions trend scenario (rather than a demand led scenario), which considers job assumptions assessed on a site by site basis. **The basis for this scenario in Policy ST7 is the includes General and Larger Unit** Employment Sites - the sites most likely to accommodate the D2N2 growth sectors and support local employment growth **and an additional Strategic Employment Site identified to meet regional/sub-regional needs for large scale logistics only.**
- 5.1.13 The evidenced completions trend scenario indicates that up to **9735 9,852** jobs⁷ could be generated overall in the plan period. Within this scenario, **5,878 5,996** jobs are anticipated to be provided within the General **and Larger Unit** Employment Sites⁷. **The remainder are anticipated at the Strategic Employment Site.**
- 5.1.14** Additionality, such as displacement (not all jobs are new to the District some will be re-located from elsewhere), **double-jobbing** and multiplier effects have been taken into account.
- 5.1.15** This is considered to be the most realistic and appropriate assumption of jobs growth over the plan period and reflects changes to the economic baseline and unemployment rates since 2020, partly being seen as a result of the Covid

pandemic. However, development activity indicates that Bassetlaw is currently maintaining pre-pandemic levels of economic growth. To manage any uncertainties in long term economic activity over the plan period, the Plan builds-in flexibility by providing for a buffer in employment terms of around 10%. This allowance is designed to accommodate windfall sites that are likely to come forward in the plan period, such as in existing employment sites, in the town centres and in the rural area for local business growth.

- 5.1.1416 This approach is considered to be consistent with national planning policy which states that future employment needs can be based on the past take-up of employment land and property and/or future property market requirements, is realistic and reflects market signals. At ~~1 December 2021~~ 31 March 2022, ~~200,324~~ 50,005 sqft of employment floorspace had been completed⁸ on the General and Larger Unit Employment Sites, ~~42~~ 56.4 ha of general such employment land is under construction, whilst a further ~~118.5ha~~ 132.4ha has planning permission for general B Class employment use.
- 5.1.1417 Apleyhead adjoins the strategic A1/A57 growth corridors. As such, it is considered to provide a significant inward investment opportunity to address an identified regional or sub regional need for large scale logistics. It is therefore considered separately to the general employment supply.
- 5.1.1418 The Bassetlaw A1 Corridor Logistics Assessment Addendum, ~~2021~~ 2022⁹ identifies that a dramatic rise in demand for large scale logistics at a national level, combined with supply side constraints on the M1, have led to the better connected and labour served areas of the A1 property market area, including within Bassetlaw, becoming an attractive prospect as a secondary logistics market to the M1 corridor. On that basis, it is reasonable that Apleyhead is brought forward by this Local Plan to meet an identified regional/sub-regional logistics need in the defined property market area (as defined by Figure 12A).
- 5.1.1419 The site would also bring significant economic benefits to the District and region both in terms of jobs, including higher skilled jobs ~~(the evidence⁷ indicates that 3,857 jobs could be generated)~~, opportunities for higher educational attainment, an increase in real wages and gross value added, thereby maintaining a greater share of jobs for local residents. On that basis, the spatial strategy plans for a realistic proportion of jobs on this site in the plan period ~~(the evidence⁷ indicates that 3,856 jobs could be generated)~~. Planning for fewer jobs could lead to an imbalance with the housing requirement, leading to unplanned housing growth across the District over the plan period.
- 5.1.1420 In order to establish the minimum number of homes needed, the local housing need assessment⁷ was undertaken using the Standard Method as required in Planning Practice Guidance⁶. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. Through Duty to Cooperate it has been agreed that each authority within the North Derbyshire and Bassetlaw Housing Market Area will meet its own needs.

- 5.1. **1921** The Standard Methodology calculates a minimum housing need for Bassetlaw of 288 dwellings per annum for the period 2020 - 2038. This is the starting point for delivery of housing, and should be reviewed at least every 5 years. The base date for the calculation of housing need, 1 April 2020, is consistent with national planning practice guidance⁶. The evidence⁷ demonstrates that pursuing a housing target based purely on the standard methodology minimum figure means that the Plan would not provide a sufficient number of dwellings to support the economic growth objectives in the District. Such a low level of housing development would have other significant consequences including:
- Demand for new housing outstripping supply for particular groups, potentially leading to younger people being unable to stay in the area;
 - Economic growth being constrained because of a shortage of skilled local labour;
 - Increased levels of in-commuting to support economic growth, which would not be sustainable and would put greater strain on the transport network
- 5.1. **2022** The housing requirement of **594 582** dwellings per annum in this Plan (**10,638 10,476** dwellings by 2038) has therefore been set at a level to support the level of jobs growth (**9,735 9,852** jobs) as identified in the Bassetlaw Housing and Economic Development Needs Assessment **Addendum 2020 2022**⁷. House building is recognised as a key driver of economic growth and will deliver much needed infrastructure and facilities to support sustainable communities, a key objective of the strategy for growth over the plan period. Policy ST1 therefore prioritises growth in locations where there may be opportunities for infrastructure improvements alongside development.
- 5.1. **2123** In order to meet Bassetlaw's housing requirement, delivery needs to remain at the high levels experienced over the last few years, averaging **584 644** dwellings per annum⁸ over the past five years. **Identifying a sufficient land supply is a key element.** The Council will **continue to** engage with its partners, developers and public sector organisations in order to ensure build out rates over the plan period maintain this level consistently to meet the full objectively assessed housing need.
- 5.1. **2224** The housing requirement will be the basis for calculating the five year supply of deliverable housing land following the adoption of the Local Plan. In accordance with national policy and guidance¹⁰, an appropriate buffer (a minimum of 5%) will be added when calculating the five year housing land supply. The buffer helps increase flexibility and choice in the market for housing.
- 5.1. **2325** Housing completions will be assessed annually against the housing requirement to monitor performance and determine whether any action is required to improve delivery rates. The Government's Housing Delivery Test looks at completions over a three year rolling average. If this falls below the Local Housing Need produced by the standard methodology then actions, identified by indicators **are** set out in the monitoring framework (in section 13) will need to be taken depending on the scale of the shortfall. When annual monitoring indicates the

trigger will be reached the Council will review relevant policies in the Plan to identify if a Local Plan review is necessary, or by bringing additional sites forward into the supply.

Housing Supply

- 5.1.2425 The expected annual housing delivery rates are expressed as a trajectory for the plan period. Appendix 3 contains the detailed housing trajectory. Planning permissions and sites under construction play an important role in delivering homes in the short term until the allocations in this Plan come forward. From 2020 and for every year throughout the plan period, the housing trajectory demonstrates at least a five year supply of deliverable housing land.
- 5.1.2526 Housing land is provided in accordance with the settlement hierarchy as identified in Policy ST1. Taking into consideration past delivery rates, analysis of historic trends and consideration of future windfall sources the Council considers a windfall allowance of 100 dwellings per annum (4300 1,200 during the plan period) to be justified. This has been identified from 2025-2026 2026-2027 onwards, and included in the housing supply.

Housing supply as at 1 December 2021 31 March 2022	No of dwellings
Housing Completions (1 April 2020 to 31 March 2022 28 February 2022)	775 1,541
Committed sites with outstanding planning permission on both large and small sites as of December 2021 31 March 2022	6347 5,995
Outstanding 'made' NP allocations without planning permission	459 438
New Local Plan Allocations	3332 2,742
Proposed Allocations in Worksop Central DPD	725 635
Windfall allowance	4300 1,200
TOTAL SUPPLY 2020 – 2038	12,938 12,551

Figure 7: Housing supply sources

- 5.1.2627 Figure 7 shows that the Plan provides housing land for 12,938 12,551 dwellings over the plan period. Using the full objectively assessed need of 591 582 new homes per year, the total housing requirement is a minimum of 10,638 10,476 dwellings for the 18 years from 2020-2038.
- 5.1.2728 In accordance with national guidance¹⁰, to provide flexibility and boost the supply of housing land the Plan proposes to allocate sites to provide close to an 9% 8% supply buffer above the objectively assessed housing need excluding the windfall allowance. Adding the windfall allowance of 4300 1,200 dwellings increases the buffer to 48% 17%. The buffer allows for an additional housing supply in Bassetlaw to be maintained throughout the Local Plan period. It provides flexibility should unforeseen circumstances result in a delay in bringing sites forward and will provide a choice of sites. Additionally, it minimises opportunities

for speculative unplanned development that in some cases has adversely affected our communities over the last 10 years or so.

- 5.1. **2829** Further details relating to the housing land supply, how the requirement has been met, **windfall allowance** and implementation are set out in the Housing Land Supply Background Paper¹¹.

Gypsy & Travellers and Travelling Showpeople Need

- 5.1. **2930** Policy ST1 identifies a requirement to deliver a minimum of 21 new pitches for Gypsy and Travellers by 2029, with a further 21 pitches up to 2038. The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment **Update, 2019-2022**¹² notes that **most of the need the Local Plan can make provision for a five year supply; can be accommodated** on existing authorised Gypsy and Traveller sites or by requiring current arrangements on sites owned by or leased to Gypsies and Travellers to be formalised **or intensified**. Policy ST32 identifies that this land should be considered first when seeking to meet the needs of Gypsies and Travellers. The evidence¹² indicates that there is no requirement for new sites for Travelling Showpeople in Bassetlaw.

Retail Needs

- 5.1. **3031** The national retail sector is characterised by rapid change, retail market restructuring and changing consumer demands related to new technologies and the impact of the 2020-**21-22** Covid pandemic. The Bassetlaw Retail and Leisure Study, 2017¹³ states there is no identified need for new retail development to 2035. It identifies limited opportunities in and around Worksop and Retford town centres for growth. A sustainable small-scale extension to Harworth & Bircotes town centre is identified by Policy **ST13-ST14** to support the wider regeneration ambitions of the town and its neighbourhood plan¹⁴.

Distribution of Growth

- 5.1. **3432** In order to meet objectively assessed development needs, Policy ST1 sets out the scale and distribution of new housing, employment and retail development across the District during the plan period up to 2038.
- 5.1. **3233** Consistent with the principles of sustainable development, and to make the most efficient use of land, through Policy ST1 this Plan takes a proactive approach to bringing forward as much previously developed land and/or underused land as possible, including within the development boundaries of the Main Towns. The strategy seeks to maximise the use of all suitable, available and viable previously developed land, including all of those that have a realistic prospect of delivering within the plan period.
- 5.1. **3334** Despite Bassetlaw's strong record in bringing previously developed land back into use, the effective re-use of suitable previously developed sites will only meet a proportion of the District's overall need for new **homes development** and may not necessarily deliver significant infrastructure improvements.

Housing Growth

- 5.1. **3435** Using the objectively assessed housing need, the total requirement is a minimum of **10,638** **10,476** dwellings for the 18 years from 2020-2038. The Housing Trajectory in Appendix 3 shows that as at **1 December 2021** **31 March 2022** almost 60% of the housing requirement is on committed sites with extant planning permissions, and 4% of the requirement is on sites allocated in made neighbourhood plans, but without planning permission.
- 5.1. **3536** Housing growth will be directed to the most sustainable settlements commensurate with their place in the settlement hierarchy with Worksop absorbing about a third of the growth; a large part already has planning permission.
- 5.1. **3637** This approach also maximises the delivery of affordable and specialist housing in a sustainable manner by allocating more sites of a larger scale on the edges of the Main Towns, where access to shops and services is more straightforward.

New Allocations

- 5.1. **3738** The housing supply is **12,938** **12,551**. Following consideration of **existing** completions **in 2020-2021** **since the start of the plan period to the 31 March 2022**, existing sites with planning permission, sites allocated in made neighbourhood plans, and the windfall allowance, the residual Local Plan allocations for the period 2020-2038 is therefore **4,057** **3,377** new homes.
- 5.1. **3839** To meet the residual requirement within this plan period; as well as redeveloping brownfield sites and identifying small scale greenfield sites within the development boundaries, two large urban extensions are identified; on the northern edge of Worksop at Peaks Hill Farm for 1,080 dwellings; and, at Ordsall South in Retford for 890 dwellings.
- 5.1. **3940** The Land Availability Assessment **2022**² and Sustainability Appraisal³ concluded that these sites are those which cause least harm to the environment, are suitable for development and would take the development of the urban area up to clear and defensible boundaries. Both would also contribute to the provision of significant infrastructure over the plan period and beyond and deliver a mix of housing to meet affordable and specialist needs. Together these sites are considered to be the most appropriate and suitable locations for the future expansion of our towns.
- 5.1. **4041** The strategy directs housing growth to locations attractive to the market, whilst ensuring there are no locations that are over-burdened by development, or that other locations are not receiving the opportunity to grow especially where this is required to support local service provision.
- 5.1. **4142** As can be seen from Figure 8 below the allocations to meet the residual requirement are largely focused on Worksop and Retford, with **2,060** **1,970** new homes in Worksop, 1,332 in Retford, and 75 in the Large Rural Settlement of Tuxford.

5.1.43 There will be no new allocations in Harworth & Bircotes as a consequence of the 1799 2,006 existing deliverable commitments. This includes an outline planning permission (September 2021) for a re-profiled Harworth Colliery site. The consented 1,300 dwellings is in addition to the consented phases under construction. Based upon evidence from the developers it is considered that at least 1,133 dwellings from this permission are deliverable within the Plan period, thereby adding to the District's housing supply.

	Completions 2020-21 as at 1 April 2021-1 April 2020- 31 March 2022	Extant planning permissions as at 1 December 2021-31 March 2022	Made neighbourhood plan allocations without planning permission as at 1 December 2021	Local Plan site allocations including Workshop Central DPD	Total growth	% growth
Workshop	171-360	1263-1,114	0	2060-1,970	3494-3,444	-30.0-30.3
Retford	136-225	813-715	0	1332	2281-2,272	-19.6-20.0
Harworth & Bircotes	82-193	1799-2,006	0	0	1881-2,199	-16.2-19.4
Large Rural Settlements	48-198	1203-1,063	199	75	1525-1,535	-13.1-13.5
Small Rural Settlements	324-538	1213-1,053	256-235	0	1793-1,826	-15.4-16.1
Other Villages & Countryside	14-27	56-44	4	0	74-75	-0.64-0.66
Bassetlaw Garden Village	0	0	0	-590	590	5.1
TOTAL	775-1,541	6347-5,995	459-438	4057-3,377	11638 11,351	100.00
Windfall	0	1300-1,200	0	0	1300-1,200	
TOTAL with windfall	775-1,541	7647-7,195	459-438	4057-3,377	12938 12,551	

Figure 8: Distribution of housing growth

5.1.4244 Distribution of employment land is influenced by the market and accessibility; to a local labour supply and also to strategic transport routes to make the movement of employees, goods and supplies more straightforward. Workshop and Retford are allocated additional employment land adjoining the development boundary to support local business needs. Both towns are also expected to experience growth in employment generating uses over the plan period, including in the town centres.

5.1.45 However, much of the employment growth, evidenced by market demand is for land along the A1 and A57 growth corridors, including land within easy distance of Harworth & Bircotes. A significant proportion All General Employment and Larger Unit Sites has planning permission (see Policy ST7), including Additional employment land is allocated to support accessibility to economic growth in the rural area, including through the regeneration of the former Bevercotes Colliery and Welbeck Colliery and to act as a catalyst for the new Garden Village.

Workshop

- 5.1. **4345** Worksop is the principal town in the District, has a population of approximately 41,820¹⁵, and enjoys relative ease of access to a range of higher order health, education, cultural, retail and employment opportunities.
- 5.1. **4446** It is the most sustainable location for significant growth and provides the best opportunity to deliver the objectives of the D2N2 Growth and Recovery Strategy⁵: the town and its catchment is expected to deliver substantial employment growth (see Policy ST7) reflecting its easy access to the A1 and A57 growth corridors and its ability to maximise sustainable transport choices. As such, it is the place where most new jobs will be created over the lifetime of the plan. Significant regeneration is expected to start in the town centre and its environs by 2038 (see Policy ST5).
- 5.1. **4547** Over the past three years, Worksop has experienced high levels of housing growth, with areas such as Gateford Park seeing over 250 housing completions. As can be seen from Figure 8, at ~~1-December-2021~~ **31 March 2022** over ~~1400~~ **1,450** of the expected housing growth in Worksop has been delivered, or is on committed sites, with the remainder to come from new allocations. Consequently, there is a requirement to allocate land for a minimum of ~~2,060~~ **1,970** dwellings in Worksop. This includes 725 dwellings to be delivered through the Worksop Central Development Plan Document¹⁶. **Approximately 90 of these dwellings have either been delivered or gained planning permission, so are included in the supply as completions or commitments.**

Retford

- 5.1. **4648** Retford is the second town in the District and has 22,013 residents¹⁵. It has a wide range of services, shops, and employment opportunities with good public transport links. It is a sustainable location for growth: the town is expected to deliver local employment growth (see Policy ST7) appropriate to meet ~~local~~ **general** needs, and to maximise opportunities to sustainable transport choices, including ~~at to~~ the East Coast Mainline Retford Railway Station. Enhancements to the town centre are expected to be underway by 2038 (see Policy ST14) facilitated by a neighbourhood plan.
- 5.1. **4749** Over the past three years, Retford has seen strong housing growth with about ~~350~~ **325** dwellings completed (~~2018-2021~~ **2019-2022**). As at ~~1-December-2021~~ **31 March 2022**, ~~949~~ **940** of the expected housing growth in Retford has already been delivered or is on committed sites with extant planning permission. The remainder of the growth will be delivered from new allocations in the Plan providing for about 1,332 additional dwellings.

Harworth & Bircotes

- 5.1. **4850** Focussed around the ongoing regeneration of the former Harworth Colliery and reflecting the aspirations of the Harworth & Bircotes Neighbourhood Plan¹⁴ the town has benefitted from significant investment and regeneration in recent years. It has a population of 7,948¹⁵. Harworth & Bircotes has a good range of shops and services and benefits from easy access to the A1 (M) and South Yorkshire.

Significant employment growth (see Policy ST7) is expected to capitalise on its strategically advantageous location. Given its growth to date, Policy ST14 promotes a small scale expansion of the town centre to meet the needs of the growing community.

- 5.1. **4951** Over the past three years **(2018-2021 2019-2022)**, Harworth & Bircotes has seen additional housing growth with over **364 369** homes being delivered. A significant amount of land is also committed with planning permissions for over **1799 2,006** homes, and **82 193 homes were completions completed** in 2020-**2021 2022**. On that basis, no new allocations are proposed for Harworth & Bircotes as delivery will be largely met from existing commitments in this Plan which fulfils its role in the settlement hierarchy. **The Harworth Colliery site also has capacity to deliver additional dwellings beyond 2038.**

Large Rural Settlements

- 5.1. **5052** The size of the District's rural settlements, and the level of services and facilities in them varies considerably. Similarly, their ability to accommodate growth in keeping with their character and form varies.
- 5.1. **5453** The Bassetlaw Rural Settlement Study **Update, 2020-2022**¹⁷ finds that the Large Rural Settlements - Blyth, Carlton in Lindrick and Costhorpe, Langold/Hodsock, Misterton and Tuxford - are the most sustainable due to them having the largest populations, a range of employment, shops and services and having more frequent and commercially viable public transport services to nearby larger towns and cities. All also act as service centres for the surrounding rural area.
- 5.1. **5254** It is expected that the Large Rural Settlements will deliver about **1525 1,535** dwellings over the plan period. This will largely come from existing planning permissions and allocations in neighbourhood plans. There will be no new **Local Plan** allocations except for the site proposed at Ollerton Road, Tuxford for 75 dwellings which will contribute to the housing requirement of Tuxford. Providing for housing development in this tier of the hierarchy will help maintain rural vitality by allowing these settlements to grow to support existing facilities and provide a focal point for use by residents of surrounding settlements. During **2018-2021 2020-2022, 444 198** dwellings were delivered in the Large Rural Settlements.
- 5.1. **5355** The spatial strategy, **together with Policy ST2,** identifies that growth in the Large Rural Settlements should not exceed the number of dwellings in these settlements by more than 20%, to ensure that they retain their identity and distinctiveness, and so that development is in keeping with their size, the level of services and infrastructure capacity.

Small Rural Settlements

- 5.1. **5456** As with the Large Rural Settlements, evidence¹⁷ finds that the sustainable growth of the Small Rural Settlements would also help to sustain these villages in the long term. But it is recognised that their often greater environmental constraints can limit the ability of each settlement to accommodate growth (see Policy ST2).

- 5.1. ~~5557~~ The growth in the Small Rural Settlements will be primarily delivered through committed sites with planning permission and from made neighbourhood plans, as well as appropriate development consistent with the provisions of Policy ST2. Considering the large number of settlements in this tier of the hierarchy it is expected that about ~~1,793~~ ~~1,826~~ dwellings of the District's housing requirement will be delivered from the Small Rural Settlements during the plan period. Since the 1 April 2020 the Small Rural Settlements have contributed significantly to boosting housing delivery in Bassetlaw with ~~324~~ ~~538~~ completions.
- 5.1. ~~5658~~ The spatial strategy and Policy ST2 identifies that to promote sustainable development, growth should not exceed the number of dwellings in eligible Small Rural Settlements by more than 5%. The level of growth will also be monitored to inform the preparation of neighbourhood plans.
- 5.1. ~~5759~~ Settlements which do not meet the criteria ~~as of~~ a Large or Small Rural Settlement are considered to be in the countryside. Proposals for ~~residential development and employment uses~~ in the countryside – defined as outside a designated development boundary (as shown on the Policies Map) – will be strongly controlled ~~assessed against other relevant policies in this Plan~~.
- ~~5.1.60~~ Development boundaries are a policy line on the Policies Map which is used to define the built up area(s) of a settlement; namely the three Main Towns and the Large Rural Settlements identified by Policy ST1. Additionally some Small Rural Settlements have identified development boundaries through their Neighbourhood Plans. The development boundaries, subject to other policies in the development plan, indicate where development for housing, employment and town centre uses would be suitable. Inside the development boundaries there is a policy presumption that development is acceptable in principle, subject to other policies in the development plan.
- ~~5.1.61~~ Outside these boundaries, opportunities for development are considerably more limited, as countryside policies of restraint will apply, with housing and employment growth managed through the provisions of Policy ST2 and Policy ST11 respectively for example. Development boundaries include any sites with planning permission that adjoin the previous boundary provided that development has commenced on site.
- 5.1. ~~58-62~~ In addition, throughout the settlement hierarchy, new housing sites which are in accordance with other policies in the Local Plan can be allocated through relevant neighbourhood plans.
- 5.1. ~~59~~ ~~63~~ Policy ST1 therefore makes provision for a minimum of ~~10,638~~ ~~10,476~~ dwellings from 2020 to 2038. Of this, approximately ~~7,581~~ ~~7,974~~ dwellings have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) with a further ~~1,300~~ ~~1,200~~ anticipated on windfall sites. Policy ST1 therefore provides housing land for approximately ~~4057~~ ~~3,377~~ dwellings. ~~Sites which are confirmed as lapsed have been excluded from the housing supply.~~

Bassetlaw Garden Village

5.1.60 Located strategically at the A1/A57 junction on a strategic growth corridor, the Bassetlaw Garden Village is not associated with meeting the growth needs of any particular settlement. Rather it contributes to achieving the wider aspirations of the D2N2 Growth and Recovery Strategy⁶, increasing the productivity of the local economy, reducing out-commuting, increasing the number and quality of better paid jobs in the District and improving accessibility to services for the rural communities.

5.1.61 The Garden Village provides a genuinely long-term sustainable growth plan for Bassetlaw, beyond the lifetime of the Local Plan. On that basis, 590 dwellings will be provided by 2038 providing greater flexibility in the housing supply through increased choice and competition whilst contributing to necessary physical, social and green/blue infrastructure on site and where relevant in the locality.

Infrastructure Delivery

5.1.62 In order to deliver the level of growth associated with Policy ST1, the Plan will facilitate the delivery of necessary infrastructure, services and facilities proportionate to the level of growth identified by this Plan in this plan period. All new development has a responsibility to contribute towards the cost of relevant new infrastructure. Infrastructure is often funded by developers either through planning obligations or the Community Infrastructure Levy. Planning obligations, also known as developer contributions or S106 agreements, are bespoke agreements made between the Council and the developer where the developer either delivers new infrastructure or contributes to funding infrastructure to meet the needs of that development.

5.1.65 The Community Infrastructure Levy is a standard per sqm charge currently on housing, employment and retail development which the Council pools together to deliver necessary strategic infrastructure. The Council intends to retain the Levy to contribute towards infrastructure funding, but will however, need to review the Levy alongside the Plan, particularly with respect to the strategic sites allocated in the Local Plan. This is because these sites will have site-specific infrastructure which may be more effectively secured through section 106 agreements.

5.1.66 Policy ST58 sets out the strategic approach to infrastructure delivery in the District and the mechanisms the Council anticipates using to secure infrastructure as part of the development process. The policy seeks to ensure that all new developments will be well-supported by new and improved infrastructure. Site-specific policies identify the key infrastructure requirements identified as necessary to support the delivery of each site. An Infrastructure Delivery Plan¹⁸ (IDP) has been prepared alongside this Plan; this details the key infrastructure requirements, anticipated costs, delivery partners and expected delivery timeframes. Policy ST58 identifies the mechanisms the Council anticipates using to secure infrastructure as part of the development process.

POLICY ST1: Bassetlaw's Spatial Strategy

1. The spatial strategy for Bassetlaw will be delivered over the plan period 2020-2038 through:

a) managed sustainable development and growth, appropriate to the size of each settlement to meet the evidenced need for new homes and jobs, to regenerate the District's town centres, and to support necessary improvements to infrastructure, services and facilities by:

- i. promoting the efficient and effective use of land and the re-use of previously developed land in sustainable locations, unless there are overriding amenity, biodiversity or heritage matters that preclude such use; and by seeking to minimise the use of the most versatile Grade 1-3 agricultural land, where practicable;
- ii. emphasising the need to develop in sustainable locations in close proximity to transport hubs and key public transport nodes, and by encouraging higher density development in those locations;
- iii. ensuring that sufficient physical, social and green/blue infrastructure is delivered to meet identified needs in a timely manner.

b) enabling the provision of housing land for a minimum of 10,638 10,476 dwellings (594 582 dwellings per annum), through completed sites, sites with planning permission, new site allocations in this Local Plan, and from site allocations in made neighbourhood plans in accordance with the settlement hierarchy below:

i. at the Main Towns:

1. approximately 2,769 2,719 dwellings in Worksop Outer Area;
2. approximately 725 dwellings in the Worksop Central DPD;
3. approximately 2,284 2,272 dwellings in Retford;
4. approximately 1,884 2,199 in Harworth & Bircotes;

ii. by supporting the delivery of 1,525 1,535 dwellings in the Large Rural Settlements;

iii. by supporting the delivery of 1,793 1,826 dwellings in the eligible Small Rural Settlements;

~~iv. by supporting the development of 590 dwellings through a site allocation at the Bassetlaw Garden Village;~~

Category

1. Main Town

2. Large Rural Settlement

3. Small Rural Settlement

Settlement

Worksop, Retford and Harworth & Bircotes

Blyth, Carlton in Lindrick and Costhorpe, Langold/Hodsock, Misterton and Tuxford

Barnby Moor, Beckingham, Claborough, Clayworth, Cuckney, Dunham on Trent, East Drayton, East Markham, Elkesley, Everton, Gamston, Gringley on the Hill, Hayton, Laneham, Lound, Mattersey, Misson, Nether Langwith, Normanton on Trent, North Leverton, North and South Wheatley, Rampton,

Ranby, Ranskill, Rhodesia, Scrooby, Shireoaks, South Leverton, Styrrup, Sutton cum Lound, Sturton le Steeple, Treswell, Walkeringham, West Stockwith

4. New settlement

Bassetlaw Garden Village

4. Countryside

All areas not identified above

- c) windfall sites, which are expected to be a reliable source of housing supply during the plan period contributing **1,300** **1,200** homes.
- d) considering ~~places~~ **land outside of development boundaries and/or outside the built up area(s) of settlements not** identified in the settlement hierarchy **as** part of the wider countryside, where development will **only** be supported where consistent with other policies in **this plan and/or to address an identified local need and/or where justified through a neighbourhood plan the development plan** or national policy;
- e) providing for 21 pitches for Gypsy and Travellers by 2029 and a further 21 pitches by 2038 to meet identified local needs;
- f) contributing to the provision of approximately **169** **196** ha of **developable** land in the E(g), B2 and B8 Class Uses at the General **and Larger Unit** Employment Sites, and to meet the needs for sub-regional/regional logistics use only on approximately 118ha of land at the Apleyhead Strategic Employment Site;
- g) safeguarding, regenerating and enhancing the role of the District's town centres at Worksop, Retford and Harworth & Bircotes to secure their longevity as vibrant centres that provide appropriate housing, business, retail, leisure and community facilities to serve each settlement, and its catchment effectively.



5.2 Housing Growth in Rural Bassetlaw

- 5.2.1 The National Planning Policy Framework states that sustainable development should be located where it will enhance or maintain the vitality of rural communities. ~~that new rural housing and other New~~ development should also support the broader sustainability of villages, ~~and so~~ that all settlements can play a role in delivering sustainable development in rural areas.
- 5.2.2 As a rural District, Bassetlaw's settlements are all varying sizes and have varying levels of access to local services and public transport³. **Their infrastructure** **The impact upon infrastructure** capacity and their ability **for rural settlements** to expand to accommodate the needs generated by new development also varies. The spatial strategy recognises that the Large and Small Rural Settlements should be allowed to grow appropriately in order to maintain rural vitality. But Policy ST2 also ensures that this is sensitive to place, ensuring that each rural community retains its identity and distinctiveness, built form and character, and **that growth** is in keeping with each settlement's size, scale of services and infrastructure capacity.

- 5.2.3 Since the adoption of the Bassetlaw Core Strategy in 2011, the rural area has seen a disproportionate level of residential development, particularly over the period 2015-2018, which saw a high level of planning permissions granted. In response to consultation with the rural communities, ~~the proposed level of housing growth for rural Bassetlaw identified within Policy ST2 will and to ensure that future housing growth in the rural area is appropriate to place, the base date for housing commitments contributing to the delivery of the spatial strategy and therefore the delivery of Policy ST2 for eligible settlements is effective from 1 April 2018. This approach will ensure~~ that no rural settlement is over-burdened with a level of growth that is out of character and that is considered unsustainable in terms of the level of local shops and services, and infrastructure capacity available.
- 5.2.4 Policy ST2 provides a flexible framework to manage both the impacts of committed ~~residential development~~ and future ~~residential~~ development within eligible settlements through a housing requirement. Consistent with national policy¹, this should be used as the housing requirement for designated neighbourhood areas, and reflects the approach taken by the spatial strategy ~~in Policy ST1~~ to maintain the sustainability, vitality and character of each settlement.
- 5.2.5 Eligible settlements have been defined (in the Bassetlaw Rural Settlement Study ~~Update, 2020-2022~~¹⁷) by their size, role and function – in terms of the level of services and facilities they provide to their community and their catchment, resulting in the identification of Large and Small Rural Settlements. The identified housing requirement for each eligible settlement is calculated from the number of dwellings within each Parish (as of 13th August 2018 - when the data was collected).
- 5.2.6 Policy ST1 identifies that ~~within identified development boundaries~~ eligible Large Rural Settlements will collectively deliver ~~1496~~ ~~1,535~~ new dwellings ~~within identified development boundaries~~ and eligible Small Rural Settlements will collectively deliver a minimum of ~~1733~~ ~~1,839~~ new dwellings over the plan period. To promote sustainable development, Policy ST2 requires that growth should not exceed the number of dwellings in eligible settlements by:
- 20% for eligible Large Rural Settlements; and
 - 5% for eligible Small Rural Settlements.
- 5.2.7 A blanket growth requirement for all the rural settlements is not considered appropriate. In some cases, to ensure consistency with other Local Plan policies and/or national policy¹, less growth would be more appropriate. For instance, where the majority of a settlement is subject to high flood risk, no growth is proposed. If in exceptional circumstances, it can be demonstrated these constraints can be satisfactorily overcome, consistent with other policies in this Local Plan, proposals should comply with the growth requirement for the relevant eligible settlement, subject to the provisions of Policy ST2.

5.2.8 The percentage growth requirement for each eligible settlement is identified by Policy ST2 (Part 1, Column B) as an overall dwelling number. The Council's Rural Monitoring Framework (at www.bassetlaw.gov.uk) provides a living framework for the rural neighbourhood plan groups, parish councils and housebuilders of the residual requirement in each eligible settlement to ensure that no settlement is overburdened by growth. A Rural Settlement Implementation Guide²⁰ provides further details on the application of Policy ST2, including monitoring **for decision makers, applicants and communities.**

5.2.9 The growth requirement will contribute towards meeting the District's objectively assessed housing need and will be delivered through completed sites, sites with planning permission, site allocations in this Local Plan, **or and/or** from site allocations in made neighbourhood plans.

~~5.2.10 The village of Ranby is within the parish of Babworth, the same as that for Bassetlaw Garden Village. Significant growth is proposed there in this plan period and the next. On that basis, it is considered unnecessary to require further residential development in Ranby. However, housing could be brought forward within Ranby through a neighbourhood plan if the community seek to do so.~~

5.2.910 Where eligible settlements have met their identified requirement, **additional residential development should reflect local character, so small-scale growth may be most appropriate. Such growth** ~~such as for, positive re-use of previously developed land or to support identified needs for affordable housing and specialist housing for older people~~ will only be appropriate where it can be demonstrated **that** there is community support.

5.2.40.11 The District has a strong tradition of delivering successful community-led planning through the neighbourhood planning process. Neighbourhood plans are considered to be the most appropriate mechanism to demonstrate community support to justify a different level of growth within a designated **neighbourhood** area that reflects local character and local needs.

5.2.12 Alternatively, **in the absence of a Neighbourhood Plan,** developers can demonstrate community support through **an appropriate a** developer led pre-application consultation, undertaken in accordance with the Council's Statement of Community Involvement 2020 **and the Rural Settlement Implementation Guide.** This should demonstrate that the community response, including that for the relevant parish/town council, is positive overall. **A developer-led consultation exercise will be encouraged may also be appropriate in other circumstances such as, where made Neighbourhood Plans are more than two years old (from the date of adoption) to indicate the community's response.**

5.2.13 In addition, exception sites may also come forward outside of eligible settlements, but these **will need to** should **to** demonstrate a need for affordable housing as identified by national policy and Policy ST29.

5.2.14 Proposals for rural economic development should refer to Policy ST11.

POLICY ST2: Residential Growth in Rural Bassetlaw

1. Large Rural Settlements and Small Rural Settlements, as defined in the settlement hierarchy in Policy ST1, will experience residential growth to support their role and function through completed sites, sites with planning permission (**committed housing development**), site allocations in this Local Plan, **and/or** from site allocations in made neighbourhood plans. Eligible settlements are individually required to grow **over the plan period** by:

A	B
Eligible Large Rural Settlement	20% Growth Requirement, as number of dwellings
Blyth	111
Carlton in Lindrick	515
Langold	227
Misterton	194
Tuxford	250
Eligible Small Rural Settlement	5% Growth Requirement, as number of dwellings
Barnby Moor	6
Beckingham	29
Clarborough	25
Clayworth	7
Cuckney	8
Dunham on Trent*	0
East Drayton	5
East Markham	26
Elkesley	18
Everton	19
Gamston	12
Gringley on the Hill	18
Hayton	8
Laneham	8
Lound	10
Mattersey	16
Misson*	0
Nether Langwith	11
Normanton on Trent	8
North Leverton	23
North and South Wheatley	14
Rampton	18
Ranskill	30
Ranby**	013
Rhodesia	21
Scrooby	7
Shireoaks	32
South Leverton	11

Styrrup	15
Sutton cum Lound	16
Sturton le Steeple	11
Treswell	5
Walkeringham	24
West Stockwith*	0

*Settlements have zero requirement due to flooding constraints

**Housing requirement forms part of the Bassetlaw Garden Village housing requirement, therefore the requirement for Ranby is set at zero.

2. All proposals for residential development in an eligible Large or Small Rural Settlement will be supported where:
 - a) it does not exceed the housing requirement in for the eligible settlement identified in Part 1, individually or cumulatively with completed sites and planning permissions (granted since 1 April 2020) as identified within the Bassetlaw Rural Monitoring Framework and/or through site allocations in this Local Plan and/or respective relevant made neighbourhood plans;
 - b) the site is located within a development boundary, where appropriate;
 - c) the scheme does not significantly harm the character and built form in that part of the settlement;
 - d) it does not significantly harm the openness and distinctiveness of the surrounding countryside, where appropriate;
 - e) the scheme maintains the physical separation between settlements, where appropriate;
 - f) it prioritises the re-use of previously developed land where possible and avoids minimises the use of the most versatile agricultural land;
 - g) it positively responds to the design principles as identified in Policy ST35, and any relevant characterisation studies informing a made neighbourhood plan;
 - h) it provides well-designed, safe and convenient access for all, including where appropriate, connections and improvements to existing infrastructure to promote walking, cycling, and the use of public transport.
3. Where the growth requirement for an eligible Large or Small Rural Settlement has been achieved, additional residential development will only be supported in those eligible settlements where it can be demonstrated that it has the support of the community through the preparation of a neighbourhood plan (including a review), or in the absence of a Neighbourhood Plan, through a developer-led pre-application community consultation, in accordance with the Statement of Community Involvement and Rural Settlement Implementation Guide, where it is proposing:
 - a) infill development within the existing built form of a scale that does not significantly harm the character and built form in that part of the settlement;
 - b) to bring redundant, disused buildings and/or to bring previously developed land into residential use and would enhance its immediate surroundings
 - e) the appropriate conversion of an existing building(s) within an eligible settlement to bring redundant, disused buildings and/or is bringing previously

- developed land into residential use and would enhance its immediate surroundings;
- d) accommodation for forestry or agricultural workers in accordance with Policy ST34;
 - e) a design of exceptional quality, that is appropriate to its local context which would significantly enhance its immediate setting in accordance with Policy ST35;
 - f) a rural exception site and/or First Homes exception site in accordance with Policy ST29.



Bassetlaw Garden Village

A number of changes are proposed, subject to consultation, within the Bassetlaw Garden Village section. For ease of consultation, Policy ST3: Bassetlaw Garden Village Design Framework and Policy ST4: Bassetlaw Garden Village and the supporting text is shown within this Second Addendum with the relevant tracked changes. However, comments should only be made on the proposed changes which are subject to consultation. As previously stated, these changes will be shown as follows: **new** or **deleted**.

This consultation is not an opportunity to make comments on any unchanged parts of the Bassetlaw Local Plan 2020-2038: Publication Version or the Addendum.

Equally this consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination. These are shown as: **new** or **deleted**.

5.3 Bassetlaw Garden Village

5.3.1 The Bassetlaw Garden Village covers 223ha and is strategically located between Worksop and Retford to take advantage of existing road and rail infrastructure. The site is bordered by the A1 on its western edge and the Sheffield-Lincoln railway line along its northern edge. Mansfield Road bisects the site east-west providing good access between Retford, the A57, A1 and Worksop. Clumber Park SSSI lies to the south west of the A1 and Doncaster Sheffield Airport is within 20 miles. The site (see Figure 9) comprises agricultural land, but includes the non-designated Morton Hill Farm and its outbuildings in the northern part of the site.



Figure 9: Bassetlaw Garden Village

5.3.2 Consistent with the National Planning Policy Framework⁴, the Local Plan recognises that the long term supply of new homes can sometimes be best achieved through planning for a new settlement, and that delivery may need to extend over an individual plan period. Such proposals can be considered appropriate provided that they are well located and designed, with quality standards identified, have scope for wider economic potential and environmental gains, and supported by the necessary infrastructure and facilities including a genuine choice of transport modes.

5.3.3 Delivering growth at the Garden Village promotes a long term self-sustaining location for new development. It will provide a positive legacy to the benefit of future generations and the environment by providing specific benefits that would not be achievable elsewhere in the district. Notably the potential for a new railway station and parkway; better accessibility to sustainable/public transport, local shops and community facilities for the district's rural communities; as well as providing opportunities to build in zero carbon technologies, green/blue infrastructure and gains to biodiversity from the outset.

5.3.4 The Garden Village will also help the District in addressing its economic growth aspirations, in particular contributing to the diversification of the economy, with

the D2N2 LEP recognising the Garden Village's 'significant role' in helping to deliver a step change in the economy by facilitating employment in key regional growth sectors over the plan period.

5.3.5 On that basis, the Bassetlaw Garden Village will have a unique and vibrant identity, over time becoming a destination in its own right, distinct from surrounding towns and villages. It will transform into a new self-sustaining, healthy, green community, representing a lifestyle choice for those who wish to live or work there.

5.3.6 The scale of development will mean that the Garden Village provides the basis of a genuinely long-term sustainable growth plan for Bassetlaw, beyond the lifetime of the Local Plan. In recognition of its delivery timeframe, the Bassetlaw Garden Village Vision Statement 2021²² sets out a 30-year vision, supported by development and locally-led Garden City design principles, to inform the development of a developer-led masterplan framework for the site allocation.

5.3.7 Policies ST3 and ST4 reinforce the vision. Policy ST3 sets out the strategic design principles that development within the strategic allocation in Policy ST4, should accord with. Policy ST4 sets out the more detailed policy framework that the masterplan framework and development should address. This includes the more detailed infrastructure requirements to support the first phase of housing, employment and commercial development expected to be delivered in this plan period to 2038.

Garden City Principles

5.3.8 The Town and Country Planning Association (TCPA) locally-led Garden City principles below provide a framework for good place-making, delivery and management at a Garden Village level. The TCPA promotes innovation, imagination and use specific to a local context to ensure the Bassetlaw Garden Village is unique and appropriate to place. Nevertheless, it is the first two criteria that make a Garden Village distinctive from other housing allocations.

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

- 5.3.9 Additionally, Sport England's Active Design principles²³ provide a framework to encourage sport and physical activity through the design and layout of the built environment. These will be used as the basis for delivering healthy place-making at the Garden Village, considered particularly important to help redress the significant health inequalities that exist in the District.
- 5.3.10 Embedding these principles in policies ST3 and ST4 will ensure that the Garden Village comes forward as an exemplar form of sustainable development, appropriate to local character and distinctiveness. Design, development and delivery will epitomise the highest standards of place-making and place-keeping across all aspects of planning and delivery, consistent with national policy¹.
- 5.3.11 The site has a number of existing challenges that development would need to address. The site is within 950m of the Clumber Park SSSI and the Sherwood Forest ppSPA, and within 15km of Birklands and Bilhaugh SAC/ Sherwood Forest NNR. A Recreational Impact Assessment has been undertaken for both protected sites. In relation to Local Plan growth these identify that a range of mitigation measures are likely to be sought at Clumber Park and at the Garden Village (see Policy ST40A).
- 5.3.12 The delivery of a Suitable Alternative Natural Greenspace (SANG) in the first phase of development will be required to ensure potential recreational impacts from the Garden Village on the Clumber Park SSSI are managed appropriately. The western edge of the site allocation falls within the exclusion zone of the SSSI. Amongst measures designed to protect the important bird species associated with Clumber Park, a 400m green infrastructure buffer will be implemented by Policy ST4 to minimise cat predation²⁴ into the more sensitive areas of Clumber Park.
- 5.3.13 A necessary part of the proposal is to ensure that development creates no harm to heritage assets on or off site. The Bassetlaw Garden Village Desk Based Archaeological Assessment 2021²⁵ and the Bassetlaw Garden Village Geophysical Assessment 2021 confirms cropmarks associated with late Iron Age and Romano-British settlement activity, indicating archaeological remains on site. Evidence confirms that the applicant will be required to undertake intrusive site investigations prior to development, to inform the detailed design and masterplan framework, and to ensure appropriate mitigation identified by Policy ST4 can be secured. Where appropriate, archaeological remains should be preserved and left in situ, forming part of the green infrastructure network for example.
- 5.3.14 Additionally, the non-designated heritage asset at Morton Hill Farm should be protected and positively integrated within development. The approach should reflect the significance of the asset both in terms of design and materials used.
- 5.3.15 Overhead power lines cross parts of the site; the siting of buildings and their height must be carefully considered and access for maintenance maintained. The

design of the site should therefore be in accordance with relevant National Grid guidance²⁶ and should make positive use of land underneath and in proximity of the overhead lines, such as for green/blue infrastructure.

Mix of Uses

5.3.16 Policy ST4 provides for 10ha of employment land by 2038 to support the diversification of the local economy and to provide for approximately 1200 jobs⁷. A significant opportunity exists to showcase the green energy and zero carbon employment sector and modern methods of construction on site. Land for more traditional E(g) and B Class employment, supportive incubator space as well as space for local businesses to grow will be supported. A series of hubs across the site will provide for a range of employment generating jobs for local residents.

5.3.17 The Garden Village will also provide land for a substantial level of quality housing that will deliver around 4000 new homes over its lifetime, 590 dwellings by 2038. Given the complex nature of delivering a Garden Village, the housing trajectory in Appendix 3 clarifies that the Plan is not reliant on housing development coming forward for approximately 10 years, and no completions have been identified on site until 2031-2032 at the earliest.

5.3.18 Levels of growth would be accelerated in the next plan period to match future demands once initial strategic infrastructure needs have begun to be addressed, helping to ensure that the first phase of development is not car-dominated. The delivery rates for of this site will be kept under review, and as national policy states, reflected as policies are updated upon first review of the Local Plan.

5.3.19 Housing is expected to be delivered by volume national developers, smaller local and regional construction companies as well as individuals constructing their own homes through self-build plots. This type of diversity in construction partners will ensure that year-on-year delivery can be boosted and maintained moving forward.

5.3.20 As a new settlement, the Garden Village must provide for an appropriate housing mix in terms of type, size and tenure, including for market and affordable housing, specialist housing and starter homes. As the Garden Village will be built over more than one two plan periods, housing mix will be agreed on a phase by phase basis to ensure the mix is in accordance with the most up to date local housing needs assessment.

Green and Blue Infrastructure

5.3.21 The Garden Village extends to around 223 hectares. A requirement of Policy ST3 is delivery of environmental quality through all aspects of its design. On that basis, 40% of the site area should comprise a comprehensive green/blue infrastructure network. The initial landscape-led design in the Vision Statement²² demonstrates that this is feasible, whilst also accommodating the local character and distinctiveness of its rural location and its heritage.

5.3.22 The Level 2 Strategic Flood Risk Assessment 2021²⁷ advises that this interconnected network should also provide for an integrated flood management and sustainable drainage scheme. A Drainage Phasing Plan based on the SuDS train method will be required to ensure adequate drainage infrastructure manages surface water run-off appropriately throughout the development's life.

5.3.23 Sustainable drainage can also make significant contributions to the higher 20% biodiversity net gain target sought on site. This should include a contribution towards biodiversity opportunities mapping targets²⁸ sought by Policy ST40, such as for wood pasture, species rich grasslands, and woodlands whilst ensuring that new habitats can be sensitively managed to minimise breeding opportunities for protected bird species from nearby Clumber Park SSSI, as defined by the Habitats Regulations Assessment 2021²⁴.

5.3.24 An arboriculture survey and management plan will ensure the mature trees on site are protected and carefully integrated into the design, and that new provision is complementary, contributing to the 20% tree canopy cover target for the Garden Village. Such measures will create a distinctive setting, deliver air quality benefits and help the district adapt to the changing climate, whilst recognising its setting adjacent to Sherwood Forest.

5.3.25 The green/blue infrastructure should be multi-functional to accommodate suitable recreational space such as a park. A green wheel around the perimeter should be capable of buffering potential impacts from adjoining infrastructure, whilst providing clear settlement edges with the adjoining countryside, and providing appropriate amenity for future occupiers and neighbouring residents, including the farmholding to the south-east.

5.3.26 Together these new features should connect to a network of smaller spaces for recreation, sport, play, active travel, food production and wildlife. This will ensure all users have easy access to quality green/blue infrastructure, whilst inclusive design such as, storage for mobility scooters and pushchairs will ensure residents of all ages and abilities are able to enjoy a healthy lifestyle.

5.3.27 Indoor and outdoor sports facilities will be required to meet the informal and formal needs of all ages and abilities to encourage healthy, active lifestyles. The level and type of provision will be agreed with Sport England on a phase by phase basis in accordance with the latest Playing Pitch Strategy and Built Indoor Sports Facilities Strategy.

Healthy active lifestyles

5.3.28 Healthy place-making underpins the design of the Garden Village, reflecting World Health Organisation guidelines for physical activity²⁹. On that basis, Policy ST3 requires the design and development to promote the '15 minute neighbourhood' concept. The Vision Statement²² identifies that this can be achieved, by focussing development around the provision of three community hubs, which contain complementary everyday services and community facilities,

that are accessible by active travel through walking, cycling and public transport, thereby minimising the need to use the private car.

5.3.29 Each hub should have a different focus: the northern hub is focussed around the safeguarded railway station/transport interchange; whereas the central hub should host education, health/community facilities and a local centre, in response to the local education authority's requirement for an integrated primary/secondary school to be centrally located on site. The eastern hub could provide for a range of complementary small-scale commercial and community uses.

5.3.30 Consistent with national policy⁴ and the National Design Guide³⁰, densities should vary across the site, ensuring different neighbourhoods have their own character and identity. To reflect the principle of the 15-minute neighbourhood, higher densities will be supported around key activity and transport nodes. A density plan will be required to accompany the masterplan framework to ensure the principles of the Bassetlaw Garden Village Vision Statement²⁴ are delivered.

Sustainability

5.3.31 The Garden Village is expected to epitomise the green agenda: new development will be designed to achieve the highest relevant standards in each development phase, including for water efficiency and energy efficiency. A range of design measures, sustainable construction techniques and materials, and, use of green/blue infrastructure will be sought to make the Garden Village resilient to the effects of climate change.

5.3.32 Zero-carbon technologies should be built-in to the design. A range of measures appropriate to local context, including localised energy delivery through district heating systems and co-generation and development of appropriate community energy schemes will be supported. A Green Energy Assessment should inform the masterplan framework to demonstrate how opportunities have been maximised.

Active Travel, Public Transport and Connectivity

5.3.33 Transport, and the movement of vehicles and people, is vital to the successful development of the Garden Village. The design should embed the promotion of active travel choices such as walking, cycling, bus and rail over the use of the private car from the outset. To enable this step-change, a highly legible, attractive and accessible movement network should be focussed around the delivery of, and connectivity to, an integrated transport interchange and public transport network on site.

5.3.34 In the early stages of development it is important that residents do not become car dependent. A new bus service should be provided in the first phase to and through the site, to enable strong direct connections to Worksop and Retford and nearby employment areas, as well as supporting sustainable movement for residents within the site. In the medium term, this should improve accessibility for rural residents to community facilities on site and to the railway station.

5.3.35 Safe, convenient walking and cycling links to Worksop across the A1 will be required from the outset. Improvements to the existing on road provision will be sought in the short term to enable suitable access to and from the site, whilst the potential for a pedestrian/cycle bridge over the A1 will be explored in later phases. Early discussions with National Highways and the National Trust are essential to ensure its appropriate delivery. In the long term, access to Retford off road via public rights of way to Ordsall South should be considered.

5.3.36 Two level crossings adjoin the site and a third is within close proximity to the south-east. Once construction begins the on site Howards crossing will be closed to maintain the safe operation of the railway network. After 2038, the closure of the Rushey's Sidings level crossing to the south-east will be required alongside the diversion of the road network between Jockey Lane and Mansfield Road to enable the safe movement of vehicles, cyclists and pedestrians. Early discussions with Network Rail and the Local Highways Authority will be required.

5.3.37 Given its location, and likely advances in vehicle technology over the plan period and beyond, the transport network will be expected to incorporate infrastructure to enable the charging of electric/ alternative fuel technology vehicles at private dwellings, for public transport and in public car parking areas. The transport interchange should enable this to be undertaken at a strategic level.

5.3.38 The Garden Village has direct access to the Sheffield-Lincoln railway line providing a significant opportunity to deliver meaningful transport infrastructure and associated economic and environmental benefits to the district. Policy ST56 safeguards land for a new railway station and associated infrastructure at the new transport interchange.

5.3.39 Even with these requirements, a development of this scale is expected to generate impacts to the highway network. On that basis, the Garden Village transport infrastructure has been identified as a priority project in the County Council's Strategic Infrastructure Plan 2022³⁰.

5.3.40 Advice from the Local Highways Authority will inform the partial re-alignment of Mansfield Road between the A1/B6420 roundabout and the Mansfield Road level crossing. Built to distributor road standard it will act as the spine for the development but also provide added benefits, by enhancing highways safety and accessibility for pedestrians and cyclists through segregated walking and cycling infrastructure.

5.3.41 Policy ST4 requires that where off site impacts are significant, improvements to the local road and rail network will be required³¹. Detailed evidence will be required through a site specific Transport Assessment and Travel Plan for each phase of development.

Masterplanning

5.3.42 Policy ST3 requires development to be guided by a comprehensive developer-led masterplan framework for the whole site allocation, accompanied by an agreed suite of supporting strategies, design code, parameter plans, delivery strategy and phasing plan. These will jointly form a framework for informing planning applications and the phased delivery of the Garden Village.

5.3.43 The masterplan framework should be agreed with the Council and be approved by the Bassetlaw Garden Village Consultative Group; a partnership facilitated by the Council, comprising key stakeholders and the landowners, who have facilitated the delivery of the Garden Village to date. It is expected that work will be completed on the masterplan framework by 2025, to inform implementation. This is anticipated to tie in with funding bids to Government and other organisations.

Infrastructure provision

5.3.44 The delivery of the Garden Village is expected to take many years. However, the National Planning Policy Framework recognises that infrastructure requirements associated with new settlements may not be capable of being identified fully at the outset. On that basis, this Local Plan recognises the importance of ensuring that infrastructure is appropriately phased alongside development.

5.3.45 To ensure that each phase of development appropriately mitigates its impact on strategic and local infrastructure, and so that each phase is not overly reliant on the car, the delivery strategy and phasing plan will be expected to deliver the requirements of Policy ST3 and Policy ST4 and the provisions set out in the Infrastructure Delivery Plan¹⁸ in a proportionate and timely manner. This should include safeguarding land for new infrastructure on site in accordance with Policy ST4 and Policy ST56, such as a new integrated primary-secondary school. As such, the delivery strategy and phasing plan will be reviewed to accompany each application phase.

Stewardship and Legacy

5.3.46 Essential to the successful delivery of the Garden Village is maintaining the quality of green/blue infrastructure and community assets. The Council will establish a Stewardship Management Group to facilitate the approach and procedures for delivery. This will be locally-led involving the landowners, existing local community representatives, and over time new residents and developer partners. A Stewardship and Legacy Plan should accompany the masterplan framework and identify opportunities for community participation.

POLICY ST3: Bassetlaw Garden Village Design and Development Principles

1. A masterplan framework will be required to be produced to inform the development of the Bassetlaw Garden Village site allocation. The overall design and layout will be expected to reflect the locally-led Garden City principles as set out by the Town and Country Planning Association (TCPA) and be in accordance with the following Bassetlaw Garden Village Vision Statement²² key design principles:

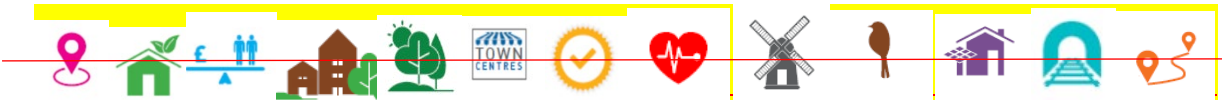
- a) a healthy active place — a healthy garden village designed to reflect Sport England's Active Design principles²³, focussed around the 15 minute neighbourhood and three hubs connected by active travel, with integrated multifunctional open space that incorporates edible space, sport, recreation and play, private and community gardens, active non residential buildings and access to nature;
- b) a well-connected and integrated place — an accessible garden village that prioritises active travel through walking and cycling, integrated public transport, with strong sustainable links to the A1, nearby towns, Clumber Park and the surrounding rural community, built in capacity in homes, businesses and open space to enable innovative transport solutions and safe neighbourhoods with natural surveillance and smart lighting;
- c) a sustainable place — a resilient garden village, masterplanned to achieve exemplary sustainable design and relevant sustainable building standards, using sustainable building materials, that integrate zero carbon technologies and build in climate change resilience with tree planting, sustainable drainage, integrated water management and adaptable homes that support a mixed community and a range of diverse businesses;
- d) a place where innovation is built in — an adaptable garden village that showcases innovative construction methods and new technologies, integrates efficient and cost saving energy and water networks and smart technologies to support smart living and working practices and transport solutions;
- e) a place where community ownership and participation is embraced — a cared for garden village of attractive distinctive built and natural environments, meaningful space for community interaction and events, with residents actively involved in managing public space and community facilities;
- f) a quality place — a landscape led garden village designed to achieve 40% green/blue infrastructure cover, 20% biodiversity net gain and 20% tree canopy cover, that responds positively to landscape, heritage, ecology, topography and aspect, which integrates a robust sustainable drainage scheme and sensitive heritage management.

2. The masterplan framework will be expected to incorporate the proposed location and distribution of uses across the site in accordance with the following key development principles:

- a) to provide for an appropriate range of densities across the site to ensure a highly walkable and highly connected street-based layout that encourages segregated walking and cycling. This should be evidenced by a density plan;
- b) to comprise a scheme of an appropriate scale, layout, form and materials which respects the significance and setting of affected heritage assets, and takes into account the results of the Bassetlaw Garden Village Desk Top Based Archaeological Assessment 2021²⁵, the Bassetlaw Garden Village Geophysical Assessment 2021, intrusive site investigations, the applicant's heritage statement and mitigation strategy;
- c) that incorporates a network of green/blue infrastructure, landscape and heritage assets and locally important ecologically important habitats, informed by the applicant's Landscape and Visual Impact Assessment. This should:

- i. show all structural landscaping and the treatments to be provided including boundary treatments and measures to ensure a depth buffer with the A1 and the railway line, and a 100m separation with existing properties on the south-eastern boundary;
 - ii. show how development will safeguard, maintain and where possible enhance sightlines and key views in and across the allocation, including the retention of long open views towards Retford and to the south;
 - iii. include the mix of open space uses as identified by the Infrastructure Delivery Plan¹⁸;
 - iv. show how existing trees, woodland and important hedgerows will be protected, and the location of new tree and woodland planting, informed by the applicant's arboriculture assessment to ensure their long term management;
- d) to comprise a scheme of an appropriate scale, layout, form and planting which takes into account relevant mitigation to manage potential recreational disturbance upon the nearby Clumber Park SSSI, in accordance with Policy ST40A; the Bassetlaw Habitats Regulations Assessment 2021 and the applicant's project level shadow HRA including winter bird surveys by:
- i. ensuring that housing development is situated outside the 400m exclusion zone of the Clumber Park SSSI and the Sherwood Forest ppSPA boundaries;
 - ii. ensuring that no habitat suitable for breeding by ground nesting birds associated with Clumber Park SSSI and Sherwood Forest ppSPA is created within 400m of housing development;
 - iii. providing for a Suitable Alternative Natural Greenspace on site;
- f) to show how surface water will be managed on site, through an integrated flood management and Drainage Phasing Plan informed by the applicant's Flood Risk Assessment and a Surface Water Management Masterplan and Strategy. This should include whole life management and maintenance arrangements;
- g) by providing for a zero carbon and renewable energy network including identifying opportunities for localised heating systems, use of sustainable design and construction, and provision of infrastructure to support electric and clean vehicle alternatives, informed by the applicant's Green Energy Assessment;
- h) by identifying the proposed transport links, including access to the site, main internal highway network, a dedicated access to the farmholding adjoining the south-east boundary; principal walking, cycling and bridleway links through the site towards the transport interchange and community hubs, including links to the surrounding network, and ensuring the public right of way is retained, maintained and enhanced;
- i) to show the location and nature of the public transport interchange and associated infrastructure, including land for the provision of a new Railway Station and associated infrastructure and how the development will maximise opportunities for a comprehensive and connected public transport service;
- j) by providing for an appropriate level of formal and informal sports pitches and facilities to meet the evolving needs of the community informed by the Bassetlaw Playing Pitch Strategy³³ and the Bassetlaw Built Facilities Strategy³⁴;
- k) to show how the closure of the affected level crossings in the locality can ensure the safe movement of vehicles, pedestrians and cyclists, as a result of consultation with Network Rail and the Local Highways Authority;

- l) by identifying the location and form of the local centre, the health hub, the community facilities and provision of 8ha of land on site for the development of an integrated primary-secondary school and early years facility;
 - m) to respond positively to the National Grid assets present within the site and the Network Rail assets along the northern boundary, which by demonstrating how the National Grid Design Guide and Principles and relevant Network Rail guidance have been applied and how the impact of the assets has been reduced through good design.
4. Where planning permission is granted, Permitted Development Rights may be removed in order to control future alterations or extensions that may impact on the quality, appearance and character of the Garden Village.
5. The masterplan framework should be produced in consultation with the Bassetlaw Garden Village Consultative Group and local communities and the provisions of Policy ST58, and include a statement that sets out how community and stakeholder engagement has influenced the design and layout and its intended delivery.
6. The final masterplan framework should be submitted to the Council for its approval prior to the submission of the initial planning application for the site.



POLICY ST4: Bassetlaw Garden Village

1. Land at the Bassetlaw Garden Village, as identified on the Policies Map, will be developed as a self-sustaining new settlement over the next 30 years. The scale of the development means that the site should meet the highest design quality standards in accordance with the principles identified in Policy ST3.
2. Within this Plan period, to contribute to the growth ambitions within the Local Plan, the first phase of development is expected to provide approximately 590 new dwellings, 10 hectares of employment land and 5 ha of commercial land, and an appropriate level of infrastructure, delivered in a timely and proportionate manner to ensure that the settlement is non-car dominant from the outset. By 2038 this should include:
- a) an appropriate mix of housing types, sizes and tenures to help meet local housing need, including affordable housing, specialist housing, extra care accommodation, and, where appropriate, serviced plots for self-build and custom build homes with an appropriate amount of outside private amenity space;
 - b) a robust employment mix of E(g), B2 and B8 uses to support job growth, employment diversification and enterprise to complement the wider development proposed in the locality of the Garden Village;
 - c) commercial land adjacent to the A1/ Mansfield Road junction comprising an appropriate mix of E(b) use and visitor accommodation;

- d) provision for appropriate utilities infrastructure; for water supply, foul water, electricity supply and digital connectivity through consultation with relevant infrastructure providers;
- e) provision for, at least, 18ha of green and blue infrastructure, including a Suitable Alternative Natural Greenspace on site;
- f) provision of the first phase of community infrastructure, which as a minimum should include the development of a convenience store and a community hub;
- g) provision for an appropriate level of outdoor and indoor sports facilities commensurate to the level of housing proposed;
- h) necessary school transport services to nearby education facilities prior to the delivery of on-site education facilities;
- i) the safe and suitable vehicular access into the site from the A1/Mansfield Road junction;
- j) the partial realignment of Mansfield Road to distributor standard to support the delivery of the first development phase, including segregated walking and cycling links;
- k) enhanced walking and cycling provision over the A1;
- l) the closure of Howards No1 Level Crossing;
- m) the provision of a dedicated and high frequency bus service to and through the site to Worksop, Retford and nearby employment sites.

3. Beyond 2038, further phases of development at the Garden Village should deliver:

- a) the remaining 3410 new dwellings;
- b) a range of main town centre uses, in order to optimise the settlement's self-sufficiency and to support the village's residential and working community. This should include:
 - i. local shops and services that meet the day to day needs of the local community without impacting upon the vitality and viability of existing town centres in accordance with Policy ST13;
 - ii. additional community facilities including indoor and outdoor sports facilities commensurate to the level of housing proposed;
 - iii. provision of on site primary and community healthcare facilities;
 - iv. a co-located 4 Form entry primary and secondary school with capacity to co-locate one early years nursery facility and associated supporting infrastructure;
- e) the ongoing provision of at least a further 71ha of green and blue infrastructure to achieve the 40% site coverage;
- d) walking and cycling infrastructure as necessary to support the development proposed in each subsequent phase, including:
 - i. a new dedicated walking and cycling crossing over the A1; and
 - ii. an enhanced walking and cycling link from the site to HS13: Ordsall South;
- e) an integrated transport hub including a railway station with a platform and necessary supporting infrastructure located to the north of the railway line, public transport interchange, electric vehicle charging hub, and cycling hub and supporting infrastructure;
- f) the ongoing re-alignment and upgrade of part of the B6420 Mansfield Road between the A1/B6420 roundabout and Mansfield Road level crossing to

- distributor road standard, including appropriate junctions with the existing B6420 Mansfield Road to support the level of development proposed in each phase;
- g) the closure of Rushey's Sidings Level Crossing, and, the redirection of vehicular and pedestrian/cycle movements to Jockey Lane via a new road link to enable the safe crossing of the railway line in accordance with advice from Network Rail and the Local Highways Authority;
- h) additional utilities infrastructure to support the level of development proposed in each phase in consultation with relevant infrastructure providers.

4. The applicant's Delivery Strategy and Phasing Plan will be expected to demonstrate that the Garden Village will be coordinated with the timely and proportionate delivery and implementation of infrastructure (on and off site) as identified as necessary by the Infrastructure Delivery Plan. This will ensure that:

- a) identified potential adverse impacts are satisfactorily and appropriately mitigated;
- b) adequate supporting facilities and infrastructure will allow the establishment of a self-sufficient and cohesive community;
- c) occupiers have an appropriate range of sustainable travel options from an early stage, including access to bus services and the cycle and pedestrian link to Worksop and nearby employment areas;
- d) each phase is making an appropriate and proportionate financial contribution to the site allocation's strategic and local infrastructure requirements as identified by the Infrastructure Delivery Plan including:
 - i. the delivery of off-site transport infrastructure improvements, including to the junction of the B6420/A620; and, to the junctions at the A614 Blyth Road/A57/A1; the A60 Mansfield Road/A619; the A57/Sandy Lane; the A57/Claylands Avenue/Shireoaks Common; the A57/B6034/Netherton Road and the A57/B6040;
 - ii. for a high frequency bus service from the site to Worksop and Retford, and to nearby employment areas;
 - iii. towards the new Garden Village railway station and associated infrastructure;
 - iv. for appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site;
 - v. towards the phased delivery of on site sports, community facilities, healthcare facilities and education facilities;
 - vi. towards a new public transport interchange.

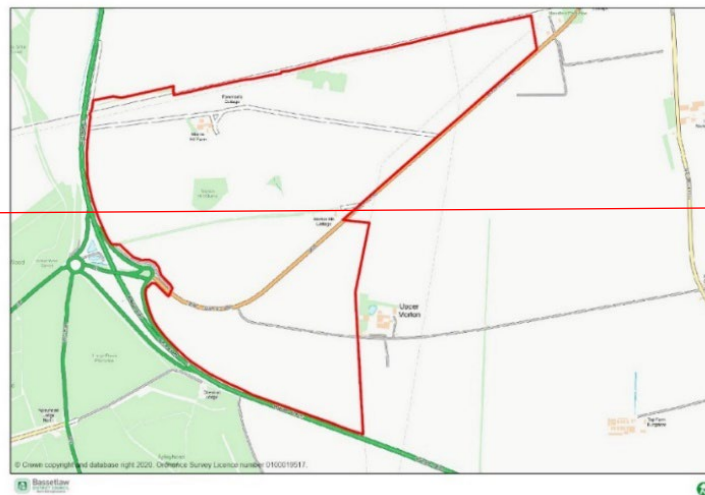
5. Planning obligations will be sought to secure the timely transfer of the land required to accommodate the infrastructure identified by 2 and 3 above. Other infrastructure shall be secured by planning condition, agreement and/or other mechanism considered appropriate.

6. Upon review of the Local Plan the Council will undertake a review of infrastructure delivery, to ensure any potential impacts and mitigation associated with the additional 3410 dwellings at the Garden Village are identified in consultation with relevant infrastructure partners. In relation to transport and highways this should take into account:

- i. the optimisation of existing, and the introduction of further, sustainable transport measures where appropriate along with the need to provide wider infrastructure improvements;

ii. ~~any additional transport and highways infrastructure on and off site that will be needed to support the delivery of the Bassettlaw Garden Village taking into account implemented and committed highway schemes.~~

~~7. The masterplan framework shall include a Stewardship and Legacy Plan which addresses the long term governance and stewardship arrangements (including the management, maintenance and renewal) of the green and blue infrastructure, the public realm, community and other relevant public facilities. Planning obligations will be sought to secure the long term funding, maintenance and stewardship of the assets where necessary.~~



Policies Map change: Bassetlaw Garden Village

Provision of Land for Employment Development

A number of changes are proposed, subject to consultation, within the Provision of Land for Employment Development section. For ease of consultation, Policy ST7: Provision of Land for Employment Development and the supporting text is shown within this Second Addendum with the relevant tracked changes. However, comments should only be made on the proposed changes which are subject to consultation. As previously stated, these changes will be shown as follows: **new** or **deleted**.

This consultation is not an opportunity to make comments on any unchanged parts of the Bassetlaw Local Plan 2020-2038: Publication Version or the Addendum.

Equally this consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination. These are shown as: **new** or **deleted**.

6.1 Promoting Economic Growth

- 6.1.1 A strong local economy is vital to maintaining and enhancing the overall prosperity and well-being of the District and its communities. In recent decades, the District's economy has begun a transformation: employment in traditional industries; such as heavy manufacturing and coal fired power generation has declined significantly, resulting in the District beginning to experience a step-change in economic growth. The Council Plan¹ is committed to diversifying the economy further, by attracting inward investment and helping existing businesses thrive.
- 6.1.2 Consistent with national policy² and based upon robust and up-to-date evidence, this Local Plan translates that commitment into a positive economic strategy capable of delivering sustainable economic growth that is responsive to strong market signals. In Bassetlaw, specialised manufacturing continues to buck national trends and grow, providing high value jobs with good growth prospects. The logistics sector **also** continues to grow, with recent significant development at **Symmetry Park and** Manton Wood, and **current** substantial construction at **Snape Lane and Symmetry Park underway**, evidence that potential exists for the District to capitalise on its strategic accessibility along the A1 and A57 corridors.
- 6.1.3 The approach taken reflects the aims of the D2N2 Recovery and Growth Strategy 2021³: to support low carbon growth; promote productivity, particularly around employment and skills; business growth and innovation; and endorse connectivity and inclusion, including integrated infrastructure and place shaping. The aim of the strategy is to reduce the gap in economic activity across the region by 2030: lead the most ambitious carbon turn-around in the country and attract more high value employment to the area by capitalising on existing institutions and the manufacturing base to build high quality jobs.
- 6.1.4 Bassetlaw is a key location where this activity is expected to take place. **To inform the Local Plan, three Economic Development Needs Assessments (2019, 2020 and 2022) have been carried out which supplement the evidence** at a sub-regional level. **The evidence and** the D2N2 LEP recognise the role the District can play in developing identified growth sectors: creative and digital technologies; construction, particularly modern methods of construction; renewable energy and low carbon energy production; engineering and civil engineering; and the visitor economy.
- 6.1.5 Additionally, the D2N2 LEP recognise that in the future, the logistics sector would be well-positioned to integrate with other sectors, such as robotics, information technology and analytics, reinforcing the Council Plan¹ ambitions to enhance economic productivity over the plan period.
- 6.1.6** Policy ST7 therefore builds on the Council Plan¹ aspirations, **the evidence and market interest**, and capitalises on the District's locational advantage by promoting **employment locations able to provide a continuous and diverse supply of employment land to meet the needs of existing and future economic**

development within with proximity to the Main Towns and local labour supply. This includes land accessible to the A1/A57 strategic road network and local labour, which also provides strategic connectivity to the M1, the wider East Midlands region and South Yorkshire.

6.1.67 Policy ST1 identifies the District-wide spatial strategy for meeting the jobs growth associated with economic (business) development: within class E (g) (uses which can be carried out in a residential area without detriment to its amenity), B2 (industry), B8 (storage and distribution), by 2038.

6.1.78 The Housing and Economic Development Needs Assessment Addendum 2020 2022⁴ indicates that the District's recent economic growth could be sustained, particularly for manufacturing and logistics and related businesses over the longer term, partly evidenced by the current level of development activity and interest from the market for employment land in the District.

~~6.1.8 Policy ST7 therefore builds on the Council Plan¹ aspirations, and capitalises on the District's locational advantage by promoting employment locations with proximity to the A1/A57 strategic road network and local labour, which also provide strategic connectivity to the M1, the wider East Midlands region and South Yorkshire.~~

6.1.8-9 However, to build in long term economic resilience and facilitate a step-change in the long term, Policy ST7 resists over-reliance on the these sectors logistics sector, by also identifying locations, such as the Bassetlaw Garden Village and at Carlton Forest and at the Centre of Excellence for Modern Construction that are capable of meeting the needs of other D2N2 employment growth sectors and local business growth. Other allocations are capable of supporting the general employment needs of the Main Towns and rural area.

General and Larger Unit Employment Sites

6.1.910 Policy ST7 therefore identifies nine General and Larger Unit Employment Sites to meet the District's employment need for 2018-2038 (196.7ha), including a buffer in employment terms of around 10%. Additionally, a Strategic Employment Site is identified to meet sub-regional/regional logistics needs. Totalling 304.3ha, these make up the District's designated employment land portfolio.

6.1.11 Larger unit permissions are identified by the evidence⁴ as Snape Lane and Bevercotes Colliery, and are capable of accommodating units over 9,000 sqm, more likely to support 'footloose' occupiers.

6.1.12 Collectively, the General and Larger Unit Employment Sites will help Having a more diversified diversify the economy, will and therefore support the Council Plan¹ aspirations to increase economic productivity. The approach taken by Policy ST7 will help increase the number and quality of jobs, particularly higher skilled jobs, improve access to training opportunities, increase wage levels for residents across all sectors (contributing to raising real wages by 40% in median

weekly earnings³), and reduce out-commuting, thereby introducing real economic benefits to residents and the District.

General Employment Sites

6.1.10 ~~Nine General Employment Sites and a Strategic Employment Site make up the District's designated employment land portfolio identified by Policy ST7. Totalling 287.9ha, these designated employment sites and play an important role in meeting local economic growth as well as identified sub-regional/regional logistics needs.~~

6.1.13 ~~But nNational planning policy² states that future needs can be based on the past take-up of employment land and property and/or future property market requirements. As Policy ST1 highlights, to ensure the District's employment land supply is appropriately reflected in this Plan the evidence⁴ recommends using a completions trend scenario to better reflect that a significant supply of General and Larger Unit Employment Sites is well progressed and being actively promoted in the District.~~

General Employment Sites

6.1.14 ~~In this context, by planning for future B2/B8 land needs at the rate of past completions including outliers, it is possible that the employment need is almost completely met through General and Larger Unit planning permissions.~~

6.1.15 ~~The Housing and Economic Development Needs Assessment Addendum 2020 2022⁴ identifies that the residual employment land need has increased from 63ha in 2019 to 84ha for the Plan period (2020-2038) as 183.2ha, deducting completions at Manton Wood (13.9ha). Additionally, as at 31 March 2022, a further 42ha at Snape Lane, Harworth and 14.4ha at Symmetry Park, Harworth is under construction.~~

6.1.12 ~~But nNational planning policy² states that future needs can be based on the past take-up of employment land and property and/or future property market requirements. As Policy ST1 highlights, to ensure the District's employment land supply is appropriately reflected in this Plan the evidence⁴ recommends using a completions trend scenario to better reflect that a significant supply of employment sites is well progressed and being actively promoted in the District.~~

6.1.12 ~~In this context, by planning for future B2/B8 land needs at the rate of past completions including outliers, it is possible that needs are met almost completely through planning permissions. An additional 10ha allocation is promoted at the Bassetlaw Garden Village. This is considered appropriate as part of the sustainable strategy for that new settlement. Although 184.3ha of general employment land is considered an appropriate target by the evidence⁴, Policy ST7 identifies a developable area for the general employment sites at a slightly lower 128.5ha (as at 1 December 2021). This provides some flexibility in supply delivery moving forward.~~

6.1.1316 Whilst the Larger Unit Sites at Snape Lane and Bevercotes Colliery are likely to attract footloose occupiers and bring inward investment to the District, the General Employment Sites are considered equally as essential to the long-term economic success of Bassetlaw, being able to support local, general employment needs in sustainable locations. All are able to support the D2N2 growth sectors as well as local employment needs, and are able to diversify the economy and support jobs that can upskill residents and contribute to an increase in real wages essential to support other quality of life aspirations our communities have.

6.1.17 However, it is recognised that the needs of Bassetlaw's local businesses are extensive; many may have locational requirements and/or be needed to support the extension of an existing operation. The Local Plan therefore supports general business growth through other complementary policy mechanisms: renewal of Existing Employment Sites (Policy ST10), the regeneration of the three town centres (Policy ST5 and Policy ST14) and business growth in the rural area (Policy ST11). This approach will ensure that a range and choice of employment land is available to meet general employment needs District-wide, to support equality of opportunity for local businesses and reduce commuting to work.

6.1.1418 On that basis, Policy ST7 will only consider other types of development on these the site allocations in exceptional circumstances - it is the Council's intention to protect General and Larger Unit Employment Sites from non-employment uses outside the E(g) and B Use Classes which could impact upon their viability as employment locations. Small-scale ancillary uses will be supported in the General and Larger Unit Employment Sites where this meets the day to day needs of employees on the employment sites.

6.1.1519 The site selection is are informed by based on evidence in the Land Availability Assessment 2021-2022⁵. This reflects the requirements of national guidance⁶ - it includes up to date information relating to site suitability, market attractiveness, land availability and deliverability.

6.1.16 The sites selected will provide a balanced, flexible supply of general employment land over the plan period. As of 1 December 2021, there is 128.5ha of developable employment land on the General Employment Sites. 42ha at Snape Lane is under construction, a further 118.5ha has planning permission and is considered to be deliverable in the plan period.

6.1.16 In addition, Policy ST7 makes a positive policy intervention to secure the regeneration of the former colliery sites at Bevercotes. This is regarded as essential to support local rural communities, as well as the wider economic aspirations for the District.

Strategic Employment Site

6.1.20 The National Planning Policy Framework² requires policies to address specific locational requirements of different sectors, including provision for storage and distribution operations (logistics) at a variety of scales and in suitably accessible locations. In this case, the logistics market is defined as large scale units and

operations (100,000 sqft to 1,000,000 sqft or more) rather than final mile distribution.

- 6.1. **1921** Bassetlaw's general functional economic market area is broadly self-contained, with the District having strong links to South Yorkshire and further links to Nottinghamshire authorities to the south. The Sheffield City Region Strategic Employment Land Appraisal 2020⁸ recognised the potential of the A1 corridor in Bassetlaw, but that further assessment should enable a better understanding of the logistics needs in the City Region area.
- 6.1. **2022** The Bassetlaw A1 Corridor Logistics Assessment **Update 2021-2022**⁹ recognises that occupiers considering large scale units cover wider areas of search than typical travel to work areas or general or potentially strategic functional economic market area boundaries. National planning practice guidance⁷ supports this; recognising that the logistics industry has distinct locational requirements that need to be considered separately from those relating to general employment land.
- 6.1. **2423** In this case, the evidence⁹ states that the property market area for large scale logistics is considered a more appropriate area of search (identified by Figure 12A below). The A1 (Doncaster to Newark with Bassetlaw at the core) is identified within a larger demand area.

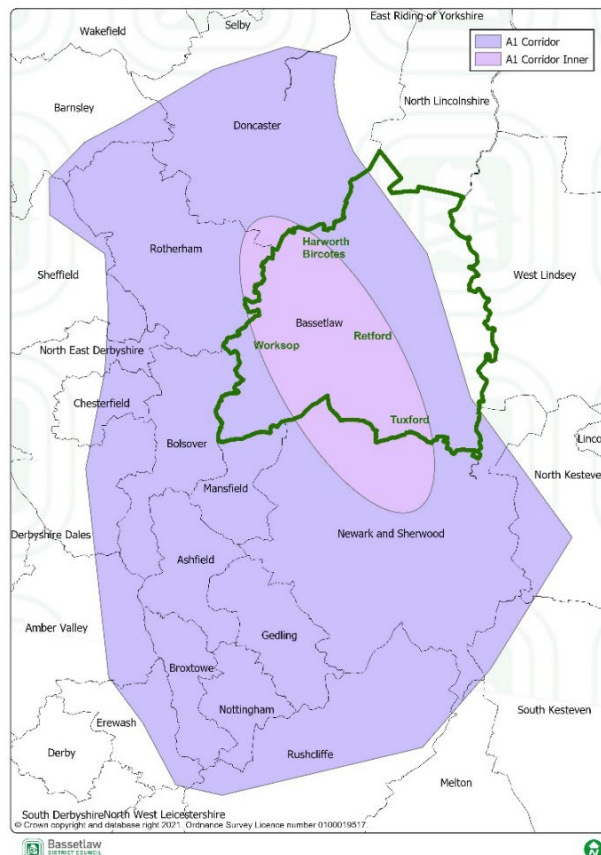


Figure 12A: A1 logistics property market area and focussed area of search within Bassetlaw District (green outline)

- 6.1.2224 It adds⁹ market indicates that the property market area encompassing Bassetlaw has seen a dramatic rise in logistics interest; the A1 has connectivity, available labour and land to meet logistics needs that the wider property market area is currently not providing. The role of the A1 is identified⁹ as a sister logistics market to the M1 corridor.
- 6.1.2325 With the Local Plan expected to plan for 15 years from adoption (expected to be in 2023) and the Bassetlaw A1 Corridor Logistics Assessment Update 2021 2022⁹ suggesting that the recent past rate of take up / delivery under represents future need, it is considered that a site in Bassetlaw could contribute to meeting this future economic sub-regional/regional need for logistics.
- 6.1.2326 Policy ST7 aims to capitalise on this opportunity, by allocating site SEM001: Apleyhead Junction as a site capable of accommodating a sub regional/regional need for large scale logistics only within the property market area over the plan period. The site is considered to be sub-regionally unique; capable of delivering up to 4.75m sqft of employment space, and the widest range of logistics occupier needs including the largest floorspace and site requirements in the market, as well as meeting the distinct locational requirements of the logistics industry - namely accessibility to the strategic road network and a local labour market.
- 6.1.2427 The site is being actively promoted; pre-application consultation was undertaken in November 2021, indicating a commitment to move forward with an appropriate policy compliant scheme in the short term.
- 6.1.28 As a sub-regional/regional site, it is vital that economic benefits associated with Apleyhead are not lost from the property market area. Policy ST7 therefore seeks to ensures that proposals should reinforce rather than adversely impact delivery of relevant economic growth strategies and adopted Local Plans. On that basis, ongoing Duty to Cooperate confirms that partner authorities are accepting of Apleyhead as a location capable of addressing an identified need for large scale sub-regional/regional logistics.

Employment and Skills Plan

- 6.1.2629 To support the District's growth agenda it is necessary to secure equivalent growth in the area's employment base. The Council Plan¹ recognises the importance of initiatives to improve local employment, educational attainment and upskill residents. A highly skilled and employable workforce, with access to training and work opportunities is essential to support the delivery of Policy ST7 by helping to attract inward investment and enable local businesses to grow.
- 6.1.30 Policy ST7 aims to assist delivery of the job opportunities needed to achieve this ambition through securing an Employment and Skills Plan from major employment development. These will support and promote opportunities for local people and businesses to be involved in the construction and implementation stages of new development. Each plan should be agreed with the Council's

Economic Development team to ensure each scheme, and where relevant each phase, contributes appropriately.

- 6.1. **2931** The Council encourages the use of a Planning Performance Agreement, where appropriate. This will ensure that a dedicated, specialist officer team is in place to progress each site allocation through the planning system in a timely manner.

POLICY ST7: Provision of Land for Employment Development

1. To deliver the Council's strategy for economic prosperity and inward investment and to support job growth and upskilling of residents, sustainable economic growth will be directed to the General **and Larger Unit** Employment Sites and a Strategic Employment Site **identified by Part 2 of this policy** in this plan period.
- ~~2. Development within the General Employment Sites that is not within the E(g)/B2/B8 use and at the Strategic Employment Site that is not within B8 use will only be supported where it is for an ancillary use. In these cases, proposals will need to demonstrate that they support, maintain or enhance the primary business and employment function of the site; and that the number and distribution of ancillary units would not result in an over-concentration that might affect the function and appearance of the area.~~
- ~~3. Major development proposals within the General Employment Sites and the Strategic Employment Site will be required to enter into a site related Employment and Skills Plan to maximise local employment and training opportunities in each phase of the development during construction and at end user stage.~~

General **and Larger Unit** Employment Sites

2. Employment land will be developed in this plan period for E(g) (uses which can be carried out in a residential area without detriment to its amenity), B2 (Industrial) and B8 (Storage and Distribution) uses to meet local employment needs at the following General **and Larger Unit** Employment Sites **identified on the Policies Map**:

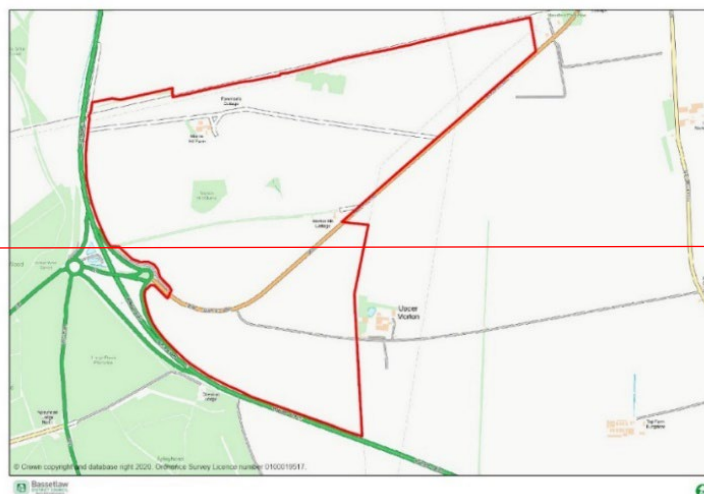
Reference	Site Name	Site Area (Ha)	Gross Available Employment Land (Ha)	Residual Available Employment Land (Ha) at 31 March 2022
Sites with planning permission				
EM001	Shireoaks Common	26.0	7.5	7.5
EM002	Symmetry Park	21.95	14.4	14.4
EM003	Centre of Excellence for Modern Construction	46.5	16.0	16.0
EM004	Welbeck Colliery	29.6	3.0	3.0
EM005	Carlton Forest	10.6	10.6	5.0
EM006	Trinity Farm	11.11	2.7	2.7
EM007	Snape Lane	80.9	32.9 80.9	27.9 80.9
EM008a	Former Bevercotes Colliery	80.0	42.0 43.0	42.0 43.0
EM008b	Manton Wood	24.6	10.7	10.7
Site allocations				

EM009	Bassetlaw Garden Village	223.0	10.0	10.0
TOTAL		529.66	139.1	128.5
		323.51	188.8	183.2

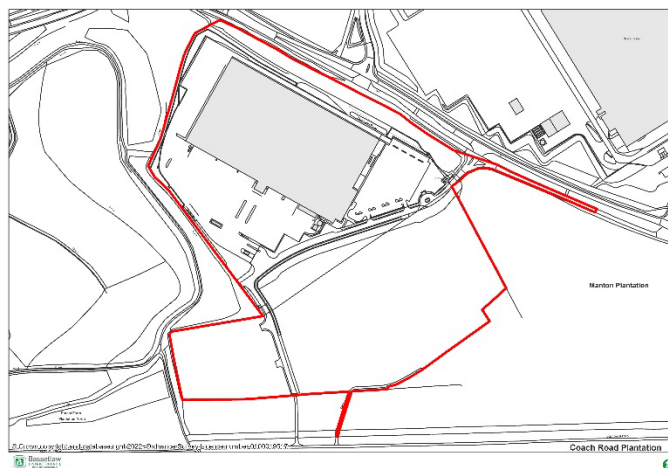
Strategic Employment Site

3. Proposals for land at SEM001: Apleyhead Junction (118.7ha), as identified on the Policies Map, will be developed in this plan period to meet the needs within the property market area defined by the Bassetlaw A1 Corridor Logistics Assessment Update 2022⁹ for sub-regional and/or regional logistics (Class B8) only within the property market area defined by the Bassetlaw A1 Corridor Logistics Assessment 2021⁹. Proposals should:
 - a) be in accordance with Policy ST9;
 - b) provide evidenced support from the D2N2 LEP in relation to delivery;
 - c) be supportive of the role of key urban centres, such as Worksop;
 - d) demonstrate the ability to deliver significant economic development benefits in terms of development value and gross value added for the District, and to the wider property market area;
 - e) not adversely impact upon the economic growth strategies and/or compromise the deliverability of other employment allocations in this Local Plan and/or within Local Plans adopted within the property market area in relation to large scale logistics;
 - f) be satisfactorily accommodated by critical infrastructure, in terms of capacity and timescales associated with investment works;
 - g) have good access to key strategic transport routes;
 - h) provide for a significant number of new permanent jobs including skilled employment.
4. Development within the General and Larger Unit Employment Sites that is not within the E(g)/B2/B8 use, and at the Strategic Employment Site that is not within B8 use, will only be supported where it is for an ancillary use. In these cases, proposals will need to demonstrate that they support, maintain or enhance the primary business and employment function of the site; and that the number and distribution of ancillary units would not result in an over-concentration that might affect the function and appearance of the area.
5. Major development proposals within the General and Larger Unit Employment Sites and the Strategic Employment Site will be required to enter into a site related Employment and Skills Plan to maximise local employment and training opportunities in each phase of the development during construction and at end user stage.





Policies Map change: Bassetlaw Garden Village



Policies map change EM008b Manton Wood

Section 7: Housing

A number of changes are proposed, subject to consultation, within the housing section. For ease of consultation, Policy ST15: Housing Distribution, Policy ST29: Affordable Housing and Policy ST32: Gypsy and Travellers and the relevant supporting text is shown within this Second Addendum with the relevant tracked changes. However, comments should only be made on the proposed changes which are subject to consultation. As previously stated, these changes will be shown as follows: **new** or **deleted**.

This consultation is not an opportunity to make comments on any unchanged parts of the Bassetlaw Local Plan 2020-2038: Publication Version or the Addendum.

Equally this consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination. These are shown as: **new** or **deleted**.

7.1 Provision of Land for Housing

- 7.1.1 Since the start of the plan period on the 1 April 2020, the District has benefitted from a significant number of housing sites with planning permission, a number of housing completions, as well as sites allocated through made neighbourhood plans. But this does not fully meet the objectively assessed housing need for the District set out in Policy ST1: Bassetlaw's Spatial Strategy.
- 7.1.2 Housing allocations are therefore required to provide for the changing housing needs of our communities; such as for affordable housing and housing for older people; to support economic growth; to contribute to the delivery of strategic infrastructure; and, to maintain a five-year housing land supply.
- 7.1.3 This means, as required by national policy¹, Policy ST15 will allocate sufficient land for housing in accordance with the spatial strategy, which concentrates housing development in the three Main Towns, followed by the Large Rural Settlements.
- 7.1.4 A site allocation is a planning policy that describes what type of land use, or mix of uses, would be acceptable on a specific site or whether the site is protected for certain types of development. The purpose of the site allocations in Policy ST15 is to allocate sites for housing development. Site allocations are important because they give guidance and certainty to developers and landowners and they help local people understand what may happen in their neighbourhood in the future. They provide a positive policy about the future development of the site and help ensure an appropriate amount and type of housing happens in the right place, supported by infrastructure that addresses the needs and impacts generated by that development on local communities.
- 7.1.5 Each site allocation has been assessed through the Land Availability Assessment ~~2021~~ 2022², with account taken of constraints on development, such as flood risk; and infrastructure partners' views. Further detailed assessment was provided by the Sustainability Appraisal³ which identified potential sensitivities, and the Bassetlaw Heritage Methodology 2022⁴ which ensured the historic environment was given due consideration in the site selection process, as well as a wide range of other Local Plan evidence. The Site Selection Methodology 2022⁵ used all available evidence to inform a robust site selection process for the site allocations contained in this Local Plan. The Whole Plan Viability Assessment 2022⁶ ensures that development is capable of delivering infrastructure required as a consequence of its development. The Local Plan evidence base is available on the Council's website www.bassetlaw.gov.uk
- 7.1.6 The Land Availability Assessment 2022² identifies each site as either deliverable within the first 5 years of the plan period or developable later within the plan period. The envisaged start date and duration of construction for each allocation (taking account of the extent of site preparation and upfront infrastructure provision required, together with expected overall annual delivery rates) is

reflected in the housing trajectory in Appendix 3. Each housing allocation is supported by a site-specific policy in this Plan.

- 7.1.7 In the early part of the plan period more housing development will be delivered by commitments in sustainable locations in Worksop, Retford and Harworth & Bircotes in accordance with Policy ST1. Similarly, during the same timeframe, housing development will take place in the Large Rural Settlements either through neighbourhood plan allocations, or via commitments. The ongoing organic growth of the Small Rural Settlements will complement development elsewhere.
- 7.1.8 Moving through the plan period, allocations will continue to come forward, alongside the initial phases of development of strategic sites at HS1: Peaks Hill Farm and HS13: Ordsall South. This will be supported by appropriate growth in the rural area. Towards the end of the plan period **the strategic sites, including HS7: Trinity Farm, will have gained momentum thereby maintaining a robust housing supply. Bassetlaw Garden Village will start to deliver quality housing as part of the beginnings of this new settlement.**
- 7.1.9 Sites allocated in this Plan will be expected to deliver the approximate net number of dwellings identified in the relevant site-specific policy. To make best use of available land this should form part of an appropriate density across each site, reflecting site context and location, in accordance with Policy ST30.
- 7.1.10 Each site allocation policy highlights site-specific planning issues. Matters that apply to all development e.g. design, are not repeated in each site allocation policy. The site allocation policy must therefore be read alongside other policies in this Plan to ensure all relevant planning issues are properly considered.
- 7.1.11 To achieve sustainable development, the Council will require developers of each site, in conjunction with Nottinghamshire County Council and other infrastructure partners, and in accordance with Policy ST58 to produce a masterplan proportionate to the nature and scale of the development. This should include the delivery strategy for that site.
- 7.1.12 **Consistent with national planning practice guidance,** the Bassetlaw Whole Plan Viability Assessment 2022⁶ states that the infrastructure **identified required to support the delivery of for** sites: HS1, **HS3,** HS4, HS7, HS11 and HS13 can reasonably be sought through on site delivery and developer contributions as part of a deliverable scheme provided that the site is exempt from the Community Infrastructure Levy (CIL). Infrastructure provision for the other sites will be sought through on site delivery, **and/or** a CIL charge **and/or** planning obligations, and secured via planning conditions, legal agreements or other appropriate mechanisms.
- 7.1.13 The Council will encourage developers to use a Planning Performance Agreement to ensure that a dedicated, specialist officer team is in place to

progress site allocations of 50 or more units through the planning system in a timely manner.

POLICY ST15: Provision of Land for Housing

1. In addition to the delivery of completions since the 1 April 2020, sites with planning permission and site allocations in made neighbourhood plans, land for approximately **3332 3,377 new dwellings** will be **allocated** delivered from the following new housing allocations during the plan period, **and a further 3810 400 dwellings thereafter in the following locations:**

Reference	Site Name	Total Available (Ha)	Approximate Overall Capacity (net new dwellings)	Approximate net new dwellings by 2038
HS1	Peaks Hill Farm, Worksop	53.0	1120	1080
HS2	Bassetlaw Pupil Referral Centre, Worksop	0.88	20	20
HS3	Radford Street, Worksop	3.5	120	120
HS4	Former Manton Primary School, Worksop	3.7	100	100
HS5	Talbot Road, Worksop	0.44	15	15
HS7	Trinity Farm, Retford	11.15	305	305
HS8	Milnercroft, Retford	0.46	5	5
HS9	Former Elizabethan School, Retford	1.3	46	46
HS10	St. Michael's View, Retford	0.38	20	20
HS11	Fairy Grove, Retford	2.7	61	61
HS12	Station Road, Retford	0.1	5	5
HS13	Ordsall South, Retford	106.56	1250	890
HS14	Land south of Ollerton Road, Tuxford	2.9	75	75
New settlement	Bassetlaw Garden Village	223.0	4000	590

*There is no site HS6



7.17 Delivering Quality Affordable Housing

- 7.17.1 Providing sufficient homes that everyone in the community can afford is a key priority for the Council¹⁵ and this Plan. The provision of high quality, affordable housing is a basic need for low income families and individuals that may be reliant on private-rented accommodation that is inadequate or costly, or have little choice but to share overcrowded accommodation. The Council's strategy is to maximise affordable housing delivery from housing allocations and major residential development over the plan period alongside facilitating other opportunities, ~~such as through the Bassetlaw Housing Strategy 2021²³, to maximise the delivery of affordable housing in the District.~~
- 7.17.2 The definition of 'affordable housing' is set out in the National Planning Policy Framework¹ and covers affordable housing for rent, First Homes, discounted market sales housing and other affordable routes to home ownership for those whose needs are not met by the market. The definition does not cover private rented accommodation.
- ~~7.17.3 National policy¹ states that affordable housing should only be sought from major development of 10 or more dwellings or on housing sites of 0.5ha or more across the District. The Whole Plan Viability Assessment 2022 examines the impact of various levels of affordable housing on the viability of housing development across the District and demonstrates that the requirements identified within ST29 are viable, provided that a different requirement is set for greenfield and brownfield land so as to not stifle overall development and to contribute to affordable need.~~
- ~~7.17.4 Affordable housing includes different tenures and products. National guidance²⁵ states that once the First Homes requirement is secured, the priority should be securing the local policy requirement for social rent, and then the other affordable housing tenures as required by Policy ST29. Policy ST29 therefore sets out the required tenure split which has been derived from local evidence relating to need from the Bassetlaw Housing and Economic Development Needs Assessment 2020¹⁰ and the Whole Plan Viability Assessment 2022 but also ensures national policy requirement is met.~~
- 7.17.5 A Written Ministerial Statement (May 2021)²⁴ ~~now~~ requires First Homes to ~~be secured first. form part of the mix of affordable housing products. First Homes provide homes for first time buyers —~~ These should account for at least 25% of all affordable housing units delivered by developers through planning obligations.
- ~~7.17.46 Specifically, First Homes must be discounted by a minimum of 30% against the market value and sold to those meeting the First Homes eligibility criteria identified by national planning practice guidance²⁶. Essentially, First Homes are designed to meet the need for first time buyers with a combined annual household income not exceeding £80,000. First Homes must be discounted by a minimum of 30% against the market value and sold to those meeting the First Homes eligibility criteria identified by national planning practice guidance²⁵ as~~

well as any locally agreed criteria. National planning practice guidance²⁵ ensures that on first and subsequent sales, this discount will be passed on, secured via a s106 legal agreement.

7.17.57 Additionally, national policy¹ states that the affordable housing requirement should include at least 10% of dwellings for affordable home ownership. This requirement is therefore addressed through securing a proportion of First Homes through major development. Exemptions are Build to Rent homes; specialist accommodation (see Policy ST31); self-build development (see Policy ST30) or where a development is solely for affordable housing, or for a rural or First Homes exception site.

~~7.17.6 National guidance²⁵ states that once the First Homes requirement is secured, the priority should be securing the policy requirement for social rent. At a local level, this is reinforced by the Bassetlaw Housing and Economic Development Needs Assessment 2020⁴⁰ which recognises that additional affordable housing, over and above the national policy requirement should include social rent or affordable rent properties.~~

7.17.78 This The evidence¹⁰ concludes that there is a need for 214 rented affordable homes per annum across the District in this plan period. Therefore, this plan is justified in seeking affordable rented housing from all liable major residential development. As required by national planning guidance Policy ST29 clarifies the expectations for social rent and affordable rent provision in the District.

7.17.89 There are households in the District that are unable to buy a home on the open market¹⁰ – they are unlikely to have the funds available to afford a deposit and stamp duty - and affordable home ownership such as shared ownership could play an important role. Whilst there is a supply of homes that can help meet this need, market signals and demand from Registered Providers indicate a demand for these products, additional to the First Homes requirement.

7.17.910 There are a number of affordable home ownership products available but the evidence¹⁰ recommends that shared ownership is the most appropriate option in Bassetlaw. This product has a lower deposit and lower overall costs (the rent would be subsidised) so helps those unable to buy on the open market.

7.17.4011 Where other forms of affordable home ownership are provided (e.g. discounted market sales), it is important that they are sold at a price that is genuinely affordable for the intended target group. Otherwise, it is possible that in some parts of the District, such as the rural area, a property even with a discount would still be unaffordable locally, particularly for younger people, because of the gap between local wages and market house prices. On that basis, local income criteria will be used to identify the value of discounted market homes.

7.17.4412 Figure 27 shows the discount that would be required in Bassetlaw (as at March 2020)¹⁰. This should provide the starting point for discussions with the Council's

Strategic Housing team to ensure that homes are reasonably affordable in a local context.

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

Figure 27: Bassetlaw Affordable home ownership prices (data for year to March 2020)

- 7.17. **4213** National policy¹ also allows for a reduction in affordable housing where vacant building credit applies. In these cases, the developer will be offered a financial credit equivalent to the existing gross internal area of the vacant buildings. This will be deducted from the overall affordable housing contribution, either the number of affordable units sought or the financial contribution required.
- 7.17. **4314** Overall, the identified mix for affordable housing is evidenced as a demand for 2 and 3 bed properties¹⁰. However, some differences exist for specific affordable housing products; affordable rented properties have a slightly higher demand for 1 bed properties whilst affordable home ownership properties have a higher demand for 4 bed properties (see Policy ST **29-30**). Housing needs⁵ will be updated regularly so should therefore be used as a starting point for discussions.
- 7.17. **4415** Affordable housing should be provided on site in market-led housing or mixed-use schemes in order to ensure that development contributes towards creating mixed and balanced communities. In exceptional circumstances, where it can be demonstrated that it is not practicable or viable to provide all or part of the affordable housing requirement on site, Policy ST29 requires **off-site provision or** a financial contribution of equivalent value in lieu of on-site provision. Where a contribution is sought; a minimum of 25% of these contributions should be used to secure First Homes. Affordable housing will be secured through a S106 agreement for the development.
- 7.17. **4516** The Council expects all residential development to be designed to the same standards and quality irrespective of tenure to achieve mixed and inclusive communities. The Design Quality SPD will provide further guidance in accordance with Policy ST35.
- 7.17. **4617** The affordable housing requirement will be met in partnership with the Council's partner Registered Providers. The Council will support applications from Registered Providers, housebuilders and other relevant parties to Homes England for funding through its affordable homes programmes. All proposals should be agreed with the Council's Strategic Housing team at an early stage.
- 7.17. **4718** The Whole Plan Viability Assessment **2021-2022**⁶ recognises that delivering affordable housing through market housing schemes in the District is challenging. **As a result, this evidence⁶ has identified that a differential rate for affordable housing on greenfield and brownfield land, should be sought.** Policy ST29

therefore identifies the maximum percentage that can be sought as part of a viable scheme. However, the Council acknowledges that there may be exceptional cases where affordable housing cannot be secured as part of a policy compliant scheme. In these cases, the approach taken will be consistent with national policy¹, **Policy ST29** and Policy ST58.

7.17.19 Consistent with national planning practice guidance¹, this Plan acknowledges that increasing the objectively assessed housing need can support improvements in the affordability of market housing to make a more meaningful contribution to the District's identified affordable housing need. Policy ST1 therefore promotes a housing requirement of **591-582** dwellings per annum which is higher than the standard method (288 dwellings per annum). As such, housing site allocations in this plan will secure approximately **827-768** affordable dwellings by **2037-2038**. **These are** in addition to **that those delivered in this plan period (1 April 2020-31 March 2022)**, **those** secured via existing housing commitments, **and those provided for by** neighbourhood plan allocations, rural exception sites and other windfall development.

7.17.20 National policy also enables Neighbourhood Plans to set different affordable housing requirements and tenure mixes to those identified within this Local Plan where it can be evidenced through an up to date Local Housing Needs Assessment. The Council will continue to work with Neighbourhood Plan Groups to explore opportunities for securing affordable housing at a local level.

Rural Exception Sites

7.17.**20-21** Exception sites are small sites brought forward adjacent to eligible Large **of-or** Small Rural Settlements identified by Policy ST1, in order to deliver affordable housing. In accordance with national policy¹, these consist of rural exception sites and First Homes exception sites²⁴. They should be proportionate in size to the adjacent settlement, comply with local design policies and standards and be consistent with other policies in **this Plan the development plan**.

7.17.**2422** A small proportion of market homes may be permitted where it is demonstrated as essential to enable the delivery of First Homes and/or affordable homes without grant funding. A small proportion of other affordable homes may be allowed on the sites where there is significant identified local need.

7.17.**22-23** To progress an exceptions site **or First Homes exception site**, the developer must demonstrate that there is a need for affordable housing in **a particular settlement that parish** and that the housing provided would be available at a price which local people can afford. A **detailed Local Housing Needs survey Assessment** will therefore be required with each planning application to demonstrate the extent of the housing need arising from people with a local connection **to the District** (either current residents or those with an existing family or employment connection).

7.17.**2324** A planning obligation will normally be required to ensure that the dwellings provided meet a local need, and that satisfactory arrangements are made to

ensure that the benefits of affordable housing remain for the development's lifetime. Schemes will normally be managed by a Registered Provider.

7.17.2425 However, this Plan recognises that the planning system will only be one mechanism for delivering affordable housing - the Council will continue to work in partnership with other agencies and partners to:

- Make provision for affordable housing on council owned sites, such as HS3: Radford Street, Worksop and HS8: Milnercroft;
- Make better use of underused land in Council owned housing areas, such as parking lots; or Registered Provider owned sites;
- Bring empty housing back into use for affordable housing;
- Work with developers or other affordable housing providers, to increase affordable housing provision on their sites, or to provide rural exception/First Homes exception sites;
- Purchase housing on the open market;
- Work with neighbourhood plan groups to provide affordable housing through neighbourhood plans;
- Deliver housing through the National Affordable Housing Programme and other Government funding schemes.

Private buy to rent schemes will also continue to meet a proportion of the need for affordable housing.

7.17.2526 Further details about the implementation of Policy ST29 will be found in the Affordable Housing and Developer Contributions Supplementary Planning Document that will be published after adoption of the Local Plan.

POLICY ST29: Affordable Housing

1. The provision of affordable housing will be sought from housing schemes of 10 or more units; or housing sites of 0.5ha or more; including conversions and change of use, to provide an appropriate mix of affordable housing. **according to the following site size thresholds:**

- a) **15% of dwellings on brownfield sites should be for affordable housing. Of this, 25% should be First Homes, and any remaining requirement will be social or affordable housing for rent and/or affordable home ownership;**
- b) **25% of dwellings on greenfield sites should be for affordable housing. Of this, 25% will be for First Homes; and any remaining requirement will be social or affordable housing for rent and/or affordable home ownership;**

2. The level and type of affordable housing required in residential developments is as follows:

Type of Land	Affordable housing requirement	Tenure split of the affordable housing requirement
Brownfield	15%-20%	25% First Homes; and then the priority will be 25% social
Greenfield	25%	

		rent and 25% affordable rent with the remainder being for other affordable home ownership products
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Figure 27a: Affordable housing requirement

3. All First Homes ~~should will~~ be sold at a minimum discount of 30% below local market value. In all other cases, affordable home ownership dwellings will be sold at a discount of at least 20% below local market value. Eligibility for all affordable home ownership products will be determined with regard to local incomes and local house prices;
4. ~~The tenure split to be provided on a site is set out within Figure 27a. Affordable housing should provide an appropriate~~ In determining the mix type and size of homes affordable housing to be provided, the Council will also have regard ~~meet locally identified needs,~~ to ~~reflect~~ the latest ~~published evidence~~ Housing Market Needs Assessment informed by advice from the Council's ~~Housing Strategy~~ Strategic Housing Team;
5. Affordable housing should be provided on site in order to create sustainable, mixed communities. In exceptional circumstances, where it can be demonstrated ~~through an Open Book viability assessment~~ that all or part of the requirement is not ~~viable deliverable~~ on site, ~~the requirement should be provided off-site on developer owned land or as a financial contribution will be sought,~~ of equivalent value, ~~in lieu of on-site provision~~ to be ~~spent~~ used by the Council to meet affordable housing needs within the ~~settlement/Parish~~ district.
6. Exceptions to the requirement for on-site provision will be:
 - a) Schemes which involve the conversion of a building which is not able to physically accommodate units of the size and type of affordable housing which is required within that locality;
 - b) Specialist accommodation in Class C2 where the management of the building(s) would make it difficult to provide affordable housing on-site (such as sheltered accommodation);
7. Proposals should ensure, where relevant, that affordable housing products remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision;
8. Where a vacant building is being brought back into lawful use or is demolished to be replaced by a new building, vacant building credit will be applied to the affordable housing requirement.
9. ~~Any proposed amendment to a planning permission that results in a reduction in affordable housing should be assessed by an Open Book Viability Assessment in accordance with Policy ST58. Where an applicant considers that the provision of affordable housing in accordance with the requirements of this policy would make a scheme unviable, they must submit an Open Book Viability Assessment, in accordance with Policy ST58, to demonstrate that this is the case and to show the maximum level of affordable housing that could be delivered on the site. The applicant will be expected to deliver the maximum level of affordable housing achievable.~~

Exception Sites

10. Small-scale rural exception sites or First Homes exception sites will be supported adjacent to the main built-up areas of the eligible Large Rural Settlements and Small Rural Settlements, identified in Policy ST1, provided that:
- a) it can be demonstrated, by a Local Housing Needs Assessment undertaken in consultation with the relevant parish council, that the proposed dwellings meet a local housing need that is not being met elsewhere within the parish. Provision of First Homes Exception Sites should be delivered in accordance with 2 above;
 - b) ~~there are~~ where relevant, satisfactory arrangements ~~will be put~~ in place ~~where relevant~~ to ensure that the benefits of affordable housing remain for the development's lifetime and that the dwellings remain available for local people;
 - c) the proposal does not create an adverse impact on amenity, character and appearance of the locality, the natural environment, heritage assets or highways safety;
11. In exceptional circumstances, a small proportion of ~~where~~ market housing ~~is proposed to form part of the scheme~~ may be provided, if it can be demonstrated via an Open Book Viability Assessment that a 100% affordable scheme would be unviable and the market homes would support delivery. ~~that the market housing is required to make the development deliverable, as evidenced by an Open Book Viability Assessment;~~
12. Planning obligations will be used to ensure that the above conditions are met.



7.20 Providing for Gypsies, Travellers and Travelling Showpeople

- 7.20.1 The overarching aim of the National Planning Policy for Traveller Sites²⁸ is to ensure fair and equal treatment of the travelling community, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. As part of this, the Council is required to proactively plan to meet the housing needs of Gypsies, Travellers and Travelling Showpeople in the District.
- 7.20.2 ~~The~~ There have been three Bassetlaw Gypsy and Traveller Accommodation Needs Assessments undertaken; in 2019²⁹, 2021 Addendum and an Update in 2022. These identifies identify Gypsy and Traveller need in accordance with the definitions of Government Policy. This has been supplemented with information by the Council's Annual Caravan Count.
- 7.20.3 There is a need for a minimum of 21 additional permanent pitches by 2029 with a further 21 pitches by 2038²⁹. ~~#~~ The evidence does not identify a need for sites for Travelling Showpeople. It has been agreed through Duty to Cooperate that the Council and neighbouring authorities are able to meet their own needs in full with no dependence on neighbouring areas.
- 7.20.4 To support the delivery of the spatial strategy and to ensure that ~~these the~~ identified needs for the first five years of the plan are met in full Policy ST32 seeks to protect existing authorised sites for up to the number of pitches and/or caravans

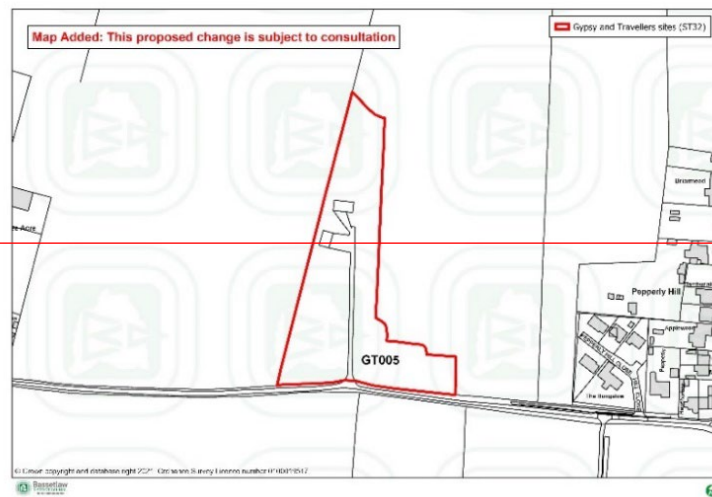
currently authorised and licensed; to seek to intensify and/or extend authorised sites, and/or require current arrangements on sites owned by Gypsies and Travellers - who accord with the national policy definition - to be formalised. ~~allocate new sites in use by the Gypsy and Traveller community to meet identified needs to 2029.~~ Policy ST32 will address additional needs thereafter, by setting out the criteria against which planning applications for Gypsy and Traveller sites will be determined.

- 7.20.5 Due to the nature and size of land required for Gypsy and Traveller accommodation, the evidence³⁰ and the Land Availability Assessment 2022 identified – through engagement with the Gypsy and Traveller community - deliverable sites for allocation. ~~All are extensions to existing sites, or require current arrangements on sites owned by Gypsies and Travellers – who accord with the national policy definition – to be formalised.~~
- 7.20.6 As with sites identified for the settled community, it is important that each Gypsy and Traveller site^s is considered in accordance with the principles of sustainable development: National guidance²⁸ states that in general, new sites in the countryside, away from existing settlements, or where a site could dominate the nearest settled community, should be resisted. But as with bricks and mortar housing: well-planned and well-designed sites that make effective use of previously developed land and/or that positively enhance the environment will be supported. Enclosing a site with hard landscaping, high walls or fences, may give the impression that the site and its occupants are deliberately isolated from the rest of the community and will not be supported.
- 7.20.7 Similarly, it is vital that residents are able to access education, health ~~and utilities, such as mains water supply, drainage,~~ and community facilities in the same way that the settled community can. Gypsy and Traveller sites may also need to have good access to the road network to accommodate the movement of larger vehicles associated with their livelihood, as well as their nomadic and traditional way of life. Consistent with Policy ST44 opportunities for promoting healthy lifestyles are supported.
- 7.20.8 A Gypsy and Traveller pitch is normally conditioned through a planning application. The approach taken will be site-specific, and will reflect the needs of the households expected to live on the site, the size of the site, and its location. Licenses are a legal requirement for all caravan sites, and must be obtained from the Council's Environmental Health Team prior to occupation ~~of sites.~~
- 7.20.9 The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment 2019²⁹ identifies that there is a need for some form of emergency stopover provision for the Gypsy and Traveller community within the District. Negotiated stopping, accompanied by a protocol to be prepared by the Council's Strategic Housing team will help the Council and its partners effectively manage unauthorised encampments in the District.

POLICY ST32: Sites for Gypsies and Travellers

1. The **permanent** accommodation needs of the District's Gypsy and Traveller community will be met through the provision for 42 **permanent** pitches by 2038, with approximately 21 **permanent** pitches to be delivered by 2029, by:
 - a) protecting existing authorised **Gypsy and Traveller** sites;
 - b) supporting the establishment or re-establishment of pitches **within an existing authorised Gypsy and Traveller site on vacant plots** and/or the extension **and/or intensification** of existing authorised Gypsy and Traveller sites at:
 - i. GT001: Land at Hayton (for 10 additional pitches);
 - ii. GT002: Land at Treswell (for 5 additional pitches);
 - iii. GT003: Land at Daneshill (for 4 additional pitches)
 - c) **supporting the formalisation of sites in use by the Gypsy and Traveller community at:**
 - i. GT004: Land at East Drayton (for 1 additional pitch)
 - ii. GT005: Land at North Blyth (for 4 additional pitches)
 - iii. ~~GT006: Land at Elkesley (for 9 additional pitches)~~
2. To meet the identified needs of the Gypsy and Traveller community, development of new Gypsy and Traveller sites or extensions to existing authorised Gypsy and Traveller sites over the plan period should:
 - a) address an unmet need identified in the Bassetlaw Gypsy and Traveller Accommodation Needs Assessment **Update 2019²⁹, and the Bassetlaw Gypsy and Traveller Accommodation Needs Assessment Addendum 2021 2022**, or any successor;
 - b) be located in a sequentially preferable location: within a settlement boundary, then in an edge of settlement location; and, only if suitable sites are not available should out of settlement sites be considered, evidenced by a sequential assessment;
 - c) be located outside high flood risk areas as defined by national policy¹;
 - d) in the case of an extension, be small scale, intensify the use of an existing authorised, well managed site and/or make effective use of brownfield land, **where possible**;
 - e) ~~be within easy~~ **provide satisfactory access of a settlement, with access** to a range of services **including such as** health and education provision;
 - f) be of a scale that is appropriate to local character, its local services and infrastructure and would not dominate the nearest settled community;
 - g) have suitable, safe and convenient access to the highway network;
 - h) **have the ability to connect to all necessary utilities on the site including mains water, electricity supply, drainage, sanitation and provision for the screened storage and collection of refuse, including recyclable materials;**
 - i) have the ability to be well integrated into the local townscape or landscape, have no adverse impact on biodiversity and/or heritage assets and use boundary treatments and screening materials which are sympathetic to the existing urban or rural form;

- j) ensure the amenity of the Gypsy and Traveller community and the settled community is managed appropriately in accordance with Policy 48; and
 - k) ensure that there is sufficient space for the planned number of pitches, outdoor space, day rooms, parking and the safe movement of personal and commercial vehicles;
3. Where the identified need has been fully met, small extensions to, or intensification of, an existing authorised, well managed site may be supported if there is a need specific to the household on site and the proposal accords with section 2 of this policy.
4. Any development granted under this policy will be subject to a condition limiting occupancy to Gypsies and Travellers.



Policies Map deletion: Site GT005 Land at Elkesley

Biodiversity and Geodiversity

A number of changes are proposed, subject to consultation, within the Biodiversity and Geodiversity section. For ease of consultation, Policy ST40: Biodiversity and Geodiversity and Policy ST40A: Recreational disturbance Avoidance and Mitigation Strategy and the supporting text is shown within this Second Addendum with the relevant tracked changes. However, comments should only be made on the proposed changes which are subject to consultation. As previously stated, these changes will be shown as follows: **new** or **deleted**.

This consultation is not an opportunity to make comments on any unchanged parts of the Bassetlaw Local Plan 2020-2038: Publication Version or the Addendum.

Equally this consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination. These are shown as: **new** or **deleted**.

8.6 Protecting and Enhancing Biodiversity and Geodiversity

- 8.6.1 Biodiversity and geodiversity are important components of the planning system: a high quality, vibrant natural environment helps strengthen the connection between people and nature and contributes to health and well-being. National policy¹ seeks the protection and enhancement of valued biodiversity and geological conservation interests, seeking measurable net gains in biodiversity.
- 8.6.2 Policy ST40 aims to prevent harm to biodiversity and geodiversity from direct impacts such as land take, and from indirect impacts such as recreation, changes to the quality of a watercourse, as well as any potential cumulative impacts.

Designated sites

- 8.6.3 **Internationally designated sites:** Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar Sites are strictly protected. None lie within the District but the Birklands and Bilhaugh SAC is approximately 3km from the District boundary. National policy¹ states that the presumption in favour of sustainable development does not apply to development that may affect these sites. **Proposals likely to have an adverse recreational impact on Birklands and Bilhaugh SAC will be assessed per policy ST40A (see paragraphs 8.6.7-8.6.15 below).**
- 8.6.4 The Sherwood Forest ppSPA lies within the District. The Habitats Regulations Assessment **2021-2022**¹⁴ identifies that some potential sites within Bassetlaw contain habitats that have the potential to support the breeding and/or foraging of the Sherwood Forest ppSPA bird population.
- 8.6.5 On that basis, any schemes that lie within the 5km buffer zone of the Sherwood Forest ppSPA will require a project level 'shadow-level' Habitats Regulations Assessment to ensure any significant adverse effects on the Sherwood Forest ppSPA are identified and appropriately mitigated.
- 8.6.6 **Nationally designated sites:** Bassetlaw contains a large number of sites designated for their biodiversity and geodiversity importance. Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Ancient Woodland have a high level of statutory protection, with national policy¹ advising that developments that are likely to adversely affect these assets should normally be refused. As such, any development within their impact zone should be accompanied by an Ecological Impact Assessment to ensure that the integrity of these assets is protected.

Recreational **Impact disturbance Avoidance and Mitigation Strategy**

- 8.6.7 Natural England identify that the Sherwood Forest Visitor Centre and surrounding forest (including the Clumber Park SSSI, Birklands and Bilhaugh SAC/Sherwood Forest NNR) is a regional recreational resource, drawing visitors from a wide area. Residential development in the District, **including the proposed Bassetlaw**

~~Garden Village (see Policy ST4)~~ has the potential to increase the recreational disturbance on existing sensitive habitats at these protected sites.

- 8.6.8 Recreational disturbance has been considered in an Appropriate Assessment. This led to Recreational Impact Assessments being undertaken (for Clumber Park SSSI and for Birklands and Bilhaugh SAC/Sherwood Forest NNR). These have been undertaken with a partnership group, comprising: Newark & Sherwood District Council, Natural England, the National Trust and RSPB (the landowners) and neighbouring authorities. The assessments identify where recreational disturbance is happening at both sites, the main recreational uses causing the disturbance, the **proposed** zone of influence for each site and broad measures required to mitigate the recreational impact of the expected increase in population in each zone.
- 8.6.9 The Recreational Impact Assessments show that the housing development proposed within the Local Plan would not have an adverse recreational impact on the Birklands & Bilhaugh SAC. On that basis, there is no requirement for a **Strategic Solution** (Recreational disturbance Avoidance and Mitigation Strategy – **RAMS**) for Birklands and Bilhaugh SAC within the Local Plan.
- 8.6.10 ~~Whilst the evidence shows that the housing allocations identified by this Plan would have the potential to create an adverse recreational impact on the Clumber Park SSSI, Natural England advise that the main driver for the assessments was the proposed allocation of the Bassetlaw Garden Village. Without which, a strategic solution as recommended by the Clumber Park SSSI Recreational Impact Assessment, would be hard to justify.~~
- 8.6.11 On that basis, Policy ST40 identifies that all housing sites ~~that fall within an 'Impact Risk Zone' of a SSSI will be required to give appropriate consideration to that SSSI when developing proposals. Where relevant appropriate mitigation measures will be sought, which may include an appropriate design and layout to protect the SSSI.~~
- 8.6.12 The Council will continue to work with Newark and Sherwood District Council, as well as the RSPB, the National Trust and Natural England to understand and monitor recreational impacts at Birklands and Bilhaugh SAC and Sherwood Forest ppSPA, to ensure that they are appropriately protected and conserved.
- ~~8.6.10 Following consultation with Natural England, the Council will establish a strategic solution to deliver fair, consistent and effective mitigation, through a RAMS, to address identified recreational impacts at Clumber Park.~~
- ~~8.6.11 A RAMS requires a strategic partnership approach whereby authorities falling within the 24.7km zone of influence of Clumber Park would need to work collaboratively to implement avoidance and mitigation measures designed to resolve the in-combination impacts associated with recreation from residential development. The Council will therefore continue to work with the partnership group to establish a strategic solution.~~

8.6.12 In line with other strategic mitigation around the country the RAMS should comprise a package of mitigation measures which would consist of:

- Strategic Access Management and Monitoring measures at Clumber Park: a range of measures designed to make visitors more aware of their impacts and ensure access is better managed such as wardens, educational material, physical infrastructure such as footpaths; and/or
- Suitable Alternative Natural Greenspace (SANG) on development sites: this is a new greenspace, or an existing greenspace that is enhanced to create a SANG capable of accommodating a route of approximately 2km within the development site boundary, in order to encourage everyday recreational activity close to home, rather than at Clumber Park.

8.6.13 Other opportunities for off site mitigation will be explored, through for example, providing dedicated cycle routes or enhancing connectivity to encourage recreational use away from Clumber Park.

8.6.14 Mitigation would need to be carefully planned, tailored to the site and agreed with stakeholders, in particular the National Trust and the RSPB.

8.6.15 Any residential development within the identified zone of influence will be required to either contribute towards mitigation measures identified in the RAMS or, in exceptional circumstances, identify and implement bespoke mitigation measures to ensure compliance with the Habitats Regulations and Wildlife and Countryside Act 1981.

8.6.16 The level of financial contribution sought per dwelling will be confirmed by the RAMS. However, to inform the policy approach the Whole Plan Viability Assessment 2022⁴⁵ has considered on a per dwelling financial contribution reflective of costs identified for similar strategic RAMS elsewhere. This confirms that the contributions can be secured as part of a financially viable development in the District over the plan period.

8.6.17 Prior to the adoption of a RAMS as a Supplementary Planning Document, and following discussion with Natural England, residential development of 50 dwellings or more in the zone of influence in the district will be required to make an appropriate assessment of the in-combination impact of the development and identify suitable mitigation proposals, in line with Natural England advice.

8.6.1813 **Locally designated sites:** At a local level, the District has 4 Local Nature Reserves, 290 Local Wildlife Sites and 24 Regionally Important Geological Sites. All contain habitats, species or geological features of local importance. All have been designated by the Nottinghamshire Ecological and Geological Data Partnership in accordance with locally agreed selection criteria.

8.6.1914 Policy ST40 will help ensure these sites are protected during development and are managed appropriately for the features for which they are designated. Proposals can sometimes affect land surrounding, or neighbouring these designated sites as well as impacting them directly. Policy ST40 therefore

requires that appropriate buffers are maintained to ensure that features for which a site is designated are not lost, and that potential impacts are identified through an Ecological Impact Assessment.

Protected and Priority Habitats and Species

- 8.6.2015 Habitats and Species of Principal Importance identified under the Natural Environment and Rural Communities Act 2006 include legally protected species such as Great Crested Newts and badgers, as well as local priority habitats and species.
- 8.6.2416 Proposals that will potentially affect these species will be required to submit information to enable an assessment of their impact, in accordance with relevant national legislation.

Nature Recovery Network

- 8.6.2217 Biodiversity is not confined to designated sites or to the District boundary. Many features serve as wildlife corridors, links and stepping stones, which play a vital part in the Nature Recovery Network, integral to the delivery of the government's 25 year Environment Plan¹³. The Bassetlaw Nature Recovery Network will form part of the national network of wildlife-rich places, and will be instrumental in the movement of species within and beyond Bassetlaw, to the Humberhead Levels Nature Improvement Area in Doncaster and North Lincolnshire for example.
- 8.6.2318 The District's Nature Recovery Network provides a local baseline, with the draft Nottinghamshire Biodiversity Opportunity Mapping¹⁴ identifying opportunities to help tackle network fragmentation. Policy ST40 will ensure that development within or adjoining the Nature Recovery Network maintains the integrity, value and continuity of the network. Opportunities to enhance and expand its functionality and biodiversity particularly for the four main habitat networks - woodland, heathland and acid grassland, and other grassland and wetland - should be considered. Proposals that lead to fragmentation will be resisted.
- 8.6.2419 The Local Plan will contribute to the delivery of a more coherent and resilient ecological network, by connecting designated sites with notable habitats, sites and ecological corridors; trees and woodland identified by Policies ST40 and ST41; as well as with land with strong biodiversity value.
- 8.6.2520 It will also ensure that the biodiversity value of undisturbed greenfield sites as well as many brownfield sites and built features will be captured. Where possible, these features will be integrated into the functional network and appropriate management sought to retain their importance.

Biodiversity Net Gain

- 8.6.2621 Biodiversity net gain aims to leave the District's biodiversity assets in a better state than currently exists. Reflecting the principles and definitions of the Environment Act 2021, all new development will be expected to secure at least

10% net gain in biodiversity so that the biodiversity value of the development exceeds the pre-development on site habitat value by at least 10%.

- 8.6. ~~2722~~ Net gain should be delivered on site. Only in exceptional cases where this is not practicable will compensatory off site contributions be appropriate. In general, it is expected that biodiversity net gain can be achieved through good design of new development: features such as sustainable drainage or tree planting are requirements of other Local Plan policies so their use should not create additional costs to development. Use of the latest Natural England metric will be supported to evidence applications.
- 8.6. ~~2823~~ The requirement for 10% biodiversity net gain is not expected to be a legal requirement until 2023. But the Whole Plan Viability Assessment 2022¹⁵ confirms that biodiversity net gain can be secured as part of a financially viable development. On that basis, and to reflect the multiple benefits to biodiversity, the natural environment and climate ~~net gain brings the Local Plan supports its it will be introduction introduced~~ on adoption of this Plan.
- 8.6. ~~2924~~ Reflecting national legislation a commuted sum equivalent to 30 years maintenance will be sought and should be accompanied by a management plan to ensure the continued protection of features. Further guidance ~~in relation to implementation of biodiversity net gain~~ will be set out in the Greening Bassetlaw SPD.

POLICY ST40: Biodiversity and Geodiversity

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

International Sites

- a) a proposal that may impact on a Special Area of Conservation (SAC), Special Protection Area (SPA), Ramsar site and/or the Sherwood Forest ppSPA will only be supported where it can be demonstrated that there will be no ~~likely significant adverse~~ effects on their integrity, unless there are no alternative solutions and it is justified by an 'imperative reasons of overriding public interest' assessment under the Habitats ~~Directives Regulations. Recreational impact on the Birklands and Bilhaugh SAC will also be subject to Policy ST40A;~~
- b) any scheme within the 5km buffer zone of the Sherwood Forest ppSPA will require a project level 'shadow level' Habitats Regulations Assessment to ensure any significant adverse effects on the Sherwood Forest ppSPA are identified and appropriately mitigated;

National Designations

- c) a proposal ~~(either individually or in combination with other developments)~~ that may either directly or indirectly adversely impact a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or ancient woodland and their buffer zones will be refused, other than in wholly exceptional circumstances ~~where it can be demonstrated that the benefits of the development in the location proposed~~

clearly outweigh any harm to the special interest features of the asset. All proposals should seek to protect and enhance these features wherever possible. In such circumstances measures should be identified through an Ecological Impact Assessment to mitigate the adverse effects resulting from the development. Recreational impact on Clumber Park SSSI and the Sherwood Forest NNR will also be subject to Policy ST40A

Local Designations and Locally Important Ecological Features

- d) proposals having a direct or indirect adverse effect on a Local Nature Reserve, Local Wildlife Site or Local Geological Site and their buffer zones or other biodiversity/geodiversity asset, will only be supported where there are no reasonable alternatives; and the case for development clearly outweighs the need to safeguard the ecological, recreational and/or educational value of the site.
2. In all cases, where the principle of development is considered appropriate the mitigation hierarchy must be applied so that:
- a) firstly harm is avoided wherever possible; then
 - b) appropriate mitigation is provided to ensure no net loss or a net gain of priority habitat and local populations of priority species;
 - c) as a last resort, compensation is delivered to offset any residual damage to biodiversity;
 - d) they protect, restore, enhance and provide appropriate buffers around wildlife and geological features at a local and wider landscape-scale to deliver robust ecological networks, to help deliver priorities in the draft Nottinghamshire Biodiversity Opportunity Model for Bassetlaw and Idle Valley 2018¹⁴;
 - e) they establish additional ecological links to the Nature Recovery Network.

Biodiversity Net Gain

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



POLICY ST40A: Recreational disturbance Avoidance and Mitigation Strategy (RAMS)

- 1. Where identified through a project level Habitat Regulations Assessment, in compliance with the Habitat Regulations and Habitats Directive, to mitigate any recreational disturbance impacts, residential development will need to implement on-site mitigation to avoid and/or reduce recreational disturbance impact through sensitive layout and design measures, and, green/blue infrastructure proportionate to the scale of the development.

2. New residential development within the Clumber Park SSSI Zone of Influence and/or the Birklands and Bilhaugh SAC/Sherwood Forest NNR Zone of Influence will be subject to proportionate financial contributions to deliver off site mitigation measures at the relevant protected site and/or appropriate Suitable Alternative Natural Greenspace and/or other infrastructure projects on the relevant development site as identified by the relevant strategic RAMS.
3. Prior to the completion of a long term strategic solution, the Council will negotiate bespoke site-specific mitigation from all residential development of 50 or more dwellings in the district within the identified Clumber Park SSSI zone of influence, as evidenced by the project level Habitats Regulations Assessment for each proposal.



Infrastructure and Delivery

A number of changes are proposed, subject to consultation, within the Infrastructure and Delivery section. For ease of consultation, Policy ST56: Safeguarded Land and the supporting text is shown within this Second Addendum with the relevant tracked changes. However, comments should only be made on the proposed changes which are subject to consultation. As previously stated, these changes will be shown as follows: **new** or **deleted**.

This consultation is not an opportunity to make comments on any unchanged parts of the Bassetlaw Local Plan 2020-2038: Publication Version or the Addendum.

Equally this consultation is not intended to be an opportunity to make comments on the changes which are shown for information only; these changes are minor modifications which do not need to be subject to consultation before the Plan is submitted for its examination. These are shown as: **new** or **deleted**.

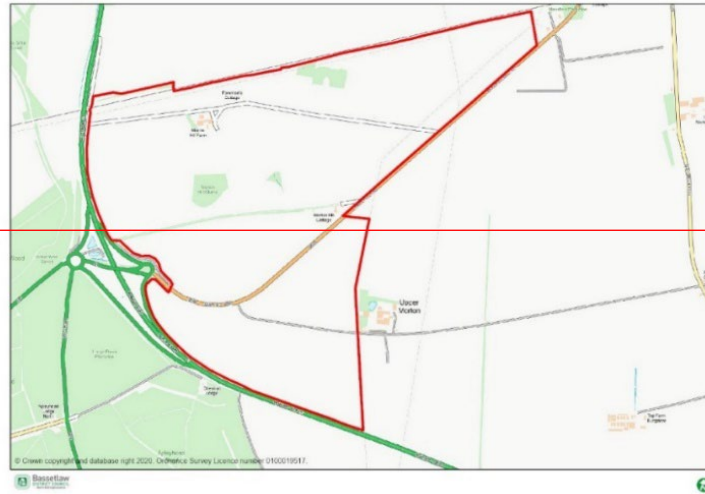
12.1 Safeguarded Land

- 12.1.1 Safeguarded land is identified as land to be protected from unspecified development during the plan period. This Local Plan identifies a number of areas of land that provide the opportunity for the provision of new highways infrastructure and land to facilitate the Worksop Flood Management Scheme and environmental protection over the lifetime of the plan, and into the next plan period, enabling Bassetlaw to more easily transition into a more sustainable District in the future.
- 12.1.2 The land safeguarded within this plan includes that required to help support the delivery of strategic growth and infrastructure, particularly at the strategic site allocations and to support regeneration of the Districts town centres. The long term nature of these schemes requires further relevant assessments to be prepared that demonstrate their development will not lead to an adverse impact on nearby existing infrastructure, heritage assets, the environment and blue infrastructure.
- 12.1.3 Safeguarded land will be re-assessed at Local Plan review. This will involve determining, for each scheme, whether there is a case for releasing some or all of the land for other forms of development, or whether it should be maintained as safeguarded land until the next review of the plan.

POLICY ST56: Safeguarded Land

1. Land is safeguarded, as identified on the Policies Map, to support the delivery of the following infrastructure schemes:
 - a) land for an east-west distributor link road between Blyth Road and Carlton Road at site HS1: Peaks Hill Farm in accordance with Policy 16;
 - b) land for a link road at Harworth & Bircotes between Blyth Road and Scrooby Road through the former Harworth Colliery site;
 - ~~c) land to accommodate a new railway station, transport hub and associated infrastructure at the Bassetlaw Garden Village in accordance with Policy ST4;~~
 - ~~d) 8ha site to accommodate an integrated primary and secondary school and associated infrastructure at the Bassetlaw Garden Village in accordance with Policy ST4;~~
 - c) land between Shireoaks and Worksop to accommodate water storage as part of the wider Worksop Flood Management Scheme in accordance with Policy ST52.
2. Where relevant, design of site allocations should ensure that land for infrastructure is adequately protected and incorporated into each site's masterplan framework having regard to other policies in this Local Plan.
3. Any proposal that may be considered to prejudice the construction or effective operation of the schemes listed in Part 1, will not be supported.

4. The status of safeguarded land will only be subject to change through a review of the Local Plan.



Policies Map change: Bassetlaw Garden Village

Monitoring Framework

A number of changes are proposed, subject to consultation, within the Monitoring Framework section. For ease of consultation, the Monitoring Framework is shown within this Second Addendum with the relevant tracked changes. However, comments should only be made on the proposed changes which are subject to consultation. As previously stated, these changes will be shown as follows: **new** or **deleted**.

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Policy	Link to Strategic Objectives	Indicator	Target
Policy ST1: Bassetlaw's Spatial Strategy	SO1, SO2, SO4, SO6, SO8, SO10, SO11, SO13, SO14 SO5, SO7, SO9, SO10, SO12, SO13	<ul style="list-style-type: none"> Meeting housing and employment needs for District 2020-2038. Failure to deliver 95% of the number of net new homes required over a 3-year rolling period will require an Action Plan setting out actions to be taken by the Council and other parties. Failure to deliver 85% of the number of net new homes required over a 3-year rolling period will require a 20% buffer on the Council's five year housing land supply. Failure to deliver 75% of the number of net new homes required over a 3-year rolling period will lead to the Council undertaking a full or partial review of the Local Plan. 	<ul style="list-style-type: none"> 40,638 10,476 dwellings by 2038 or 594 582 units a year. To deliver the following within the Plan period to 2038: Around 2,769 2,719 dwellings in Worksop Outer Area. Around 725 dwellings in Worksop Central Area. Around 2,284 2,272 dwellings in Retford; Around 1,884 2,199 in Harworth and Bircotes Around 1525 1,535 dwellings from committed sites, allocated sites in made neighbourhood plans and 75 from the Ollerton Road in Tuxford for the Large Rural Settlements Around 1793 1,826 from existing commitments and sites allocated in made neighbourhood plans for the Small Rural Settlements. Around 590 dwellings at the Bassetlaw Garden Village. 21 pitches for Gypsy & Travellers by 2029 and a further 21 pitches beyond. Creation of approximately 169.2 196.7 ha of land between 2020–2038, in the E(g), B2 and B8 Class Uses at the General–Employment Sites and approximately 118ha of land at the Apleyhead Strategic Employment Site to provide for sub-regional/regional logistics development
Policy ST2: Residential Growth in Rural Bassetlaw	SO1, SO2, SO4, SO6, SO8, SO10, SO14 , SO5, SO7, SO9, SO13	<ul style="list-style-type: none"> No. of dwellings permitted and completed in each settlement in the rural area. No of dwellings completed and committed in made Neighbourhood Plans. No of affordable housing dwellings permitted and completed in the rural area. No of dwellings permitted and completed on 	<ul style="list-style-type: none"> Large Rural Settlements: to deliver at least 1525 1,535 new dwellings Small Rural Settlements: to deliver at least 1793 1,826 new dwellings.

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Policy	Link to Strategic Objectives	Indicator	Target
		<p>brownfield sites.</p> <ul style="list-style-type: none"> No of dwellings permitted and completed through the conversion of existing buildings. No of permitted and completed homes on rural exception site. 	
<p>Policy ST3: Bassetlaw Garden Village Design Framework</p> <p>Policy ST4: Bassetlaw Garden Village</p>	<p>SO1, SO2, SO3, SO5, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO14</p>	<ul style="list-style-type: none"> No of dwellings completed on Bassetlaw Garden Village. Appropriate mix of housing types and tenures. Provision of a residential care home. Provision of a public transport hub Access to new employment land. Provision of community hubs. The provision of a multifunctional green and blue infrastructure network. The enhance tree canopy coverage on the site, to include the retention of existing woodland. To embed sustainable and inspirational environmentally led design principles to ensure that landscape led design quality can be achieved. The development of a comprehensive masterplan, design guidance and parameter plans and accompanying strategies. 	<ul style="list-style-type: none"> To deliver 590 net new dwellings by 2038. The construction of a mix of housing types, sizes and tenures to meet local needs including affordable housing, specialist housing and extra care accommodation, and, where appropriate, serviced plots for self build and custom homes, with outdoor amenity space appropriate to property type. The delivery of 10ha of employment land in the E(g), B2 and B8 Class Uses and 5ha of land for employment generating uses and associated infrastructure in this plan period. The proposed development at the Garden Village should deliver a scheme in accordance with a comprehensive masterplan framework and design code informed by the Bassetlaw Garden Village Vision Statement 2021. The masterplan framework must be agreed with the Local Planning Authority and approved by the Garden Village Consultative Group.

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Policy	Link to Strategic Objectives	Indicator	Target
Policy ST5: Workso Central	SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO14 SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> No of dwellings permitted and completed in the Workso Central Area. No of permitted and completed housing development on brownfield sites in the Central Area. No of dwellings permitted and completed through the conversion of existing buildings. Amount of permitted and completed employment land (ha) in the Workso Central Area Amount of permitted and completed employment development on brownfield sites in the Central Area (ha). 	All specific targets to the indicators will be provided in the Workso Central Area DPD.
Policy ST6: Cottam Priority Regeneration Area	SO1, SO2, SO3, SO4, SO6, SO8, SO9, SO10, SO11, SO12, SO13, SO14 SO5, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> Creation of a masterplan for the site to be agreed with the Council. 	All specific targets to the indicators will be provided with the Cottam Priority Regeneration Area Masterplan.
Policy ST7: Provision of Land for Economic Development	SO1, SO3, SO4, SO5, SO8, SO12, SO14 SO7, SO11, SO13	<ul style="list-style-type: none"> Total floorspace (sqm) developed for economic purposes. Total varied type of economic land use(s) completed. Amount of vacant industrial floorspace. Employment status by residents and job type. Average gross weekly earnings. No and size of businesses at both Enterprise and Local Unit Level. Net change in storage & distribution floorspace in Bassetlaw. Proportion of large scale logistics floorspace (more than 100,000 sqft) completed in the A1 corridor property market area annually. 	<ul style="list-style-type: none"> By 2038, creation of 169.2ha 196.7 ha of new employment land at General Employment Sites. By 2038, creation of 118.7ha for strategic employment land for logistics.
Policy 9: Apleyhead	SEM001: Junction, SO1, SO3, SO8, SO11, SO12, SO13, SO14 SO7,	<ul style="list-style-type: none"> The amount of employment land (ha) 	<ul style="list-style-type: none"> 118.7ha strategic employment land available for

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Policy	Link to Strategic Objectives	Indicator	Target
Worksop	SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> completed at Apleyhead Junction, Worksop. Sustainable construction on site. Total floorspace (sqm) developed for logistics use on the Strategic Employment Site. 	<ul style="list-style-type: none"> logistics development to meet a sub-regional/regional need. Achieve BREEAM very good-excellent standards.
Policy ST10: Existing Employment Sites	SO1, SO3, SO4, SO6, SO8 SO5, SO7	<ul style="list-style-type: none"> Total new floorspace permitted or completed for employment uses. Amount of existing employment land lost to non-economic uses (ha). Total floorspace sqm constructed for E(g), B use economic purposes on existing employment sites 	<ul style="list-style-type: none"> The protection of the identified Existing Employment Sites for new or additional development in the E(g), B2, B8 use classes or for small-scale ancillary uses required to support employment development.
Policy ST11: Rural Economic Growth and Economic Growth Outside Employment Areas	SO1, SO3, SO4, SO6, SO7, SO8, SO10, SO13, SO14 SO5, SO6, SO7, SO9, SO12, SO13	<ul style="list-style-type: none"> Total floorspace permitted or completed for employment uses in Rural Bassetlaw. The amount of employment permitted and completed on greenfield and brownfield sites in ha. Amount of existing employment land lost to non-economic uses (ha). The no of new or existing employment related developments in rural areas. 	<ul style="list-style-type: none"> No target identified by policy.
Policy ST12: Visitor Economy	SO1, SO3, SO4, SO6, SO7, SO8, SO10, SO13, SO14 SO5, SO6, SO7, SO9, SO12, SO13	<ul style="list-style-type: none"> The no of new or extensions to existing sites for camping, caravans and chalet, in terms of plots/pitches. The no of existing and new tourist facilities, including visitor accommodation, within the Main Towns, Large and Small Rural Settlements. 	<ul style="list-style-type: none"> Proposals for the creation of new or the expansion of existing visitor attractions will be supported where this would enhance the District's visitor economy offer.
Policy ST13: Town Centres, Local Centres, Local Shops and Services	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8 SO9	<ul style="list-style-type: none"> The use of specific Town Centre plans including the Worksop Central Development Plan Document, the Retford Town Centre Neighbourhood Plan and the Harworth and Bircotes Neighbourhood Plan and Town Centre Masterplan. 	<ul style="list-style-type: none"> All specific targets to the indicators to be provided in the relevant Neighbourhood Plans and Masterplans for the Town Centres and the DPD for Worksop Central.

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Policy	Link to Strategic Objectives	Indicator	Target
		<ul style="list-style-type: none"> No and distribution of non-E(a) class uses at ground floor level in Primary Shopping Areas. 	
Policy ST14: Management of Town Centres	SO1, SO2, SO3, SO4, SO7, SO8, SO9, SO13, SO14 SO6, SO7, SO8, SO12, SO13	<ul style="list-style-type: none"> The amount of E uses in the Primary Shopping Area in town centres. Three Two new Local Centres at Peaks Hill Farm, and at Ordsall South and at the Bassetlaw Garden Village. Total new convenience goods and floorspace in District. Total new comparison goods floorspace in District. Total vacant shop units per town/local centre. Land lost to non-town centre uses. 	<ul style="list-style-type: none"> The Council will continue to work in partnership with town centre stakeholders, infrastructure partners and developers to help meet the identified vision and objectives for each town centre, including through the regeneration of key sites and buildings for retail and other appropriate Main Town Centre Uses provided that the development is in accordance with other policies in this Local Plan.
Policy ST15: Provision of Land for Housing	SO1, SO2, SO6 SO5	<ul style="list-style-type: none"> The provision of land for new homes in Bassetlaw. The number of allocated housing units completed. Annual dwelling completions. 	<ul style="list-style-type: none"> The delivery of approximately 3332 3,377 net new dwellings on the housing allocation sites.
Policy 16: HS1: Peaks Hill Farm, Worksop	SO1, SO2, SO3	<ul style="list-style-type: none"> Number of dwellings completed on Peaks Hill Farm. Access to a variety of housing types. Incorporation of a Local Centre Provision of a community hub Access to new employment land (ha). Protect existing woodland and important hedgerows. The provision of publicly accessible open space. 	<ul style="list-style-type: none"> To have approximately 1080 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures. Incorporation of a Local Centre, with a convenience goods store. Incorporation of a community hub. The provision of at least 5ha of employment land to 2038 Protect 8.1ha of existing woodland and important hedgerows Provision of at least 7.6ha publicly accessible open space. Appropriate provision of serviced land to accommodate a 2.0 Form Entry secondary school

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Policy	Link to Strategic Objectives	Indicator	Target
			and associated supporting infrastructure.
Policy 17: HS2: Bassetlaw Pupil Referral Centre, Worksop	SO1, SO2, SO4, SO8, SO9, SO14 SO7, SO8, SO13	<ul style="list-style-type: none"> No of dwellings completed on Bassetlaw Pupil Referral Centre allocation. Access to a variety of housing types. 	<ul style="list-style-type: none"> To have approximately 20 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures.
Policy 18: HS3: Radford Street, Worksop	SO1, SO2, SO4, SO8, SO9, SO13, SO14 SO7, SO8, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on Radford Street allocation. Access to a variety of housing types. 	<ul style="list-style-type: none"> To have approximately 120 net new affordable and low cost dwellings completed by 2038. The construction of a range of housing types, sizes and tenures.
Policy 19: HS4: Former Manton Primary School, Worksop	SO1, SO2, SO4, SO8, SO12, SO13, SO14 SO7, SO11, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on Former Manton Primary School allocation. Access to a variety of housing types. The provision of multifunctional publicly accessible open space 	<ul style="list-style-type: none"> To have approximately 100 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures. Provision of approximately 1.15ha of multifunctional open space on site to incorporate the existing 0.7 ha of onsite amenity open space.
Policy 20: HS5: Talbot Road, Worksop	SO1, SO2, SO4, SO8, SO9, SO12, SO14 SO7 SO8 SO11, SO13	<ul style="list-style-type: none"> Number of dwellings completed on Talbot Road allocation. Access to a variety of housing types. 	<ul style="list-style-type: none"> To have approximately 15 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures.
Policy 21: HS7: Trinity Farm, Retford	SO1, SO2, SO8, SO9, SO11, SO12, SO13, SO14 SO7, SO8 SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> Number of dwellings completed on Trinity Farm allocation Access to a variety of housing types. The provision of multifunctional publicly accessible open space. The provision of a community woodland. 	<ul style="list-style-type: none"> To have approximately 305 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures. The provision of 1.5ha of multifunctional publicly accessible open space.
Policy 22: HS8: Milnercroft, Retford	SO1, SO2, SO4, SO8, SO9, SO11, SO12, SO13, SO14 SO7, SO8, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed at the Milnercroft allocation Access to a variety of affordable housing types 	<ul style="list-style-type: none"> To have approximately 5 net new affordable dwellings completed by 2038

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Policy	Link to Strategic Objectives	Indicator	Target
Policy 23: HS9: Former Elizabethan High School, Retford	SO1, SO2, SO4, SO8, SO9, SO10, SO12, SO13, SO14 SO7, SO8, SO9, SO11, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on the Former Elizabethan School allocation Access to a variety of housing types 	<ul style="list-style-type: none"> To have approximately 46 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures
Policy 24: HS10: St Michael's View, Retford	SO1, SO2, SO4, SO8, SO9, SO11, SO13, SO14 SO7, SO8, SO10, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on the former St Michael's View allocation Access to a variety of housing types 	<ul style="list-style-type: none"> To have approximately 20 net new apartment dwellings completed by 2038 The construction of a range of housing types, sizes and tenures.
Policy 25: HS11: Fairy Grove, Retford	SO1, SO2, SO8, SO9, SO10, SO13, SO14 SO7, SO8, SO9, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on the Fairy Grove allocation Access to a variety of housing types 	<ul style="list-style-type: none"> To have approximately 61 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures.
Policy 26: HS12: Station Road, Retford	SO1, SO2, SO4, SO8, SO9, SO10, SO13, SO14 SO7, SO8, SO9, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on the Station Road allocation Access to a variety of housing types 	<ul style="list-style-type: none"> To have approximately 5 net new dwellings completed by 2038
Policy 27: HS13: Ordsall South, Retford	SO1, SO2, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO14 SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on Ordsall South allocation Access to a variety of housing types. Provision of a country park and community woodland. Provision of high quality recreational open space. Provision of a Local Centre. 	<ul style="list-style-type: none"> To have approximately 890 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures including: 5% of dwellings to be designed to Building Regulations standard M4(3) to be accessible to those in wheelchairs; extra care accommodation; and where appropriate serviced plots for self-build and custom homes. The creation of a 23ha country park and Suitable Alternative Natural Greenspace. The provision of 4ha high quality recreational open space. Include a Local Centre with a convenience goods store. Provision of a health hub on site. Provision of a built community facility on site. Appropriate provision of serviced land to accommodate a 1.0 Form Entry primary school

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Policy	Link to Strategic Objectives	Indicator	Target
			and early years facility and associated supporting infrastructure.
Policy 28: HS14: Ollerton Road, Tuxford	SO1, SO2, SO6, SO8, SO9, SO10, SO11, SO13, SO14 SO5, SO7, SO8, SO9, SO10, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on Ollerton Road allocation Access to a variety of housing types. 	<ul style="list-style-type: none"> To have approximately 75 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures.
Policy ST29: Affordable Housing	SO1, SO2, SO4, SO8, SO9 SO7, SO8	<ul style="list-style-type: none"> No of affordable housing completed in the District. No of affordable social rent and home ownership units in the District. Type of affordable housing permitted and completed in the District. Average house prices. 	<ul style="list-style-type: none"> Where affordable housing is provided, provision for 15% 20% of dwellings on brownfield sites should be for affordable housing. Where affordable housing is provided, provision for 25% of dwellings on greenfield sites should be for affordable housing. Where affordable housing is provided, 10% of dwellings should be for affordable home ownership tenure split of the affordable housing requirement should be as follows: <ul style="list-style-type: none"> 25% First Homes; and, 75% affordable housing for rent; of this 75% affordable rent and 25% social rent 25% First Homes; and then the priority will be 25% social rent and 25% affordable rent with the remainder being for other affordable home ownership products
Policy ST30: Housing Mix	SO1, SO2, SO4, SO5, SO6, SO7, SO8, SO9, SO12 SO11	<ul style="list-style-type: none"> Annual dwelling completions Population projections and forecasts. No of dwellings completed for self and custom build No of dwellings delivered by type. Mix of new housing delivered. 	<ul style="list-style-type: none"> The construction of a range of housing types, sizes and tenures. Delivery of serviced self-build plots to meet the needs of the households on the Self Build and Custom Housebuilding Register. On housing allocations of 100 dwellings or more, 2% of the proportion of developable plots should be set aside for self-build and custom housebuilding.
Policy ST31: Specialist Housing	SO1, SO2, SO5, SO8, SO9, SO13, SO14 SO7, SO8,	<ul style="list-style-type: none"> No of specialist housing for older people provided in Bassetlaw District. 	<ul style="list-style-type: none"> The provision of all market dwellings to meet the optional M42 optional accessible and adaptable

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Policy	Link to Strategic Objectives	Indicator	Target
	SO12, SO13	<ul style="list-style-type: none"> No of wheelchair accessible dwellings provided in the District. No of further spaces in nursing and residential care homes provided in the District. No of accessible dwellings provided in the District. 	Building Regulations standard by 2038
Policy ST32: Sites for Gypsies and Travellers	SO1, SO2, SO6, SO8, SO9, SO10, SO11, SO12, SO13, SO14 SO5, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> No of permanent pitches for gypsies and travellers permitted. Net additional transit and residential pitches (Gypsy, Traveller and Travelling Showpeople) permitted and completed to meet identified needs. 	<ul style="list-style-type: none"> The provision for 42 permanent pitches by 2038, with approximately 21 pitches delivered by 2029
Policy 33: Houses in Multiple Occupation (HMO)	SO1, SO2, SO4, SO7, SO8, SO9, SO13, SO14 SO6, SO7, SO8, SO12, SO13	<ul style="list-style-type: none"> No of completed multiple occupation housing in Worksop Article 4 Area. The number of permitted change of use from single residential unit to HMO in Bassetlaw. 	<ul style="list-style-type: none"> In Worksop Central Area's Article 4 Direction Area, applications for Homes in Multiple Occupation will not be supported unless the proportion of houses in multiple occupation (including the proposal) does not exceed 10% of the total dwelling stock within 100 metre radius of the application site and the application site does not locate a C3 dwelling unit between two HMO properties. Confirmation of Article 4 for Worksop Central Area
Policy 34: Agricultural and Forestry Workers Dwellings	SO1, SO2 SO3, SO6, SO8 SO5, SO7	<ul style="list-style-type: none"> No of Agricultural or Forestry dwellings completed or removed across the District. 	<ul style="list-style-type: none"> No target identified by policy.
Policy ST35: Design Quality	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO14	<ul style="list-style-type: none"> Referenced within other policy indicators. 	<ul style="list-style-type: none"> The Bassetlaw Design Code will be published as part of the Design Quality SPD following adoption of this Local Plan.
Policy 36: Shopfronts, Signage and Security	SO1, SO3, SO4, SO7, SO8, SO10 SO6, SO7, SO9	<ul style="list-style-type: none"> No target identified by policy. 	<ul style="list-style-type: none"> No target identified by policy.
Policy ST37: Landscape Character	SO1, SO6, SO8, SO9, SO10, SO14 SO5, SO7, SO8, SO9, SO10	<ul style="list-style-type: none"> The amount of development permitted or completed in Green Gaps District wide. 	<ul style="list-style-type: none"> The need to mitigate against impacts to landscape character will be determined on a site by site basis during the planning process.
Policy ST38: Green Gaps	SO1, SO2, SO3, SO4, SO6, SO8, SO9, SO10, SO11,	<ul style="list-style-type: none"> The amount of development permitted or completed in Green Gaps District wide. 	<ul style="list-style-type: none"> To retain Green Gaps and preserve their integrity.

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Policy	Link to Strategic Objectives	Indicator	Target
	SO12 , SO5, SO7, SO8, SO9, SO10, SO11		
Policy ST39: Green and Blue Infrastructure	SO1, SO2, SO3, SO4, SO5, SO6, SO8, SO9, SO10, SO11, SO12, SO13, SO14 , SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> No of development permitted or completed within 30 metres of a major green corridor. No of development permitted or completed within 15 metres of a minor green corridor. 	<ul style="list-style-type: none"> Ensure major corridors have a minimum buffer of 30 metres. Ensure minor corridors have a minimum buffer of 15 metres.
Policy ST40: Biodiversity and Geodiversity	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13, SO14	<ul style="list-style-type: none"> The amount of new space for biodiversity net gain. The amount of land lost with high biodiversity value. No of losses/ creations of wildlife designations. No of trees within development site with preservation orders in place. Percentage of development permitted providing biodiversity value. The amount of protected birds identified through surveying within the Sherwood Forest ppSPA within a 200m buffer of the A57 No. of proposals permitted that may either directly or indirectly adversely impact a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or ancient woodland and their buffer zones 	<ul style="list-style-type: none"> All new development to secure at least 10% biodiversity net gain. Any proposal having an adverse impact upon a SSSI, NNR, ancient woodland or their buffer zone is delivering the required mitigation
Policy ST40a: Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO11, SO12, SO13, SO14	<ul style="list-style-type: none"> The number of new residential development applications within the Clumber Park SSSI Zone of Influence The amount of developer contributions collected towards delivery of the RAMS annually The amount of Suitable Alternative Natural Greenspace provided at strategic sites annually 	<ul style="list-style-type: none"> Within the Clumber Park SSSI Zone of Influence for new residential development to mitigate adverse recreational impact through the Clumber Park SSSI interim RAMS strategy.

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Policy	Link to Strategic Objectives	Indicator	Target
Policy 41: Trees, Woodlands and Hedgerows	SO1, SO4, SO5, SO8, SO9, SO10, SO11, SO12, SO14 SO7, SO8, SO9, SO10, SO11, SO13	<ul style="list-style-type: none"> The amount of trees, woodland and hedgerows lost or created due to new development. 	<ul style="list-style-type: none"> The Council will protect existing trees, woodland and hedgerows and secure additional planting that increases canopy cover in the interests of biodiversity, amenity and climate change adaptation.
Policy ST42: The Historic Environment.	SO1, SO2, SO3, SO6, SO7, SO8, SO10, SO11 SO5, SO6, SO7, SO9, SO10	<ul style="list-style-type: none"> The amount of development permitted or completed that will adversely affect heritage assets. 	<ul style="list-style-type: none"> Reduce/ mitigate the impact of developments on heritage assets. The historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities.
Policy 43: Designated and Non-Designated Heritage Assets	SO1, SO2, SO3, SO4, SO6, SO7, SO8, SO10, SO11 SO5, SO6, SO7, SO9, SO10	<ul style="list-style-type: none"> The amount of development permitted or completed that will adversely affect heritage assets per settlement. No of listed buildings at risk. No and percentage of Listed Buildings (all grades), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, conservation areas and heritage assets at Risk. No of historic buildings repaired and brought back into use. 	<ul style="list-style-type: none"> Aim for no increase in the no of designated assets on the Heritage at Risk Register.
Policy ST44: Promoting Healthy, Active Lifestyles	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9 SO10, SO11, SO12, SO13, SO14	<ul style="list-style-type: none"> No of new allotments permitted during the planning period (up to 2038). Examination of a range of factors for the District, including: the indices of deprivation; access to services; method of travel to work; journeys made by walking, cycling or public transport; road casualties; life expectancy; residents with limiting long-term illness; childhood obesity; air quality; student attainment at school; economic activity and inactivity. Street level crime statistics. 	<ul style="list-style-type: none"> Residential sites of 50 or more dwelling to submit a Rapid Health Impact Assessment Matrix. Working in partnership with the health authorities to maintain and where practicable improve access to the full range of health services for residents, including through the co-location of health facilities with other community facilities, open space and sports facilities, through multi-purpose buildings and sites.

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Policy	Link to Strategic Objectives	Indicator	Target
Policy ST45: Protection and Enhancement of Community Facilities	SO1, SO3, SO4, SO5, SO6, SO7, SO8, SO9 , SO12 , SO13, SO14	<ul style="list-style-type: none"> Amount of development permitted or completed that results in the loss of community facilities per settlement. The amount of development permitted or completed that results in the gain of community facilities per settlement. 	<ul style="list-style-type: none"> In accordance with the needs as identified in the Local Plan evidence base. These will be determined on a site by site basis during the planning process.
Policy ST46: Delivering Quality, Accessible Open Space	SO1, SO4, SO5, SO6 , SO7 , SO8, SO10 , SO13 , SO9 , SO11 , SO14	<ul style="list-style-type: none"> No. of new green spaces/ play areas provided Amount of new green spaces/ play areas provided (ha) No of open spaces receiving Green Flag Award. 	<ul style="list-style-type: none"> Provision of 0.61ha of parks per 1,000 people throughout the district. 0.14ha of children's play space per 1,000 children throughout the district 1.03ha of amenity greenspace per 1,000 people throughout the district. 2.4ha of natural and semi natural greenspace per 1,000 people throughout the district. Provision of 4.46ha of publicly accessible open per 1,000 people.
Policy ST47: Promoting Sport and Recreation	SO1, SO8 , SO9 , SO11 , SO14 , SO7 , SO8, SO10, SO13	<ul style="list-style-type: none"> The amount of new playing pitches provided per settlement The amount of playing pitches lost without replacement per settlement. 	<ul style="list-style-type: none"> In accordance with the needs as identified in the Local Plan evidence base. These will be determined on a site by site basis during the planning process.
Policy 48: Protecting Amenity	SO1, SO2, SO3, SO7 , SO8, SO9	<ul style="list-style-type: none"> No target identified by policy. 	<ul style="list-style-type: none"> The need to mitigate against impacts to amenity will be determined on a site by site basis during the planning process.
Policy 49: Contaminated and Unstable Land	SO1, SO4, SO8 , SO9 , SO11 , SO7, SO8, SO10	<ul style="list-style-type: none"> The amount of contaminated land reclaimed and brought back into effective use. 	<ul style="list-style-type: none"> Allocation of brownfield land for regeneration and re-use.
Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	SO1, SO2, SO3, SO5, SO6 , SO8 , SO9 , SO12 , SO13 , SO14 , SO7, SO8, SO11, SO12 , SO13	<ul style="list-style-type: none"> The amount of trees provided to contribute to net zero carbon offsetting. The amount of electric charging points available per major development. The amount of schemes submitted with an Air Quality Management Plan 	<ul style="list-style-type: none"> The provision of 5 trees per new dwelling or per 1000sqm of non-residential floorspace for the first 5 years of the Plan. All proposals, including the change of use of existing buildings and spaces, should seek to reduce carbon and energy impacts of their design and construction.
Policy ST51: Renewable	SO1, SO3, SO4, SO6 , SO8	<ul style="list-style-type: none"> Total level of renewable energy generated 	<ul style="list-style-type: none"> In accordance with national policy, this Local Plan

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Policy	Link to Strategic Objectives	Indicator	Target
Energy Generation	SO10, SO11, SO12 SO5, SO7, SO9, SO10, SO11	(MW) annually. <ul style="list-style-type: none"> No. of renewable and low carbon energy applications granted No. of renewable and low carbon energy applications developed The location of current and proposed sites to examine cumulative impacts. No of development permitted or completed that utilises existing structures to allow renewable energy generation. 	seeks to reduce greenhouse gases in accordance with the provisions of the Climate Change Act 2008. In 2021, the UK Government committed to cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050.
Policy ST52: Flood Risk and Drainage	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO10, SO11, SO12, SO14 SO13	<ul style="list-style-type: none"> The amount of development permitted or completed in a Flood Zones 2 and 3. Number of Planning Applications Granted with a Sustained Objection from the Environment Agency. Residential properties flooded from main rivers. Percentage or number of permitted developments incorporating SuDS. 	<ul style="list-style-type: none"> All proposals are required to consider and, where necessary, mitigate the impacts of the proposed development on flood risk, on-site and off-site, commensurate with the scale and impact of the development. Requirement that all development (where appropriate) incorporate SuDS in accordance with national standards.
Policy ST53: Protecting Water Quality and Management	SO1, SO4, SO8, SO9, SO11, SO12 SO7, SO8, SO10, SO11	<ul style="list-style-type: none"> Percentage of new development incorporating water efficiency measures. 	<ul style="list-style-type: none"> In line with the objectives of the Water Framework Directive, the quantity and quality of surface and groundwater bodies will be protected and where possible enhanced in accordance with the Humber River Basin Management Plan.
Policy ST54: Transport Infrastructure and Improvement Schemes	SO1, SO2, SO3, SO4, SO5, SO8, SO9, SO13, SO14 SO7, SO8, SO12, SO13	<ul style="list-style-type: none"> Significant improvements made to the existing transport infrastructure throughout Bassetlaw District. 	<ul style="list-style-type: none"> The Council will work with neighbouring Local Authorities and infrastructure partners to ensure that the spatial strategy is supported by the timely, proportionate and where relevant phased provision of necessary transport infrastructure. Requirement that all transport infrastructure required as a consequence of Local Plan growth is secured via planning condition, planning obligation, Community Infrastructure Levy charge or other suitable mechanism

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Policy	Link to Strategic Objectives	Indicator	Target
Policy ST55: Promoting Sustainable Transport and Active Travel	SO1, SO2, SO3, SO4, SO5, SO6, SO8, SO9, SO12, SO13, SO14 SO5, SO7, SO8, SO11, SO12, SO13	<ul style="list-style-type: none"> The amount of public and sustainable transport schemes provided by new development. The number of agreed Travel Plans in operation. 	<ul style="list-style-type: none"> In accordance with the needs as identified in the Local Plan evidence base. These will be determined on a site by site basis during the planning process.
Policy ST56: Safeguarded Land	SO1, SO5 SO8, SO13, SO14 SO7, SO12, SO13	<ul style="list-style-type: none"> Protection of land to deliver transport infrastructure in the next plan period 	<ul style="list-style-type: none"> Land is safeguarded, as identified on the Policies Map, to support the delivery of the following infrastructure schemes: <ul style="list-style-type: none"> Land for an east-west distributor link road between Blyth Road and Carlton Road at site HS1: Peaks Hill Farm in accordance with Policy 16; Land for a link road at Harworth & Bircotes between Blyth Road and Scrooby Road through the former Harworth Colliery site; Land to accommodate a new railway station, transport hub and associated infrastructure at the Bassetlaw Garden Village in accordance with Policy ST4; Site to accommodate an integrated primary and secondary school and associated infrastructure at the Bassetlaw Garden Village in accordance with Policy ST4; Land between Shireoaks and Worksop to accommodate water storage as part of the wider Worksop Flood Management Scheme in accordance with Policy ST52.
Policy ST57: Digital Infrastructure	SO1, SO3, SO5, SO6, SO14 SO13	<ul style="list-style-type: none"> The percentage of the District covered by Superfast Broadband. 	<ul style="list-style-type: none"> All new dwellings, including conversions must be designed and constructed in a way that enables them to meet or exceed the Government's Building Regulations relating to provision of high speed fibre to the premises or any subsequent national equivalent standard should the Building Regulations and/or national policy be reviewed in the future.

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Policy	Link to Strategic Objectives	Indicator	Target
Policy ST58: Provision and Delivery of Infrastructure	SO1, SO2, SO3, SO14 SO13	<ul style="list-style-type: none"> • The amount of total CIL contributions annually. • The amount of developer contributions secured annually through planning obligations. 	<ul style="list-style-type: none"> • The Council will work with neighbouring Local Authorities and infrastructure partners to ensure that the spatial strategy is supported by the timely provision of necessary physical, social and green/blue infrastructure and where appropriate its maintenance.

APPENDIX 1: SUMMARY OF CHANGES

This appendix includes a schedule of the proposed changes which are subject to consultation as part of this Second Addendum to the Bassetlaw Local Plan 2020-2038: Publication Version and the Bassetlaw Local Plan 2020-2038 Publication Version Addendum.

Section	Para/Policy	Modification	Modification Detail	Reason for Modification
4.0: Bassetlaw Vision and Objectives	4.3, 4.10, Objective 1 and 5	Changes to the wording of parts of the vision and two objectives	Changes made to the Vision and Objectives to take account of the withdrawal of the Bassetlaw Garden Village	To reflect the withdrawal of the Garden Village
4.0: Bassetlaw Vision and Objectives	4.7	Changes to the wording of the vision to reflect the role of Harworth & Bircotes	Changes to the vision to reflect the level of planned growth in Harworth & Bircotes and its contribution to the spatial strategy	To reflect the level of consented development in Harworth & Bircotes
4.0: Bassetlaw Vision and Objectives	4.14, Objective 11	Changes to the wording of parts of the vision and one objective	Changes made to the Vision and Objectives to take account of the approach to net zero carbon in the district	To provide consistency with national policy
5.0: Bassetlaw Spatial Strategy	5.1.3, 5.1.5	Changes to the wording	Changes proposed to supporting text to clarify terminology	To provide consistency with Policy ST1
5.0: Bassetlaw Spatial Strategy	5.1.11-5.1.18, 5.1.21-5.1.22, 5.1.26-5.1.30, 5.1.35, 5.1.38, 5.1.42-5.1.45, 5.1.47, 5.1.49, 5.1.51, 5.1.54, 5.1.57, 5.1.60-5.1.62	Changes to the wording, housing numbers and employment land developable area	Changes made to supporting text to reflect updated evidence in relation to jobs growth and housing requirement; and proposed changes to Policy ST1: Spatial Strategy; Policy ST7; specifically, the removal of the Garden Village, the inclusion of Manton Wood; changes to the proposed housing numbers in Policy ST15, changes to the housing supply as a consequence of the withdrawal of the Garden Village and changes to the gypsy and traveller site allocations	To reflect the changes within the spatial strategy, housing, employment and gypsy and traveller policies
5.0: Bassetlaw Spatial Strategy	5.1.7, 5.1.53	Changes to evidence base references	Proposed changes to reference relevant evidence	To provide consistency with the evidence base
5.0: Bassetlaw Spatial Strategy	New Figure 6 (Key Diagram)	Removal of Bassetlaw Garden Village	Change made to the Key Diagram to reflect the withdrawal of Bassetlaw Garden Village	To reflect the withdrawal of the Garden Village

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Section	Para/Policy	Modification	Modification Detail	Reason for Modification
5.0: Bassetlaw Spatial Strategy	5.1.59-5.1.60	Changes to the wording relating to development boundaries	Proposed changes to the supporting text to clarify the approach taken to development boundaries	To reflect the changes within Policy ST1
5.0: Bassetlaw Spatial Strategy	5.1.63-5.1.65	Changes to the wording relating to infrastructure delivery	Proposed changes to the supporting text to clarify the approach taken to infrastructure delivery	For clarification
5.0: Bassetlaw Spatial Strategy	Policy ST1: Bassetlaw's Spatial Strategy	Changes to the wording, housing numbers and employment land developable area	Changes made to the policy to reflect updated evidence in relation to jobs growth and housing requirement; and proposed changes to Policy ST7; specifically, the removal of the Garden Village, the inclusion of Manton Wood; changes to the proposed housing numbers in Policy ST15, changes to the housing supply as a consequence of the withdrawal of the Garden Village and changes to the gypsy and traveller site allocations	To reflect the changes within the housing, employment and gypsy and traveller policies
5.2: Housing Growth in Rural Bassetlaw	5.2.1-5.2.2	Changes to the wording	Changes proposed to supporting text to clarify approach	To provide consistency with evidence base
5.2: Housing Growth in Rural Bassetlaw	5.2.3, 5.2.65.2.12	Changes to wording relating to implementation	Changes proposed to supporting text to clarify approach to implementation of Policy ST2	For clarification and to align with Policy ST1
5.2: Housing Growth in Rural Bassetlaw	5.2.5	Changes to evidence base references	Proposed changes to reference relevant evidence	To provide consistency with the evidence base
5.2: Housing Growth in Rural Bassetlaw	Policy ST2: Residential Growth in Rural Bassetlaw, Part 1	Changes to housing requirement for Ranby	Change proposed to policy for consistency with approach across the rural area, required as a consequence of withdrawal of the Garden Village	To provide consistency of approach
5.2: Housing Growth in Rural Bassetlaw	Policy ST2: Residential Growth in Rural Bassetlaw, Part 2	Changes to policy wording relating to housing delivery	Change proposed to policy wording to clarify criteria for assessment and base date from which the policy operates	For clarification and consistency with Policy ST1

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Section	Para/Policy	Modification	Modification Detail	Reason for Modification
5.2: Housing Growth in Rural Bassetlaw	Policy ST2: Residential Growth in Rural Bassetlaw, Part 3	Changes to policy wording relating to housing delivery	Change proposed to policy wording to clarify criteria for assessment	For clarification
5.3 Bassetlaw Garden Village	5.3.1-5.3.46, Figure 9	Changes to wording relating to the Garden Village	Delete the supporting text to take into account the withdrawal of the Garden Village	To reflect the withdrawal of the Garden Village
5.3 Bassetlaw Garden Village	Policy ST3: Bassetlaw Garden Village Design and Development Principles	Changes to wording relating to the Garden Village	Delete the policy to take into account the withdrawal of the Garden Village	To reflect the withdrawal of the Garden Village
5.3 Bassetlaw Garden Village	Policy ST4: Bassetlaw Garden Village	Changes to wording relating to the Garden Village	Delete the policy to take into account the withdrawal of the Garden Village	To reflect the withdrawal of the Garden Village
5.3 Bassetlaw Garden Village	Policies Map	Amendment to Policies Map to reflect changes to proposed site allocation	Amend Policies Map to delete reference to Bassetlaw Garden Village	To reflect the withdrawal of the Garden Village
6.1 Promoting Economic Growth	6.1.2, 6.1.4, 6.1.6, 6.1.8-6.1.19	Changes to the wording, jobs numbers and employment land developable area	Changes made to the supporting text to reflect updated evidence in relation to jobs growth and employment supply; specifically, the removal of the Garden Village, the inclusion of Manton Wood;	To reflect the changes within Policy ST7 and Policy ST1
6.1 Promoting Economic Growth	6.1.20, 6.1.23, 6.1.26, Policy ST7 Part 3	Changes to evidence base references	Proposed changes to reference relevant evidence	To provide consistency with the evidence base
6.1 Promoting Economic Growth	Policy ST7 Part 2 & 3	Changes to the policy criteria order	Proposed changes to ST7 to re-order the policy criteria	For clarification
6.1 Promoting Economic Growth	Policy ST7 Part 1, 2	Changes to policy wording relating to site definitions	Proposed changes to Policy ST7 to clarify definition of site typologies	For consistency with evidence base
6.1 Promoting Economic Growth	Policy ST7 Part 2	Changes to policy wording relating to site area	Proposed changes to Policy ST7 to clarify available land	For consistency with evidence base and Policy ST1

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6.1 Promoting Economic Growth	Policies Map	Amendment to Policies Map to reflect changes to proposed employment allocations	Amend Policies Map to delete reference to Bassetlaw Garden Village, to add reference to EM008b Manton Wood	To reflect the changes to the proposed employment allocations at the Garden Village and Manton Wood
7.1 Housing Distribution	7.1.5	Changes to evidence base references	Proposed changes to reference relevant evidence	To provide consistency with the evidence base
7.1 Housing Distribution	7.1.8	Changes to wording relating to housing supply	Proposed changes to reflect withdrawal of the Garden Village	To reflect the withdrawal of the Garden Village
7.1 Housing Distribution	7.1.12	Changes to wording relating to viability	Proposed changes relating to infrastructure viability	To clarify consistency with national policy
7.1 Housing Distribution	Policy ST15: Housing Distribution Part 1	Changes to policy wording relating to allocations numbers	Proposed changes to policy wording to reflect withdrawal of the Garden Village	To reflect the withdrawal of the Garden Village
7.17 Delivering Quality Affordable Housing	7.17.1, 7.17.3-7.17.4, 7.17.8	Changes to wording to provide consistency with national policy and evidence base	Proposed changes to wording to clarify the approach taken to viability and affordable housing	For consistency with national policy and Whole Plan Viability Assessment
7.17 Delivering Quality Affordable Housing	7.17.4	Change to wording relating to First Homes	Proposed changes to wording to clarify approach to First Homes	For consistency with national policy
7.17 Delivering Quality Affordable Housing	7.17.10	Change to wording relating to discounted market sales	Proposed change to wording to clarify approach to discounted market homes	For consistency with national policy
7.17 Delivering Quality Affordable Housing	7.17.14	Change to wording relating to off site delivery	Proposed change to wording to clarify approach to off site affordable housing delivery	For consistency with national policy
7.17 Delivering Quality Affordable Housing	7.17.6, 7.17.18	Changes to wording relating approach taken to First Homes and social rent.	Proposed change to avoid duplication with 7.17.3-7.17.4	To minimise duplication
7.17 Delivering Quality Affordable Housing	7.17.17	Changes to evidence base references	Proposed changes to reference relevant evidence	To provide consistency with the evidence base

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Section	Para/Policy	Modification	Modification Detail	Reason for Modification
7.17 Delivering Quality Affordable Housing	7.17.19	Change to wording relating to affordable housing provision from site allocations	Proposed changes to affordable housing numbers as a consequence of Garden Village withdrawal and change in plan period	To clarify the affordable housing numbers to be provided through site allocations
7.17 Delivering Quality Affordable Housing	7.17.22	Changes to wording relating to exception sites	Proposed changes to clarify the approach to exceptions sites	For clarification
7.17 Delivering Quality Affordable Housing	Policy ST29: Affordable Housing Part 1, 2, 3 and 4	Change to policy wording relating to affordable housing tenure requirement	Proposed changes to clarify the affordable housing tenure mix requirement	For consistency with evidence base and national policy
7.17 Delivering Quality Affordable Housing	Policy ST29: Affordable Housing Part 5	Change to policy wording relating to off site provision	Proposed changes to policy wording to clarify the approach taken to off site provision and financial contributions	For consistency with national policy
7.17 Delivering Quality Affordable Housing	Policy ST29: Affordable Housing Part 8, Part 10	Changes to policy wording relating to viability	Proposed changes to policy wording to clarify the approach taken should an applicant consider affordable housing is not viable	For clarification and consistency with national policy
7.17 Delivering Quality Affordable Housing	Policy ST29: Affordable Housing Part 9b	Changes to policy wording relating to exceptions sites	Proposed changes to the policy wording to clarify approach to be taken to exception sites	For clarification
7.20 Providing for Gypsies, Travellers and Travelling Showpeople	7.20.2, 7.20.5	Changes to evidence base references	Proposed changes to reference relevant evidence	To provide consistency with the evidence base
7.20 Providing for Gypsies, Travellers and Travelling Showpeople	7.20.4	Changes to the wording relating to gypsy and traveller needs	Proposed changes to supporting text to provide an updated position in relation to meeting identified needs	To provide an up to date position relating to meeting gypsy and traveller needs
7.20 Providing for Gypsies, Travellers and Travelling Showpeople	7.20.5-7.20.7	Changes to the wording relating to gypsy and traveller sites	Proposed changes to supporting text to clarify approach to site selection and delivery	For clarification

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Section	Para/Policy	Modification	Modification Detail	Reason for Modification
Policy ST32: Sites for Gypsies and Travellers	Part 1	Changes to policy wording relating to gypsy and traveller sites	Proposed changes to the policy wording to clarify sites that will contribute to meeting the five year needs and to address the withdrawal of the Elkesley allocation	For clarification following the withdrawal of the Elkesley site
Policy ST32: Sites for Gypsies and Travellers	Part 2	Change to evidence base references	Proposed changes to reference relevant evidence	To provide consistency with the evidence base
Policy ST32: Sites for Gypsies and Travellers	Part 2	Changes site assessment criteria	Proposed changes to policy wording to clarify the approach to be taken for site assessment	For clarification
Policy ST32: Sites for Gypsies and Travellers	Policies Map	Amendment to the Policies Map, to reflect deletion of one site	Amend Policies Map to delete the Elkesley site	To reflect the changes to the proposed site allocations
8.6 Protecting and Enhancing Biodiversity and Geodiversity	8.6.3	Changes to the wording relating to recreational impact	Proposed changes to the supporting text to reflect the deletion of Policy ST40A.	For consistency with Policy ST40A
8.6 Protecting and Enhancing Biodiversity and Geodiversity	8.6.4	Change to evidence base references	Proposed changes to reference relevant evidence	To provide consistency with the evidence base
8.6 Protecting and Enhancing Biodiversity and Geodiversity	8.6.7, 8.6.10-8.6.17	Changes to the wording relating to a strategic solution	Proposed changes to the supporting text to reflect the change in requirement for a strategic solution, the deletion of Policy ST40A as a consequence of the withdrawal of the Garden Village	To address consequential changes following the withdrawal of the Garden Village
8.6 Protecting and Enhancing Biodiversity and Geodiversity	8.6.11-8.6.12	Changes to the wording relating to the approach to be taken to mitigate recreational impact at SSSIs	Proposed changes to the supporting text to clarify the approach to be taken from larger housing developments within the impact zone of a SSSI.	To provide consistency with legislation and the evidence base
8.6 Protecting and Enhancing	8.6.23	Changes to the wording relating to net gain	Proposed changes to the supporting text to clarify the approach to introducing net gain.	To provide consistency with legislation

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Section	Para/Policy	Modification	Modification Detail	Reason for Modification
Biodiversity and Geodiversity				
Policy ST40: Biodiversity and Geodiversity	Part 1a	Changes to the policy wording relating to Habitats Regulations	Proposed changes to policy wording to ensure consistency with the Habitats Regulations.	To provide consistency with legislation
Policy ST40: Biodiversity and Geodiversity	Part 1a, Part 1c	Changes to the policy wording relating to the approach to be taken to mitigate impacts at national designations	Proposed changes to the policy wording to clarify the approach to be taken to protecting national designations, following deletion of Policy ST40A	To provide consistency with legislation and the evidence base
Policy ST40A: Recreational disturbance Avoidance and Mitigation Strategy	Policy ST40A: Recreational disturbance Avoidance and Mitigation Strategy	Delete the policy	Proposed deletion of the policy to take into account the withdrawal of the Garden Village site	To address the withdrawal of the Garden Village
12.1 Safeguarded Land	12.1.1	Change to the wording to clarify the land to be safeguarded	Proposed changes to the supporting text to clarify the use of safeguarded land	For consistency with Policy ST56
12.1 Safeguarded Land	Policy ST56: Safeguarded Land	Delete policy criteria 1c and 1d	Proposed deletion of policy criteria as a consequence of the withdrawal of the Garden Village	To address the withdrawal of the Garden Village
13.0 Monitoring framework	Monitoring Framework	Changes to the wording of parts of the monitoring framework	Changes made to the Monitoring Framework to take account of the changes to the Second Addendum; specifically, to the strategic objective numbers, housing requirement and housing supply, employment land, the removal of the Bassetlaw Garden Village site, managing logistics space; affordable housing, impacts upon SSSIs	To reflect the changes within the housing, employment and affordable housing policies and the withdrawal of the Garden Village

APPENDIX 3 - HOUSING TRAJECTORY (1 APRIL 2022)

[illegible]

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	Total Dwellings
Retford	15/00495/RSB	Out	Land adj. 17 Durham Grove					10														10
Walkeringham	17/00353/OUT	Out	High Street						14													14
Workshop	14/00213/OUT	Out	Land south of Gateford Road (Phase 2)								30	30	30	30	30	30	2					182
Workshop	14/00431/OUT	Out	Ashes Park Avenue (750 dwellings)										30	26								56
Workshop	15/01477/OUT	Out	North of Thievesdale Lane			30	30	30	7													97
				0	0	30	30	139	193	175	195	177	205	201	175	175	147	145	115	115	75	2292
Proposed Local Plan allocations																						
Retford	LAA485	Draft LP Allocation	Milnercroft (former allotment)						5													5
Retford	LAA472	Draft LP Allocation	Station Road, Retford						5													5
Retford	LAA133	Draft LP Allocation	North Road (Trinity Farm) Phase 2										12	60	60	60	60	53				305
Retford	LAA413	Draft LP Allocation	Former Elizabethan High School, Leafield						16	30												46
Retford	LAA490	Draft LP Allocation	Former Care Home, St Michael's View, Hallcroft Road						20													20
Retford	LAA127	Draft LP Allocation	Fairy Grove Nursery, London Road							30	30	1										61
Retford	LAA245, LAA246	Draft LP Allocation	Ordsall South, Ollerton Road								20	60	90	90	90	90	90	90	90	90	90	890
Tuxford	LAA476	Draft LP Allocation	Ollerton Road, Land off							30	30	15										75
Workshop	LAA462	Draft LP Allocation	Peaks Hill Farm							90	90	90	90	90	90	90	90	90	90	90	90	1080
Workshop	LAA142	Draft LP Allocation	Former Bassetlaw Pupil Referral Centre						20													20
Workshop	LAA147	Draft LP Allocation	Former Manton Primary School						30	30	30	10										100
Workshop	19/00399/FUL	Draft LP Allocation	Radford Street, (disused allotments)						30	30	30	30										120
Workshop	LAA149	Draft LP Allocation	Talbot Road, Workshop						15													15
				0	0	0	0	0	141	240	230	206	192	240	240	240	240	233	180	180	180	2742
Neighbourhood Plan Allocations without planning permission																						
Blyth	NP Policy 6	NP alloc	Land east of Spital Road						20	30	3											53
Blyth	NP Policy 4	NP alloc	East of Bawtry Road						2													2
Carlton in Lindrick	NP Policy 5	NP alloc	Land at Highfield House						10													10
Claborough	NP Policy 1	NP alloc	Broad Gores						20	18												38
Cuckney	NP Policy 13	NP alloc	Former Depot Site						15													15
Cuckney	NP Policy 14	NP alloc	Land south of Creswell Road						10													10
Lound	NP Policy 12	NP alloc	Yew Tree Farm site and outbuildings						5													5
Lound	NP Policy 13	NP alloc	Land east of Town Street					1														1
Lound	NP Policy 14	NP alloc	Land east of Town Street					2														2
Norton	NP Policy 18	NP alloc	Lady Margaret Crescent, Norton						4													4
Misson	NP Policy 7	NP alloc	Misson Mill							20	20	10										50
Misterton	NP Policy 6	NP alloc	Land at White House Farm							10	20	8										38
Misterton	NP Policy 8	NP alloc	Land south of Meadow Drive						11													11
Misterton	NP Policy 9	NP alloc	Land east of Grange Drive						10	20	17											47
Misterton	NP Policy 10	NP alloc	Land north of Fox Covert Lane							10	20	8										38
Rampton and Woodbeck	NP Policy 1	NP alloc	Land east of Cavell Close									10										10
Rampton and Woodbeck	NP Policy 2	NP alloc	Land northeast of Treswell Road									11										11
Sturton-Le-Steeple	NP Policy 14a	NP alloc	Land between Roses Farm and Four Paws, Station Road, Sturton le Steeple						3													3
Sturton-Le-Steeple	NP Policy 14b	NP alloc	Land north of The Barn, Cross Street, Sturton le Steeple					1														1
Sturton-Le-Steeple	NP Policy 14c	NP alloc	Buildings north of Station View Farm, North Street, Sturton le Steeple					2														2
Sturton-Le-Steeple	NP Policy 14d	NP alloc	Land east of Woodcotes, Freemans Lane, Sturton le Steeple					1														1
Sturton-Le-Steeple	NP Policy 15a	NP alloc	Land north of Mill Close, Manor Grove and Main Street, North Leverton							10												10
Sturton-Le-Steeple	NP Policy 15b	NP alloc	The Old Shop, south of Main Street, North Leverton					2														2
Sutton cum Lound	NP Policy 4	NP alloc	Land south of Lound Low Road								11											11
Walkeringham	NP Policy 9	NP alloc	Land south of Kilmeaden, West Moor Road									3										3
Walkeringham	NP Policy 9	NP alloc	Land north of Fountain Hill Road									3										3
Walkeringham	NP Policy 11	NP alloc	Land north and south of Fountain Hill Road									6										6
Walkeringham	NP Policy 13	NP alloc	Land east of Brickhole Lane									12										12
Walkeringham	NP Policy 12	NP alloc	Land east of Stockwith Road										12									12
Walkeringham	NP Policy 14	NP alloc	West of High Street										12									12
Walkeringham	NP Policy 15	NP alloc	Land adjacent to South Moor Lodge										15									15
			NP Allocation Annual Totals	0	0	0	0	9	110	129	80	71	39	0	0	0	0	0	0	0	0	438
Workshop Town Centre DPD																						
Workshop			Sites allocated in the Workshop Central DPD	0	0	0	1	6	10	11	35	35	50	38	50	79	60	30	45	85	100	635
Expected windfall housing delivery (based on current windfall completions)																						
All areas	Windfall	Windfall								100	100	100	100	100	100	100	100	100	100	100	100	1200
Total housing delivery on Major sites with Full Planning Permission, Outline Planning Permission, Publication Local Plan Allocations, Made Neighbourhood Plan Allocations, and Draft Workshop Central DPD																						
Annual Totals (Full, Outline PP, allocations and windfall)				619	642	940	804	687	775	774	727	619	616	609	595	624	577	538	450	480	455	11531
Planning permissions on sites of 9 or less (Small sites)				156	124	148	148	148	148	148												1020
Grand Total				775	766	1088	952	835	923	922	727	619	616	609	595	624	577	538	450	480	455	12551

Housing requirement 2020 to 2038		10,476
Housing Supply 2020 to 2038		12551
Buffer		17%