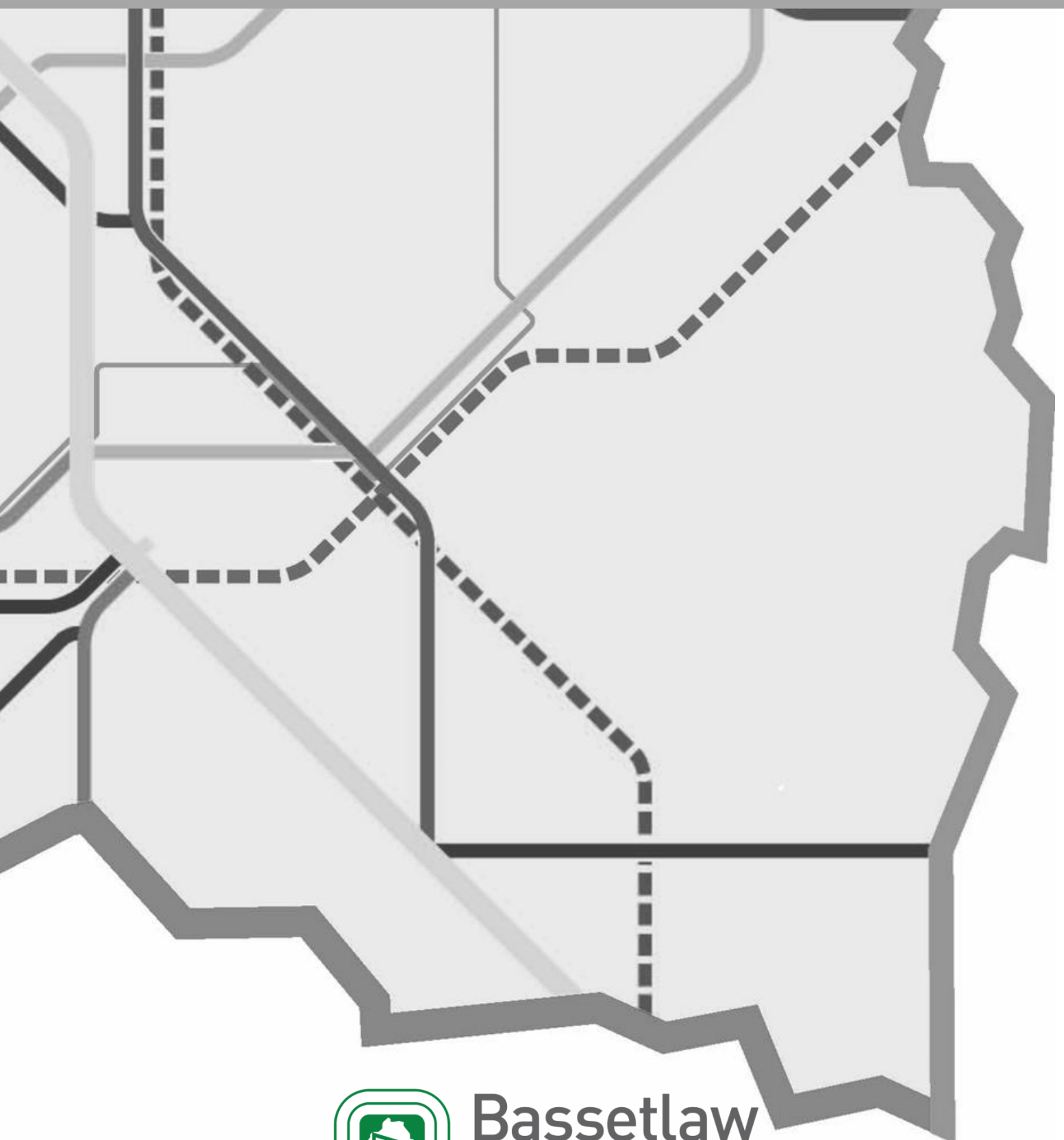


# Spatial Strategy Options

**A BACKGROUND PAPER FOR THE BASSETLAW PLAN**



**Bassetlaw**  
DISTRICT COUNCIL  
— North Nottinghamshire —

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# 1 Introduction

- 1.1** This paper sets out the different spatial strategies that have been considered to underpin the Bassetlaw Plan. Each option sets out a different way of distributing the housing and employment development that is needed to meet the district's future needs.
- 1.2** The National Planning Policy Framework instils planning with the aim of achieving sustainable development. To address this all of the options have been assessed against the 14 Sustainability Appraisal Objectives, as set out in The Bassetlaw Plan Sustainability Appraisal: Scoping Report, in order to reach a conclusion about the extent to which they would represent a sustainable pattern of development. A summary of this appraisal is presented for each option whilst the full tables setting out how each option has been judged against each criterion can be found at Appendix A.
- 1.3** This paper has been prepared independently of work to assess the appropriate housing and employment targets for the Plan and the Land Availability Assessment. The aim has been to explore the strengths and weaknesses of each strategy without being prejudiced by these factors. Instead each of these is explored in a separate topic paper.

## ***Background Papers***

- ***2016 Bassetlaw Rural Settlement Study***
- ***How much Housing does Bassetlaw need?***
- ***The Bassetlaw Plan Sustainability Appraisal : Scoping Report***

- 1.4** This paper should also be read in conjunction with the 2016 Bassetlaw Rural Settlement Study, which considers how more rural parts of the district access services on a day-to-day basis, and therefore where new housing growth might be more sustainable. In particular where options propose the expansion of rural settlements the Rural Settlement Study will provide the basis for considering the most appropriate locations for this.
- 1.5** The six options considered are:
- Option 1: Maintain Current Strategy
  - Option 2: New Hierarchy Based on Functional Geography
  - Option 3: Focus New Development on A1 Corridor
  - Option 4: New/Expanded Rural Settlements
  - Option 5: Large Scale Urban Extensions

The following sections take each of the alternative options for locating significant new development and considers their benefits and shortcomings, when assessed against the Sustainability Appraisal Objectives. These objectives are set out in the Sustainability Appraisal Scoping Report and are used to appraise the environmental, social and economic performance of each option, in order to establish whether they contribute to sustainable development. Finally the paper concludes by considering a 'Hybrid Option', Option 6, bringing together elements from the other options.

# Option 1: Maintain Current Strategy

- 2.1** This option would see the Plan continue with the same settlement hierarchy set out in the 2011 Core Strategy and Development Management Policies DPD<sup>1</sup>. The housing and employment targets would then be updated to reflect the latest evidence, as set out in the Housing and Employment background papers. These targets would be split amongst different settlements according to the percentages set out in the Core Strategy.
- 2.2** The current Core Strategy sets out the hierarchy of settlements and split of housing growth shown in Table 1. Following this approach would see 80% of planned housing and economic development being directed to the district's three largest towns, with sites being allocated to accommodate this. The remaining 20% of growth would be allocated to the smaller service centres in the district, made up of a range of larger villages and smaller towns.
- 2.3** Employment growth would continue to be directed to the three largest settlements; Worksop, Retford and Harworth and Bircotes, with land for employment growth being allocated exclusively in these locations. In particular a significant proportion of any employment land target would be allocated at Harworth and Bircotes to reflect the town's regeneration status, following the closure of Harworth Colliery. However market-led employment growth would continue to be supported on suitable sites in other parts of the district.

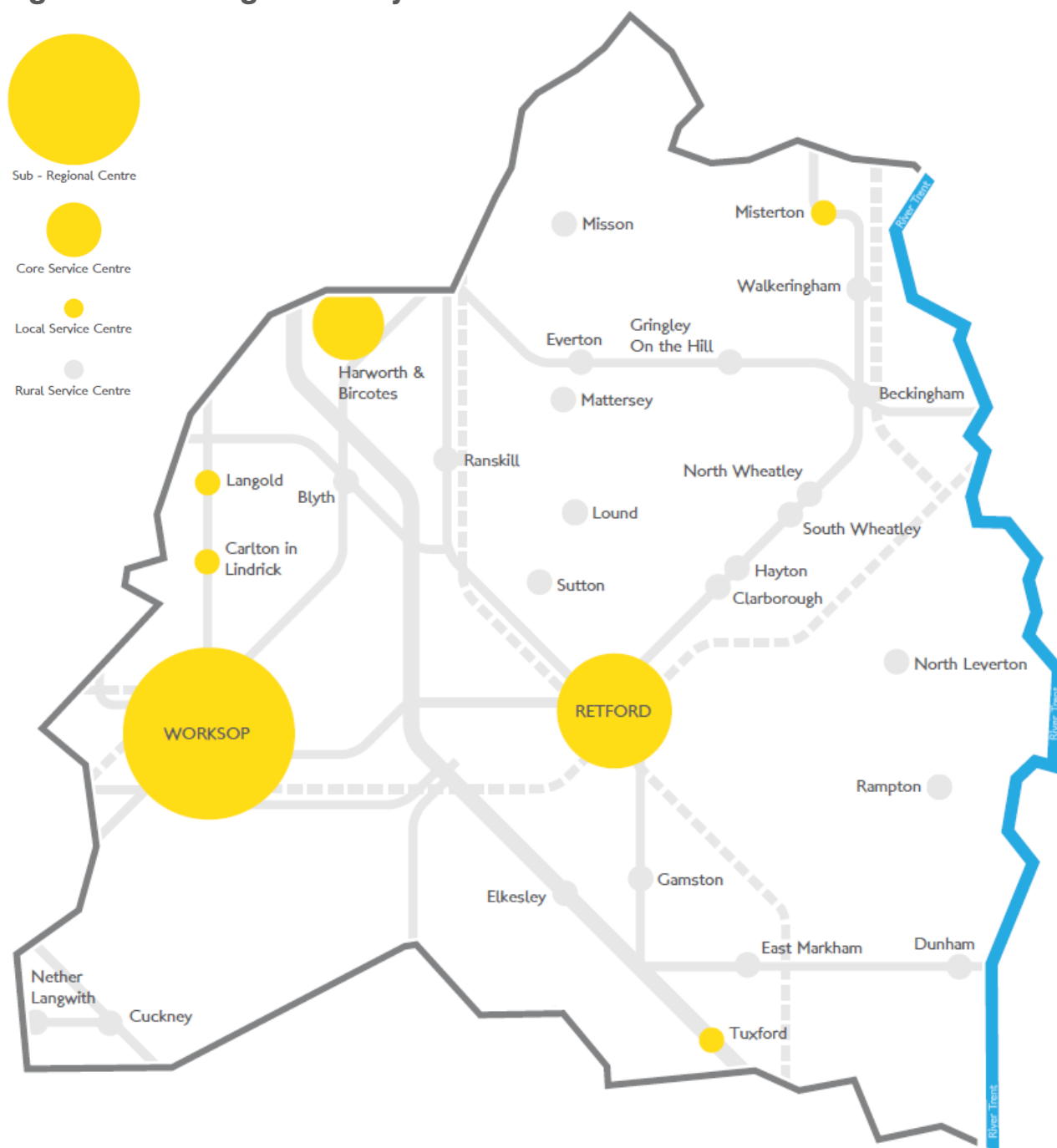
**Table 1: Settlement Hierarchy and Split of Housing Growth in 2011 Core Strategy**

Classification	Settlement	Split of housing growth	Split of Employment Growth
<b>Sub-regional Centre</b>	Worksop	32%	45%
<b>Core Service Centre</b>	Retford	26%	20%
<b>Main Regeneration Settlement</b>	Harworth and Bircotes	22%	35%
<b>Local Service Centres</b>	Carlton-in-Lindrick/Langold	4%	-
	Tuxford	4%	-
	Misterton	2%	-
<b>Rural Service Centres</b>	Beckingham	10%	-
	Blyth		
	Clarborough/Hayton		
	Cuckney		
	Dunham		
	East Markham		
	Elkesley		
	Everton		

<sup>1</sup> <http://www.bassetlaw.gov.uk/media/105902/CS1AdoptedCoreStrategy.pdf>

	Gamston Gringley-on-the-Hill Mattersey Misson Nether Langwith North Leverton North and South Wheatley Rampton Ranskill Sturton-le-Steeple Sutton-cum-Lound Walkeringham		
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**Figure 1: Existing hierarchy of centres in Bassetlaw**



### Is this option sustainable?

- 2.4** Table 2 summarises the performance of Option 1 against the Sustainability Appraisal Objectives. The full text commentary and score for each objective can be found in the Interim Sustainability Appraisal, published alongside this paper.
- 2.5** Option 1 takes forward a spatial strategy that is established, thereby utilising a well understood settlement hierarchy. A key success of this approach has been to promote the regeneration of Harworth and Bircotes and this would be expected to continue.

- 2.6** Conversely the previous success of this strategy has reduced the land available to continue to pursue it with new growth targets, whilst large extant housing permissions around Worksop and Harworth & Bircotes mean that these places may be now less attractive for additional large scale growth in the coming years. This concentration of new development in places that have already seen significant new development may put pressure on land availability, and, in turn, on sites designated for environmental protection, particularly around Worksop and Retford.
- 2.7** This option offers a sufficiently flexible approach to allow a range of housing and employment needs to be met, whilst avoiding the most environmentally sensitive sites, including those at risk of flooding. In turn, this might be expected to maintain the district's diverse character, in particular the relationships between rural and urban areas. Equally such an approach might be expected to continue to support existing service provision.
- 2.8** For more rural parts of the district this approach would support new development in existing service centres, but might lead to the stagnation of other villages, and restricts opportunities to address rural housing need more widely. Equally there is little opportunity to account for changes that have taken place in service provision since the adoption of the Core Strategy.
- 2.9** Overall this option addresses environmental, social and economic aspects of sustainability equally. There are no significant shortcomings in how it addresses sustainability, but the approach set out cannot be said to offer significant benefits in any one area of sustainable development.

**Table 2: Summary of Sustainability Appraisal for Option 1**

Sustainability Objective	Benefits	Shortcomings
<b>Biodiversity</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.	<ul style="list-style-type: none"> <li>Area around Harworth and Bircotes less environmentally sensitive.</li> <li>Dispersed population growth giving greater possibility to avoid sensitive sites.</li> </ul>	<ul style="list-style-type: none"> <li>Potential loss of urban fringe countryside, accessible to existing residents.</li> <li>Potential impacts on environmental assets around Retford and Worksop.</li> <li>Dispersed population growth increases risk of habitat fragmentation and development close to sensitive sites.</li> </ul>
<b>Housing</b> To ensure that the District's housing needs are met.	<ul style="list-style-type: none"> <li>Meets a range of housing needs.</li> </ul>	<ul style="list-style-type: none"> <li>Existing commitments in Harworth and Bircotes may constrain delivery in short term.</li> <li>Restricted ability to address rural housing need.</li> </ul>
<b>Economy and Skills</b> To promote a strong economy which offers high quality local employment opportunities.	<ul style="list-style-type: none"> <li>Focus on employment growth around existing population concentrations facilitates access to new and existing employment, education and training opportunities.</li> <li>Supports economic regeneration of Harworth &amp; Bircotes.</li> <li>Supports rural diversification.</li> <li>Facilitates flexible approach to new employment development.</li> </ul>	
<b>Regeneration and Social Inclusion</b> To promote regeneration, tackle	<ul style="list-style-type: none"> <li>Supports viability of existing services, facilities and cultural activities.</li> </ul>	

Sustainability Objective	Benefits	Shortcomings
deprivation and ensure accessibility for all.	<ul style="list-style-type: none"> <li>Encourages continued regeneration of Harworth &amp; Bircotes.</li> </ul>	
<b>Health and Wellbeing</b> To improve health and reduce health inequalities	<ul style="list-style-type: none"> <li>Supports viability of existing services, facilities.</li> <li>Continued regeneration of Harworth &amp; Bircotes will support improved local health services and recreational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Reinforces stagnation of some villages, exacerbating rural health inequalities.</li> </ul>
<b>Transport</b> To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> <li>Concentration of growth in town centres gives residents greater choice of transport modes, reducing reliance on private vehicles.</li> <li>Concentrating rural growth in service centres minimises additional need to travel.</li> <li>Towns are well served by buses, Worksop and Retford have railway stations.</li> </ul>	<ul style="list-style-type: none"> <li>Growth around Worksop may exacerbate existing road capacity issues.</li> <li>More dispersed rural development will lead to greater reliance on private vehicles, increased travel distances.</li> </ul>
<b>Land Use and Soils</b> To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> <li>Avoids impacts on geological SSSIs.</li> <li>Focus on urban areas maximises opportunities to develop brownfield land.</li> </ul>	<ul style="list-style-type: none"> <li>Development around Retford means likely loss of best and most versatile agricultural land.</li> <li>Most development will still be on greenfield land.</li> </ul>
<b>Water</b> To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> <li>Development around Worksop and Retford has the potential to increase run-off into local water-courses.</li> </ul>	
<b>Flood Risk</b> To minimise flood risk and reduce the impact of flooding to people and	<ul style="list-style-type: none"> <li>Sufficient land to allow development to be directed away from areas at risk of flooding.</li> </ul>	

Sustainability Objective	Benefits	Shortcomings
property in the District, taking into account the effects of climate change.		
<b>Air Quality</b> To improve air quality.	<ul style="list-style-type: none"> <li>Concentrating development in the towns has potential to reduce reliance on private vehicles.</li> <li>Rural development limited to defined service centres, helping to minimise private vehicle travel.</li> </ul>	<ul style="list-style-type: none"> <li>Concentrates new development in densely populated areas of the district, potentially increasing emissions from traffic congestion.</li> <li>Any new development in rural areas will increase the number of trips made by private vehicle.</li> </ul>
<b>Climate Change</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.		
<b>Resource Use and Water</b> To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).		
<b>Cultural Heritage</b> To conserve and enhance the District's historic environment, cultural heritage, character and setting.		
<b>Landscape and Townscape</b> To conserve and enhance the District's landscape character and townscapes.	<ul style="list-style-type: none"> <li>Limits erosion of rural character, maintains existing rural-urban relationship.</li> <li>Opportunities at Harworth &amp; Bircotes for enhancement of ex-coal mining landscape.</li> </ul>	

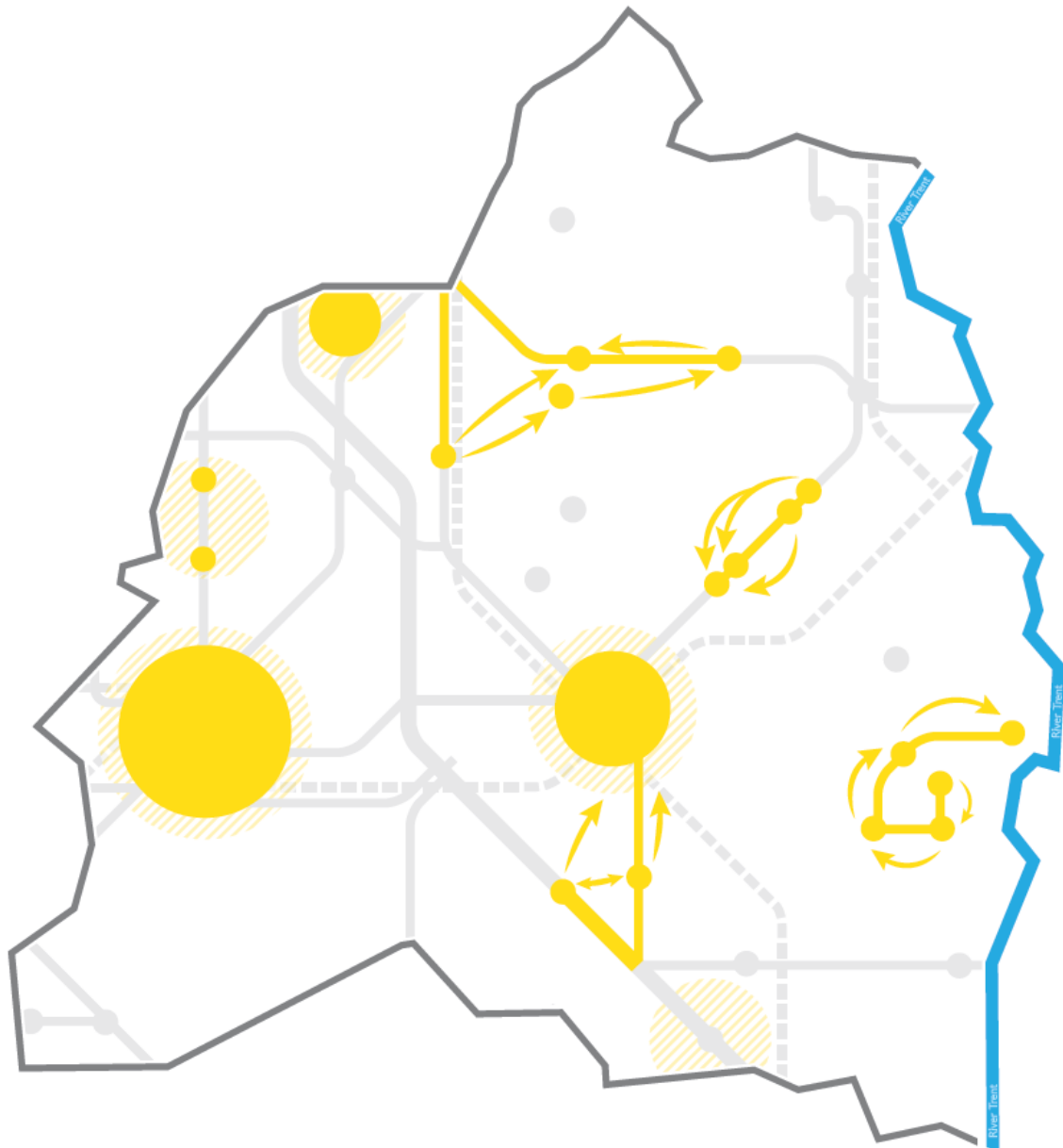
# Option 2: New Hierarchy Based on Functional Geography

- 3.1** This option would differ from Option 1: Maintain Current Strategy by drawing on ongoing work to consider the relative sustainability of different villages in rural Bassetlaw, which tries to better understand the needs of the rural area. This will create a revised spatial hierarchy, reflecting the day-to-day functional relationships between different villages as discussed in the 2016 Rural Settlements Study.
- 3.2** When compared to Option 1, this strategy would involve intervening in the market to allocate land for large scale developments, whilst promoting market-led development, managed through criteria-based policies, elsewhere.
- 3.3** Drawing on this revised hierarchy this would again see percentage growth targets set for each distinct tier of settlements. This would see the highest levels of growth focussed on the highest tier (largest) settlements, through a series of site allocations.
- 3.4** Within these largest settlements this approach would include identifying sites within the existing urban area that should be redeveloped for housing use. This approach extends the ‘functional geography’ concept to the towns, with the intention of locating new housing in close proximity to the range of services and employment opportunities available in the town centres, in order to reduce the need to travel. Additionally this Option would consider the potential for urban intensification schemes, taking into account access to key transport hubs such as bus and railway stations, in order to promote more sustainable modes of travel. The appropriateness of this would depend on how many sites could be identified, and whether they could be developed at a higher density without detrimental impacts on townscape character.
- 3.5** The middle tiers of the hierarchy would not be allocated a specific growth target but would be allowed to grow organically, through small scale, market-led developments. To allow this the current settlement boundaries would be removed and new development would be supported within or adjacent to settlements, up to a specified limit, so as to preserve the character and separation of settlements.
- 3.6** In contrast to Option 1 and the existing Core Strategy this would approach would support development in additional settlements where currently none would be supported, where the Rural Settlement Study judges these settlements to have reasonable access to key services.
- 3.7** The lowest tier would be formed by settlements with no service provision or links to settlements with service provision. New development in this tier would be restricted as these would be considered unsustainable locations.
- 3.8** In terms of employment this strategy would adopt a similar approach to Option 1 and the Core Strategy in terms of allocating some strategic sites, whilst adopting a supportive

approach to market-led employment growth. However, in contrast to Option 1, this approach would not allow employment growth outside of defined ‘functional clusters’<sup>2</sup>.

- 3.9** Adopting a new spatial hierarchy would also allow the review of whether the proportions of employment land allocated to each town remain appropriate.

**Figure 2: A Hierarchy based on Functional Geography**



### Is this option sustainable?

- 3.10** Table 3 summarises the performance of Option 2 against the Sustainability Appraisal Objectives. The full text commentary and score for each objective can be found in the Interim Sustainability Appraisal, published alongside this paper.

<sup>2</sup> See 2016 Bassetlaw Rural Settlements Study for designated functional clusters.

- 3.11** A key aspect of this approach is the changed balance between planned and market-led development, with a greater emphasis on development in locations chosen by the market, but strongly shaped by clear development management policies. To this end the success of this option would depend on the use of a criteria-based policy to ensure that a market-led approach to organic development is compatible with key constraints such as environmental designations and flood-risk.
- 3.12** In particular this option supports significant growth in more rural parts of the district, in turn supporting existing service provision, meeting rural affordable housing needs, and giving new residents access to the countryside. Conversely there is potential for this approach to have more widespread impacts on both designated and non-designated environmental assets, whilst limiting economic development in the rural area is likely to restrict opportunities to diversify the rural economy.
- 3.13** The dispersed nature of new development under this approach would allow it to support improvements to existing green infrastructure and community facilities but would be unlikely to lead to a step change in provision in any part of the district.
- 3.14** Equally urban intensification schemes have a number of specific sustainability benefits, particularly allowing residents easy access to a range of services, employment opportunities and transport modes. In turn such an approach would help minimise the quantity of greenfield land needed, though a potential lack of available sites limits the contribution that this approach could make.
- 3.15** Overall this approach strikes a balance between the economic, environmental and social aspects of sustainability but is characterised by both significant benefits and shortcomings. In particular this option takes a strong approach to addressing social needs in the rural area, while urban intensification schemes have significant environmental benefits. However restricting economic development in the rural area has the potential to limit economic diversification, leading to economic shortcomings. Furthermore this option supports existing infrastructure and services but appears unlikely to lead to any significant improvements in provision.

**Table 3: Summary of Sustainability Appraisal for Option 2**

Sustainability Objective	Benefits	Shortcomings
<b>Biodiversity</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.	<ul style="list-style-type: none"> <li>■ New rural development supports greater countryside access.</li> <li>■ New rural development may contribute to improving existing green infrastructure nodes and corridors.</li> <li>■ Development in a wider range of settlements decreases pressure on sensitive sites around Worksop and Retford.</li> </ul>	<ul style="list-style-type: none"> <li>■ Development in a wider range of settlements spreads biodiversity impacts across a wider area.</li> <li>■ Development in the rural area may lead to greater habitat fragmentation by removing field boundaries such as hedgerows.</li> </ul>
<b>Housing</b> To ensure that the District's housing needs are met.	<ul style="list-style-type: none"> <li>■ Reliance on greenfield improves viability.</li> <li>■ Meets a range of housing needs including rural and those who prioritise town centre location.</li> <li>■ Provides a range of affordable housing.</li> </ul>	
<b>Economy and Skills</b> To promote a strong economy which offers high quality local employment opportunities.	<ul style="list-style-type: none"> <li>■ Focus on employment growth around existing population concentrations facilitates access to new and existing employment, education and training opportunities.</li> <li>■ Limiting rural development to service centres increases proximity of jobs to workforce.</li> </ul>	<ul style="list-style-type: none"> <li>■ Restricts opportunities for farm diversification.</li> </ul>
<b>Regeneration and Social Inclusion</b> To promote regeneration, tackle	<ul style="list-style-type: none"> <li>■ Urban intensification schemes facilitate ease of access to existing services and</li> </ul>	

Sustainability Objective	Benefits	Shortcomings
deprivation and ensure accessibility for all.	<p>cultural activities.</p> <ul style="list-style-type: none"> <li>Supports viability of existing rural service provision and ensures access to these.</li> </ul>	
<b>Health and Wellbeing</b> To improve health and reduce health inequalities	<ul style="list-style-type: none"> <li>Dispersed rural residential development facilitates ease of access to the countryside for future residents.</li> <li>Scope for development of new green infrastructure that can link to the existing identified strategic green infrastructure network.</li> <li>Increasing rural development has the potential to address needs of elderly by increasing the viability of rural service provision.</li> </ul>	<ul style="list-style-type: none"> <li>Dispersed rural population reduces accessibility to existing healthcare facilities, resulting in need for more dispersed healthcare with potential viability implications.</li> <li>Doesn't make best use of existing concentrations of healthcare services and recreational facilities in Worksop and Retford.</li> </ul>
<b>Transport</b> To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> <li>Urban intensification would reduce the need to travel and promote access to more sustainable modes of travel.</li> </ul>	<ul style="list-style-type: none"> <li>More dispersed rural development will lead to greater reliance on private vehicles, increased travel distances.</li> <li>Potential for urban intensification to increase road congestion.</li> </ul>
<b>Land Use and Soils</b> To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> <li>Support re-use of brownfield land in some settlements currently considered unsuitable for development.</li> <li>Wider range of locations allows more stringent use of sequential approach.</li> <li>Increased rural development means likely loss of best and most versatile agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>Possible development pressures on geological SSSIs at Scrooby and Styrrup.</li> <li>Greenfield development in a wider range of locations.</li> </ul>

Sustainability Objective	Benefits	Shortcomings
	<ul style="list-style-type: none"> <li>Urban intensification helps to minimise additional greenfield land loss.</li> </ul>	
<b>Water</b> To conserve and enhance water quality and resources.	<ul style="list-style-type: none"> <li>Urban intensification in Worksop and Retford has the potential to increase run-off into local water-courses.</li> <li>Increased rural development and, particularly, the development of new settlements would more likely require new sewage treatment facilities.</li> <li>More dispersed pattern of development having an impact on a wider range of watercourses.</li> </ul>	
<b>Flood Risk</b> To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.	<ul style="list-style-type: none"> <li>Urban intensification could support de-culverting of watercourses in Worksop and Retford.</li> <li>Wider range of locations allows more stringent use of sequential approach.</li> </ul>	<ul style="list-style-type: none"> <li>Urban intensification may increase surface water run-off.</li> </ul>
<b>Air Quality</b> To improve air quality.	<ul style="list-style-type: none"> <li>Urban intensification has greatest potential to reduce reliance on private vehicles.</li> <li>Minimises exacerbation of existing traffic congestion and associated air quality issues.</li> </ul>	<ul style="list-style-type: none"> <li>More dispersed pattern of rural development more reliant on use of private vehicles.</li> <li>Concentrates new development in densely populated areas of the district, potentially increasing emissions from traffic congestion.</li> </ul>
<b>Climate Change</b>	<ul style="list-style-type: none"> <li>Urban intensification schemes may support</li> </ul>	

Sustainability Objective	Benefits	Shortcomings
To minimise greenhouse gas emissions and adapt to the effects of climate change.	district heating schemes.	
<b>Resource Use and Water</b> To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).		
<b>Cultural Heritage</b> To conserve and enhance the District's historic environment, cultural heritage, character and setting.		<ul style="list-style-type: none"> <li>Wide spread of impacts on a wider range of historic assets across the rural area.</li> <li>Potential for high density urban intensification schemes to impact adversely on historic character of the towns.</li> </ul>
<b>Landscape and Townscape</b> To conserve and enhance the District's landscape character and townscapes.	<ul style="list-style-type: none"> <li>Urban intensification schemes would have a lesser impact on the wider landscape.</li> <li>Urban intensification may enhance existing townscape and overall built environment quality.</li> <li>Development generally smaller in scale, with less significant landscape impact.</li> </ul>	<ul style="list-style-type: none"> <li>Wider spread of landscape impacts.</li> </ul>

# Option 3: Focus New Development on A1 Corridor

- 4.1** Pursuing this option would see the allocation of sites for employment uses along the A1 corridor, as it runs through Bassetlaw. This would be likely to focus employment development on types of employment that take advantage of the A1, for example distribution and warehousing.
- 4.2** To compliment this approach housing would be clustered around existing settlements along the A1 corridor:
- Harworth and Bircotes
  - Blyth
  - Ranby
  - Worksop (Eastern side)
  - Elkesley
  - Gamston
  - Tuxford
  - East Markham
  - Markham Moor
- 4.3** Compared to Options 1 and 2 this would see new development focussed on a limited range of settlements. For some of these settlements this would represent a significant scale of new development in order to ensure that the appropriate housing and employment targets are met.

## Is this option sustainable?

- 4.4** Table 4 summarises the performance of Option 3 against the Sustainability Appraisal Objectives. The full text commentary and score for each objective can be found in the Interim Sustainability Appraisal, published alongside this paper.
- 4.5** In sustainability terms focussing planned, large scale development along the A1 Corridor will see only a few parts of the district affected by significant new development. This has the benefit of protecting most of Bassetlaw's designated environmental and historic assets from development pressures. Conversely several settlements along the Corridor are home to Conservation Areas, the integrity of which may be affected.
- 4.6** This approach also has significant environmental shortcomings, both in its focus on the least sustainable modes of transport, with associated implications for air quality and climate change, and in its focus on greenfield development, with limited potential for utilising brownfield land. In particular it would fail to capitalise on the concentration of services, community facilities and transport hubs available in Worksop and Retford, though development to the east of Worksop may partially address this. Large scale new development close to the A1 Carriageway, including large scale warehousing, would also be likely to disrupt views of the countryside, changing perceptions of Bassetlaw as a predominantly rural district.

**Figure 3: Settlements along the A1 corridor in Bassetlaw**



- 4.7** The allocation of growth to a restricted number of settlements may restrict the range of social needs that can be met through new housing development, particularly those needs present in the district's towns and wider rural area. However this approach would continue to support the regeneration of Harworth & Bircotes.
- 4.8** The overall impact of this approach is to emphasise Bassetlaw's economic strengths in warehousing and distribution, at the expense of, particularly, the environmental aspect of sustainability. Additionally this approach limits the extent to which a range of social needs can be met.

**Table 4: Summary of Sustainability Appraisal for Option 3**

Sustainability Objective	Benefits	Shortcomings
<b>Biodiversity</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.	<ul style="list-style-type: none"> <li>Opportunity to address green infrastructure deficit in South East of district.</li> <li>Limited impact on most of district allows environmental assets to mature naturally.</li> <li>Minimises impacts on nationally designated sites.</li> </ul>	<ul style="list-style-type: none"> <li>Limited potential for planning obligations to fund green infrastructure improvements elsewhere in district</li> <li>Focus on warehousing and distribution increases use of greenfield land.</li> </ul>
<b>Housing</b> To ensure that the District's housing needs are met.	<ul style="list-style-type: none"> <li>Reliance on greenfield improves viability.</li> <li>Helps address needs of travelling communities.</li> </ul>	<ul style="list-style-type: none"> <li>Potentially limited land availability.</li> <li>Doesn't address housing need in the towns.</li> <li>Restricted ability to address rural housing need.</li> </ul>
<b>Economy and Skills</b> To promote a strong economy which offers high quality local employment opportunities.	<ul style="list-style-type: none"> <li>Builds on existing economic and geographical strengths.</li> <li>Strong logistical linkages with wider Sheffield City Region, particularly distribution hubs at Doncaster.</li> </ul>	<ul style="list-style-type: none"> <li>Limits potential to diversify the economy.</li> <li>Reinforces trend toward low-skilled/low income labour.</li> <li>Doesn't utilise existing workforce concentration in towns.</li> <li>May lead to stagnation of wider rural economy.</li> <li>Low jobs to land density.</li> <li>Lack of flexibility in land use.</li> <li>Doesn't promote low carbon economy.</li> <li>Market analysis suggests limited scope for economic development here in comparison to more favourable road networks within the region (M1 and M18).</li> </ul>

Sustainability Objective	Benefits	Shortcomings
<b>Regeneration and Social Inclusion</b> To promote regeneration, tackle deprivation and ensure accessibility for all.	<ul style="list-style-type: none"> <li>Supports viability of existing services, facilities in specific rural service centres.</li> <li>Supports continued regeneration of Harworth &amp; Bircotes.</li> <li>Concentration of growth in a small number of centres may support new service provision.</li> </ul>	<ul style="list-style-type: none"> <li>Fails to address deprivation issues in Retford and Worksop.</li> <li>Fails to make use of existing concentrations of services in Worksop and Retford.</li> <li>Limited rural growth may lead to long term stagnation, reinforcing rural inequalities.</li> <li>Easy access to A1 may promote travel to centres outside of Bassetlaw.</li> </ul>
<b>Health and Wellbeing</b> To improve health and reduce health inequalities	<ul style="list-style-type: none"> <li>Potential to support development of new green infrastructure that can link to the existing identified strategic green infrastructure network.</li> <li>Continued regeneration of Harworth &amp; Bircotes will support improved local health services and recreational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Residential areas amongst most sensitive to reduced air quality and noise associated with high volumes of road traffic.</li> <li>Doesn't make best use of existing concentrations of healthcare services and recreational facilities in Worksop and Retford.</li> <li>Reinforces stagnation of some villages, exacerbating rural health inequalities.</li> </ul>
<b>Transport</b> To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> <li>Concentrates additional vehicles on routes with highest capacity.</li> </ul>	<ul style="list-style-type: none"> <li>Directs development away from settlements with easy access to rail links.</li> <li>Focus on warehousing and distribution employment uses would lead to increased HGV movements.</li> </ul>
<b>Land Use and Soils</b> To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> <li>Avoids impacts on geological SSSIs.</li> </ul>	<ul style="list-style-type: none"> <li>Likely loss of best and most versatile agricultural land.</li> <li>Limited potential to make use of brownfield</li> </ul>

Sustainability Objective	Benefits	Shortcomings
		<p>land.</p> <ul style="list-style-type: none"> <li>Focus on warehousing and distribution uses leads to disproportionate greenfield land take.</li> </ul>
<b>Water</b> To conserve and enhance water quality and resources.		<ul style="list-style-type: none"> <li>Increased greenfield land use potentially leading to greater surface water run-off.</li> </ul>
<b>Flood Risk</b> To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.	<ul style="list-style-type: none"> <li>Concentrates new development in areas identified as being at low risk of fluvial flooding.</li> </ul>	
<b>Air Quality</b> To improve air quality.		<ul style="list-style-type: none"> <li>Focus on warehousing and distribution would lead to increased HGV movements, with air quality impacts along A1 corridor.</li> <li>Potential for peak-time congestion on A1 and surrounding routes.</li> </ul>
<b>Climate Change</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.		
<b>Resource Use and Water</b> To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).		

Sustainability Objective	Benefits	Shortcomings
<b>Cultural Heritage</b> To conserve and enhance the District's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Focus of development on limited number of settlements ensures majority of historic assets throughout the district would remain unaffected.</li> </ul>	<ul style="list-style-type: none"> <li>Large scale development likely to significantly affect Conservation Areas in several settlements along the A1 Corridor.</li> <li>Development to east of Worksop may affect setting of Scofton Estate.</li> </ul>
<b>Landscape and Townscape</b> To conserve and enhance the District's landscape character and townscapes.	<ul style="list-style-type: none"> <li>Opportunity to improve views into the townscapes from the countryside, including softening rural-urban transition.</li> <li>Opportunities at Harworth &amp; Bircotes for enhancement of ex-coal mining landscape.</li> </ul>	<ul style="list-style-type: none"> <li>Development along the A1 Carriageway has the potential to erode sense of open countryside.</li> <li>Focus on warehousing and distribution likely to lead to buildings that are prominent in the landscape.</li> </ul>

# Option 4: New/Expanded Rural Settlements

- 5.1** This approach would concentrate new development in the rural parts of the district. This would be achieved by seeking to expand one or more rural service centre, or local service centre, to become a small town, with associated improved infrastructure and service provision. This would entail using the 2016 Rural Settlements Study to review the service centres identified through the Core Strategy, as listed under Option 1, in order to consider whether they still perform this role appropriately.
- 5.2** Compared to the first three options this would have a much greater emphasis on planned new development taking place in the more rural parts of Bassetlaw. Through this option consideration would also be given to whether it would be appropriate to identify a location for an entirely new settlement, possibly taking the form of a model village, or villages. In particular this would entail a location where large scale new development and its associated infrastructure and provision could also serve nearby villages. However it is unlikely that a new/expanded development alone could deliver sufficient housing to address the scale of growth needed.
- 5.3** This approach would see the towns continue to grow through existing housing commitments and market-led development in locations within or adjacent to the boundaries. Similarly employment growth through a market-led approach would be supported in the towns and other villages. As such this approach would be a reversal of Option 2, focussing planned interventions in the district's more rural settlements, where Option 2 seeks to focus planned intervention in the district's largest settlements.
- 5.4** Strategic employment allocations would also be made in the new or expanded settlements, in order to support their enhanced roles.

**Figure 4: Indicative locations for new and expanded rural settlements**



### Is this option sustainable?

- 5.5** Table 5 summarises the performance of Option 4 against the Sustainability Appraisal Objectives. The full text commentary and score for each objective can be found in the Interim Sustainability Appraisal, published alongside this paper.
- 5.6** Introducing new and/or significantly expanded settlements in the rural area provides the opportunity to deliver a step change in rural service provision and in meeting rural housing needs, benefiting both new and existing residents alike. Equally such an approach promotes access to the countryside and supports the viability of rural bus services, as a more environmentally sustainable mode of transport.
- 5.7** However this approach also leads to some environmental shortcomings. In particular it limits opportunities for new development to access more sustainable modes of transport, increasing reliance on private vehicles, with associated impacts on air quality and climate

change. This approach also limits the range of social needs that could be met through planned growth, particularly those present in the district's towns.

- 5.8** The restricted range of settlements that would see large scale new development would ensure that the majority of sites designated for their environmental and historical value would be protected from development pressures. However a number of service centres in the rural area are home to Conservation Areas, the integrity of which may be affected.
- 5.9** The choice of settlements that could be expanded is limited by a higher risk of flooding in several designated rural service centres. This option would also be reliant on significant greenfield development and would not make the best use of available brownfield land.
- 5.10** Overall this approach emphasises the sustainability of rural Bassetlaw in economic and social terms at the expense of environmental sustainability. It also does little to address social and economic needs in Bassetlaw's towns.

**Table 5: Summary of Sustainability Appraisal for Option 4**

Sustainability Objective	Benefits	Shortcomings
<b>Biodiversity</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.	<ul style="list-style-type: none"> <li>Opportunity to address green infrastructure deficit in South East of district.</li> <li>Limited impact on biodiversity in the remainder of the district, allowing it to mature naturally.</li> </ul>	<ul style="list-style-type: none"> <li>Increased development in the rural area may lead to greater habitat fragmentation.</li> <li>Emphasis on development of greenfield land due to lack of brownfield land in rural area.</li> <li>Potential impacts on a number of Local Wildlife Sites.</li> <li>Possible specific biodiversity impacts of a new settlement.</li> </ul>
<b>Housing</b> To ensure that the District's housing needs are met.	<ul style="list-style-type: none"> <li>Reliance on greenfield improves viability.</li> </ul>	<ul style="list-style-type: none"> <li>Doesn't address housing need in the towns.</li> </ul>
<b>Economy and Skills</b> To promote a strong economy which offers high quality local employment opportunities.	<ul style="list-style-type: none"> <li>Supports economic development in the rural area, including rural diversification.</li> </ul>	<ul style="list-style-type: none"> <li>Locating new employment development away from towns reduces proximity of jobs to workforce.</li> </ul>
<b>Regeneration and Social Inclusion</b> To promote regeneration, tackle deprivation and ensure accessibility for all.	<ul style="list-style-type: none"> <li>Supports viability of existing rural service provision and ensures access to these.</li> <li>New/expanded settlement expected to provide associated services and facilities, benefiting surrounding areas.</li> </ul>	<ul style="list-style-type: none"> <li>Fails to address deprivation issues in Retford and Worksop.</li> <li>Fails to make use of existing concentrations of services in Worksop and Retford.</li> <li>Doesn't address regeneration of former collieries.</li> </ul>
<b>Health and Wellbeing</b>	<ul style="list-style-type: none"> <li>Scope for development of new green</li> </ul>	<ul style="list-style-type: none"> <li>Doesn't make best use of existing</li> </ul>

Sustainability Objective	Benefits	Shortcomings
To improve health and reduce health inequalities	<p>infrastructure that can link to the existing identified strategic green infrastructure network.</p> <ul style="list-style-type: none"> <li>■ Rural residential development facilitates ease of access to the countryside for future residents.</li> <li>■ New/expanded rural settlement may support existing rural healthcare services and allow for new services, addressing rural health inequalities.</li> </ul>	<p>concentrations of healthcare services and recreational facilities in Worksop and Retford.</p> <ul style="list-style-type: none"> <li>■ Uncertainty about whether a new settlement will be of sufficient scale to deliver new infrastructure.</li> </ul>
<b>Transport</b> To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> <li>■ Minimises increased congestion in the towns.</li> <li>■ Supports rural bus service usage.</li> <li>■ Supports rural service provision, reducing the need to travel.</li> <li>■ Supports enhancement of cycling and walking infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>■ More dispersed rural development will lead to greater reliance on private vehicles, increased travel distances.</li> <li>■ Directs development away from settlements with easy access to rail links.</li> </ul>
<b>Land Use and Soils</b> To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> <li>■ Avoids impacts on geological SSSIs.</li> </ul>	<ul style="list-style-type: none"> <li>■ Likely loss of best and most versatile agricultural land.</li> <li>■ Limited potential to make use of brownfield land.</li> </ul>
<b>Water</b> To conserve and enhance water quality and resources.		<ul style="list-style-type: none"> <li>■ Increased rural development and, particularly, the development of new settlements would more likely require new sewage treatment facilities.</li> </ul>

Sustainability Objective	Benefits	Shortcomings
		<ul style="list-style-type: none"> <li>Increased greenfield land use potentially leading to greater surface water run-off.</li> </ul>
<b>Flood Risk</b> To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.		<ul style="list-style-type: none"> <li>Expansion of a number of service centres constrained by significant flood risk.</li> <li>Unclear whether proposed scale of growth could be delivered in rural area without developing sites at higher risk of flooding.</li> </ul>
<b>Air Quality</b> To improve air quality.	<ul style="list-style-type: none"> <li>Minimises exacerbation of existing traffic congestion and associated air quality issues.</li> </ul>	<ul style="list-style-type: none"> <li>Expansion of service centres in rural area may generate new congestion problems, with associated air quality issues.</li> </ul>
<b>Climate Change</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.		
<b>Resource Use and Water</b> To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).		
<b>Cultural Heritage</b> To conserve and enhance the District's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Lessening development around Worksop reduces pressure on prominent historic assets.</li> <li>Majority of historic assets throughout district would remain unaffected</li> </ul>	<ul style="list-style-type: none"> <li>Potential to affect a number of Conservation Areas in rural service centres.</li> </ul>
<b>Landscape and Townscape</b> To conserve and enhance the		<ul style="list-style-type: none"> <li>Greatest loss of land in the countryside.</li> <li>Significant landscape and townscape</li> </ul>

Sustainability Objective	Benefits	Shortcomings
District's landscape character and townscapes.		<p>impacts in the areas of most sensitivity.</p> <ul style="list-style-type: none"> <li>■ New/expanded settlement will impact significantly on countryside character.</li> </ul>

# Option 5: Large Scale Urban Extensions

- 6.1** This approach would see the majority of new housing and employment development directed to one or two strategic sites on the edge of Worksop and/or Retford. In comparison to Option 4 this strategy would see development concentrated on the district's largest towns, with some small scale development in other settlements.
- 6.2** Such sites would be expected to accommodate at least 1000 homes, mixed with complimentary uses such as commercial units. Sites on this scale would also be expected to meet the infrastructure needs they generate, including, for example, new schools provision, integrated open spaces and health facilities.

**Figure 4: New Urban Extensions around Worksop and Retford**



### Is this option sustainable?

- 6.3** Table 6 summarises the performance of Option 5 against the Sustainability Appraisal Objectives. The full text commentary and score for each objective can be found in the Interim Sustainability Appraisal, published alongside this paper.
- 6.4** A key consideration for this approach is the extent to which the large scale of possible extensions will support additional contributions to address some of the negative impacts, particularly those associated with the loss of a significant greenfield areas, for example biodiversity fragmentation and countryside access. Additionally the merits of such an approach are, to a certain extent, conditional on such sites accommodating a mix of uses, being well integrated into the existing urban fabric for the purposes of accessing public transport and including the integration of walking and cycling infrastructure.
- 6.5** The shortcomings associated with this approach relate particularly to its inability to address housing needs and associated service and employment needs in the rural area. Additionally large urban extensions may exacerbate existing road capacity issues in the towns and may encroach upon the settings of areas designated for their historic value. It is also unclear whether sufficient land is available to account for both housing and employment needs without the need to develop land that is at a higher risk of flooding or is designated for its environmental value.
- 6.6** Overall this approach offers some significant sustainability benefits, associated with the mix of uses and services that would be expected as part of such a development. Equally the scale of such developments provides the opportunity to address the transition between urban and rural areas, significantly enhancing townscape. However, relying upon this approach does not address the needs of more rural areas, and may also constrain the market's ability to deliver new housing, due to the small number of sites that would be developed.

**Table 6: Summary of Sustainability Appraisal for Option 5**

Sustainability Objective	Benefits	Shortcomings
<b>Biodiversity</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.	<ul style="list-style-type: none"> <li>■ Potential to create new habitats and green infrastructure as part of large scale developments.</li> <li>■ Limited impact on biodiversity in the remainder of the district, allowing it to mature naturally.</li> </ul>	<ul style="list-style-type: none"> <li>■ Loss of urban fringe countryside, accessible to existing residents.</li> <li>■ Amplified impacts on designated sites around Worksop and Retford.</li> <li>■ Doesn't allow for the development of less sensitive sites away from Worksop and Retford.</li> </ul>
<b>Housing</b> To ensure that the District's housing needs are met.	<ul style="list-style-type: none"> <li>■ Large scale greenfield development improving viability.</li> </ul>	<ul style="list-style-type: none"> <li>■ Potentially limited land availability.</li> <li>■ Doesn't address rural housing need.</li> <li>■ Small number of sites may constrain annual delivery.</li> <li>■ Doesn't address national requirement for a range of sites.</li> </ul>
<b>Economy and Skills</b> To promote a strong economy which offers high quality local employment opportunities.	<ul style="list-style-type: none"> <li>■ Focusing on employment growth in towns has potential to deliver greater diversity of employment types.</li> <li>■ Focusing on employment growth in towns may support clustering of particular industries.</li> <li>■ Urban extensions facilitate ease of access to new and existing employment, education and training opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>■ Unclear if sufficient land available to support large scale allocations for both residential development and economic development.</li> </ul>
<b>Regeneration and Social Inclusion</b> To promote regeneration, tackle deprivation and ensure accessibility	<ul style="list-style-type: none"> <li>■ Opportunity to enhance service provision of part of large scale new development.</li> <li>■ Supports vitality and viability of community</li> </ul>	<ul style="list-style-type: none"> <li>■ Limited rural growth may lead to long term stagnation, reinforcing rural inequalities.</li> <li>■ Doesn't address regeneration of former</li> </ul>

for all.	services and facilities, along with retail and leisure in the town centres.	collieries.
<b>Health and Wellbeing</b> To improve health and reduce health inequalities	<ul style="list-style-type: none"> <li>■ Careful design and layout of urban extensions may contribute to reductions in anti-social behaviour often associated with urban fringe areas.</li> <li>■ Ease of access to existing healthcare services and recreational facilities located in Worksop and Retford.</li> <li>■ Scale of development would ensure delivery of new services and facilities as part of development.</li> <li>■ Large urban extensions provide opportunity for green infrastructure creation and enhancement.</li> </ul>	<ul style="list-style-type: none"> <li>■ Reinforces stagnation of some villages, exacerbating rural health inequalities.</li> <li>■ Likely to result in loss multifunctional green infrastructure value and accessible urban fringe countryside.</li> </ul>
<b>Transport</b> To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> <li>■ Potential to encourage greater use of railways.</li> <li>■ Promotes on-site service provision, reducing need to travel.</li> <li>■ Increases choice of more sustainable travel modes.</li> </ul>	<ul style="list-style-type: none"> <li>■ Growth around Worksop may exacerbate existing road capacity issues.</li> </ul>
<b>Land Use and Soils</b> To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> <li>■ Avoids impacts on geological SSSIs.</li> </ul>	<ul style="list-style-type: none"> <li>■ Likely loss of best and most versatile agricultural land.</li> <li>■ Limited brownfield land availability on edges of Worksop and Retford.</li> </ul>
<b>Water</b> To conserve and enhance water		<ul style="list-style-type: none"> <li>■ Development around Worksop and Retford has the potential to increase run-off into</li> </ul>

quality and resources.		<p>local water-courses.</p> <ul style="list-style-type: none"> <li>■ Additional pressures on existing water and sewage treatment infrastructure.</li> </ul>
<p><b>Flood Risk</b></p> <p>To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.</p>		<ul style="list-style-type: none"> <li>■ Areas to north, south and east of Retford are at risk of flooding, constraining land availability.</li> </ul>
<p><b>Air Quality</b></p> <p>To improve air quality.</p>	<ul style="list-style-type: none"> <li>■ Access to greater choice of transport modes may reduce reliance on private vehicles.</li> <li>■ Large scale of development could include development of employment and services, reducing trip generation.</li> </ul>	<ul style="list-style-type: none"> <li>■ Towns are already densely populated and this may increase traffic emissions on a cumulative basis.</li> </ul>
<p><b>Climate Change</b></p> <p>To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<ul style="list-style-type: none"> <li>■ Large scale of development increases viability of energy efficiency measures.</li> </ul>	
<p><b>Resource Use and Water</b></p> <p>To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).</p>		
<p><b>Cultural Heritage</b></p> <p>To conserve and enhance the District's historic environment, cultural heritage, character and setting.</p>	<ul style="list-style-type: none"> <li>■ Majority of historic assets throughout district would remain unaffected.</li> </ul>	<ul style="list-style-type: none"> <li>■ Development around Worksop and Retford likely to encroach upon the setting of several Conservation Areas and historic farming patterns.</li> </ul>
<b>Landscape and Townscape</b>	<ul style="list-style-type: none"> <li>■ Opportunity to enhance the urban-rural</li> </ul>	<ul style="list-style-type: none"> <li>■ Significant localised landscape impacts,</li> </ul>

To conserve and enhance the District's landscape character and townscapes.	<p>interface and ensure new development contributes to high quality townscape.</p> <ul style="list-style-type: none"> <li>■ Least widespread landscape impacts.</li> </ul>	particularly on historic man-made landscapes associated with country estates.
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# Conclusion: Hybrid Option

- 7.1** When judged against the Sustainability Objectives each option has different benefits and shortcomings. However none of the options outlined effectively meet the housing or employment targets set for the Bassetlaw Plan without having negative effects in other ways. Instead a 'hybrid' approach is needed that maximises the sustainability benefits identified for each option whilst avoiding or minimising the shortcomings. Such an approach takes elements from several of the options outlined.

## Option 2: Develop New Hierarchy Based on Functional Geography

- 7.2** The differentiated approach to scale and type of development according to an area's role and sustainability would form the basis for the hybrid option. Following this approach, scale of growth would depend on each settlement's sustainability and infrastructure capacity. For rural parts of Bassetlaw this would be grounded in the 2016 Bassetlaw Rural Settlement Study, considering the functional relationships between the different villages.
- 7.3** The potential for redeveloping existing sites within the district's towns for residential use would be examined as part of this. In particular this might include identifying sites for urban intensification; development at higher densities, where these are close to key transport hubs and would not detrimentally impact on townscape character.
- 7.4** The key limitation of Option 2 is that a strict hierarchical approach doesn't allow for opportunities to, either, identify where new development could act as a catalyst to elevate the role of existing settlements, or to develop new settlements outside of the hierarchy. For this reason the Hybrid Option draws in the key benefits of the other options identified.

## Option 5: Large Scale Urban Extensions

- 7.5** Drawing on this differentiated approach the possibility of large extensions would be explored around Retford and Worksop, as the district's two largest and most sustainable settlements. This would allow the benefits of fully master planned large scale development to be realised as well as delivering infrastructure improvements that would benefit the wider area. These extensions would be expected to include some land for employment uses.

## Option 4: New/Expanded Rural Settlements

- 7.6** Exploring the possibility of a new or expanded rural settlement would allow the allocation of different sites to meet the needs of different parts of the market. This would provide new development locations that can contribute to overall delivery rates, whilst providing choice for those wishing to move. The careful location of new or expanded settlements in areas where services are currently poor could also underpin improved service provision for rural Bassetlaw. In this way a new village with appropriate service provision could lead to the formation of a new 'functional cluster'.
- 7.7** Employment growth in these settlements would continue to be supported on a market-led basis, but specific sites for employment use would not be specifically allocated.

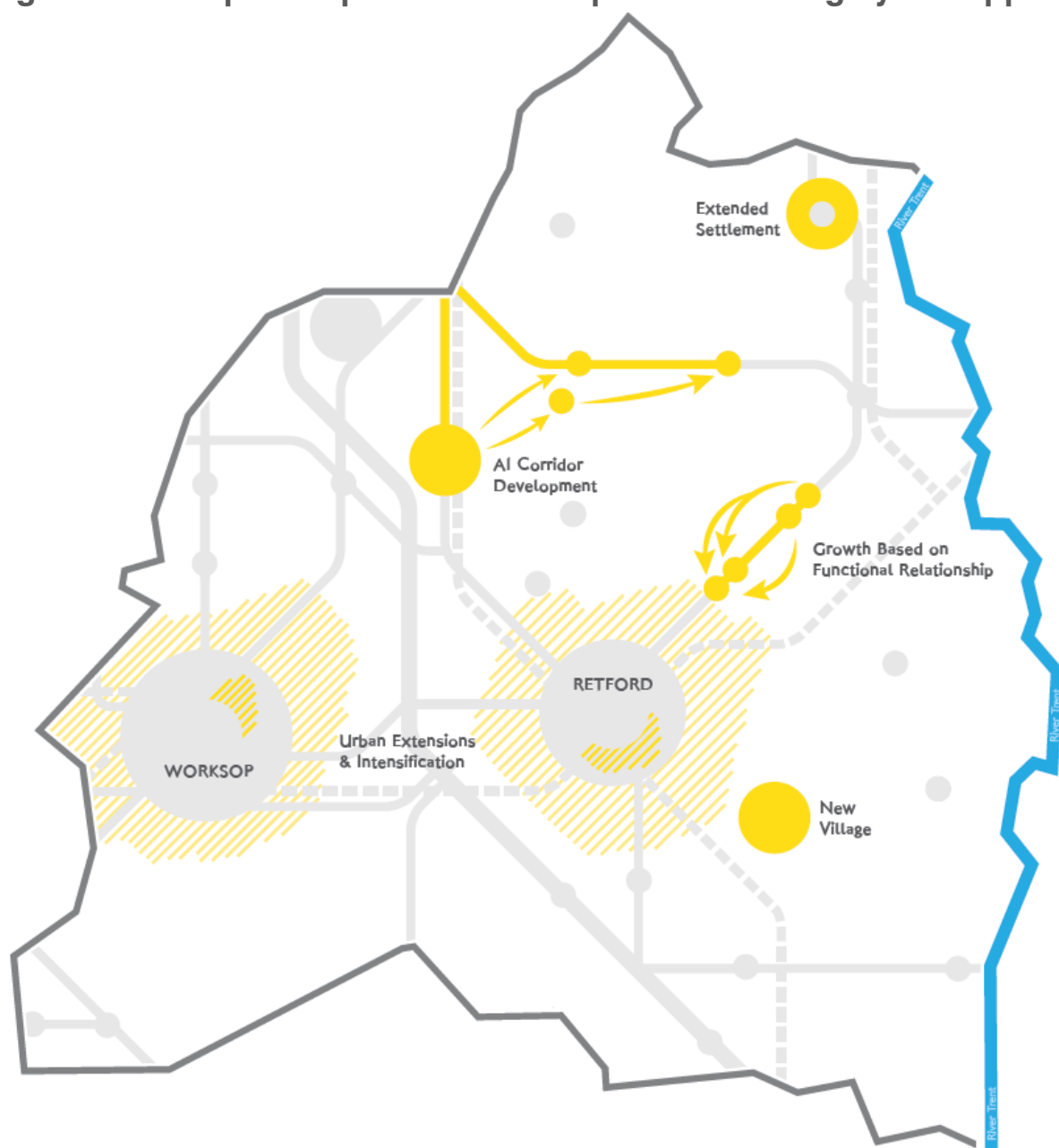
### Option 3: Focus New Development on A1 Corridor

- 7.8** Allocating some land for economic development and associated housing development along the A1 corridor would allow the Plan to address Bassetlaw's strength in the distribution sector and good access to the strategic road network, without being detrimental to the character of settlements along this corridor.

### Option 1: Maintain Current Strategy

- 7.9** In line with the existing Core Strategy, where employment growth is proposed by the market outside of locations considered sustainable for residential growth this will be supported if the need to be in a specific location can be justified. This approach will allow farm diversification and other small scale rural enterprises, which may not come forward in defined functional clusters, to continue to be supported.

**Figure 6: Examples of possible development following hybrid approach**



## Is this option sustainable?

- 7.10** Table 7 summarises the performance of the Hybrid Option against the Sustainability Appraisal Objectives. The full text commentary and score for each objective can be found in the Interim Sustainability Appraisal, published alongside this paper.
- 7.11** The hybrid option has been developed as a result of considering the individual sustainability of each of the other options. It is intended to bring together the benefits associated with the other options, while minimising the shortcomings. However there are still a number of shortcomings associated with this approach in sustainability terms.
- 7.12** The approach addresses a wide variety of social needs by promoting new development in both urban and rural areas. In particular adopting a more flexible, market-led approach in more rural parts of Bassetlaw will help to address rural housing needs, while seeking opportunities for urban intensification will meet the needs of those seeking the benefits of a distinctly urban location.
- 7.13** Large scale new developments, in the form of urban extensions and new/expanded rural settlements would be expected to make a significant contribution to new service and infrastructure provision, providing benefits for existing residents as well as new residents. Equally these developments would be well placed to make use of more sustainable modes of transport, particularly the strong rail links available in Worksop and Retford.
- 7.14** Some shortcomings associated with this option are related to specific elements. Whilst some warehousing and distribution development along the A1 Corridor will address the district's economic strengths, but will also involve significant loss of greenfield land and impacts on the integrity of the wider countryside, whilst exacerbating the use of less environmentally sustainable modes of transport. Equally allowing more dispersed rural development is likely to generate more trips by private vehicle, though ensuring access to services and facilities within a reasonable proximity will help minimise the length of these. The dispersed pattern of development is also likely to have detrimental impacts on the integrity of a wider range of designated historic and environmental assets, though there will also be greater scope to choose sites that avoid these impacts.
- 7.15** Overall the more varied pattern of new development proposed under this option will meet a range of social and economic needs, whilst encouraging the significant environmental benefits associated with large urban extensions and urban intensification schemes. While the Hybrid Option continues to have some shortcomings in sustainability terms it offers the best compromise of all the options outlined in addressing the full breadth of the Sustainability Objectives.

**Table 7: Summary of Sustainability Appraisal for Hybrid Option**

Sustainability Objective	Benefits	Shortcomings
<p><b>Biodiversity</b> To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.</p>	<ul style="list-style-type: none"> <li>■ Dispersed population growth giving greater possibility to avoid sensitive sites.</li> <li>■ Allows comprehensive use of brownfield sites, minimising development of greenfield land.</li> <li>■ Potential to create new habitats and green infrastructure as part of large scale developments, including links to existing networks.</li> </ul>	<ul style="list-style-type: none"> <li>■ Focus on warehousing and distribution along A1 corridor increases use of greenfield land.</li> <li>■ Amplified impacts of large scale urban extensions on designated sites around Worksop and Retford.</li> <li>■ Increased development in the rural area may lead to greater habitat fragmentation.</li> <li>■ Possible biodiversity impacts over a larger extent of the District.</li> <li>■ Possible specific biodiversity impacts of a new settlement.</li> </ul>
<p><b>Housing</b> To ensure that the District's housing needs are met.</p>	<ul style="list-style-type: none"> <li>■ Large scale greenfield development improving viability.</li> <li>■ Meets a wide range of housing needs including rural and those who prioritise town centre location.</li> <li>■ Gives developers choice and flexibility.</li> </ul>	
<p><b>Economy and Skills</b> To promote a strong economy which offers high quality local employment opportunities.</p>	<ul style="list-style-type: none"> <li>■ Focusing on employment growth in towns has potential to deliver greater diversity of employment types.</li> <li>■ Supports economic development in the rural area, including rural diversification.</li> <li>■ A1 Corridor development builds on existing economic and geographical strengths.</li> </ul>	

Sustainability Objective	Benefits	Shortcomings
	<ul style="list-style-type: none"> <li>Supports economic regeneration of Harworth &amp; Bircotes.</li> <li>Facilitates flexible approach to new employment development.</li> <li>Urban extensions facilitate ease of access to new and existing employment, education and training opportunities.</li> </ul>	
<b>Regeneration and Social Inclusion</b> To promote regeneration, tackle deprivation and ensure accessibility for all.	<ul style="list-style-type: none"> <li>Opportunity to enhance service provision of part of large scale new development.</li> <li>Supports vitality and viability of community services and facilities, along with retail and leisure in the town centres.</li> <li>Supports viability of existing services, facilities in specific rural service centres.</li> <li>New/expanded settlement expected to provide associated services and facilities, benefiting surrounding areas.</li> <li>Supports continued regeneration of Harworth &amp; Bircotes.</li> </ul>	
<b>Health and Wellbeing</b> To improve health and reduce health inequalities	<ul style="list-style-type: none"> <li>Continued regeneration of Harworth &amp; Bircotes will support improved local health services and recreational facilities.</li> <li>Dispersed rural residential development facilitates ease of access to the countryside for future residents.</li> <li>Scope for developing new green infrastructure that links to the existing</li> </ul>	<ul style="list-style-type: none"> <li>Likely to result in loss multifunctional green infrastructure value and accessible urban fringe countryside.</li> </ul>

Sustainability Objective	Benefits	Shortcomings
	<p>strategic green infrastructure network.</p> <ul style="list-style-type: none"> <li>▪ New/expanded rural settlement may support existing rural healthcare services and allow for new services, addressing rural health inequalities.</li> <li>▪ Ease of access to existing healthcare services and recreational facilities located in Worksop and Retford.</li> <li>▪ Scale of urban extensions would ensure delivery of new services and facilities as part of development.</li> <li>▪ Large urban extensions provide opportunity for green infrastructure creation and enhancement.</li> </ul>	
<p><b>Transport</b> To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth.</p>	<ul style="list-style-type: none"> <li>▪ Urban intensification would reduce the need to travel and promote access to more sustainable modes of travel.</li> <li>▪ Significant rural development supports rural bus service usage.</li> <li>▪ Supports rural service provision, reducing the need to travel.</li> <li>▪ Large scale development promotes on-site service provision, reducing need to travel.</li> <li>▪ Potential to encourage greater railway use.</li> </ul>	<ul style="list-style-type: none"> <li>▪ More dispersed rural development will lead to greater reliance on private vehicles, increased travel distances.</li> <li>▪ Potential for urban intensification to increase road congestion.</li> <li>▪ Growth around Worksop may exacerbate existing road capacity issues.</li> <li>▪ Focus on warehousing and distribution employment uses along A1 Corridor would lead to increased HGV movements</li> </ul>
<p><b>Land Use and Soils</b> To encourage the efficient use of</p>	<ul style="list-style-type: none"> <li>▪ Avoids impacts on geological SSSIs.</li> <li>▪ Focus on urban areas maximises</li> </ul>	<ul style="list-style-type: none"> <li>▪ Likely loss of best and most versatile agricultural land.</li> </ul>

Sustainability Objective	Benefits	Shortcomings
land and conserve and enhance soils.	<p>opportunities to develop brownfield land.</p> <ul style="list-style-type: none"> <li>Support re-use of brownfield land in some settlements currently considered unsuitable for development.</li> <li>Urban intensification helps to minimise additional greenfield land loss.</li> </ul>	<ul style="list-style-type: none"> <li>Most development will still be on greenfield land, including any urban extensions.</li> <li>Focus on warehousing and distribution along A1 Corridor uses leads to disproportionate greenfield land take.</li> <li>Possible development pressures on geological SSSIs at Scrooby and Styrrup.</li> </ul>
<b>Water</b> To conserve and enhance water quality and resources.		<ul style="list-style-type: none"> <li>Urban extensions and intensification in Worksop and Retford has the potential to increase run-off into local water-courses.</li> <li>Additional pressures on existing water and sewage treatment infrastructure.</li> <li>Increased greenfield land use potentially leading to greater surface water run-off.</li> <li>More dispersed pattern of development having an impact on a wider range of watercourses.</li> </ul>
<b>Flood Risk</b> To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.	<ul style="list-style-type: none"> <li>Urban intensification could support de-culverting of watercourses in Worksop and Retford.</li> <li>Wider range of locations allows more stringent use of sequential approach</li> </ul>	<ul style="list-style-type: none"> <li>Urban intensification may increase surface water run-off.</li> <li>Areas to north, south and east of Retford are at risk of flooding, constraining land availability for urban extensions.</li> </ul>
<b>Air Quality</b> To improve air quality.	<ul style="list-style-type: none"> <li>Concentrating development in the towns, including through urban extensions, has potential to reduce reliance on private vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Focus on warehousing and distribution would lead to increased HGV movements, with air quality impacts along A1 corridor.</li> <li>More dispersed pattern of rural development</li> </ul>

Sustainability Objective	Benefits	Shortcomings
	<ul style="list-style-type: none"> <li>Urban intensification has greatest potential to reduce reliance on private vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>more reliant on use of private vehicles.</li> <li>Concentrates new development in densely populated areas of the district, potentially increasing emissions from traffic congestion.</li> </ul>
<b>Climate Change</b> To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> <li>Large scale of development increases viability of energy efficiency measures.</li> <li>Urban intensification schemes may support district heating schemes.</li> </ul>	
<b>Resource Use and Water</b> To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).		
<b>Cultural Heritage</b> To conserve and enhance the District's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> <li>Greatest scope to avoid sites with significant impacts on historic assets.</li> </ul>	<ul style="list-style-type: none"> <li>Wide spread of impacts on a wider range of historic assets.</li> </ul>
<b>Landscape and Townscape</b> To conserve and enhance the District's landscape character and townscapes.	<ul style="list-style-type: none"> <li>Greatest scope to select sites that avoid the most sensitive landscapes.</li> <li>Potential for new urban extensions to enhance the urban-rural interface.</li> </ul>	<ul style="list-style-type: none"> <li>New village/expanded rural settlement likely to have significant detrimental impact on the countryside.</li> <li>Development along the A1 Carriageway has potential to erode sense of open countryside.</li> <li>Focus on warehousing and distribution likely to lead to buildings that are prominent in the landscape.</li> </ul>