

# **Bassetlaw Local Plan**

## **2020-2038**

**29 May 2024**



## **Foreword**

The Bassetlaw Local Plan 2020-2038 was adopted by Full Council on the 29 May 2024. It represents a significant milestone for the District. We are ambitious for Bassetlaw and the Local Plan reflects this aspiration – we are confident it will continue to bring more investment, employment and opportunities for local people within our towns, our rural settlements and in our countryside - to help the District to continue to grow and prosper in a natural but managed way to 2038.

Adopting the Local Plan means that we can meet our communities' aspirations for access to: more, better paid, higher skilled jobs; quality housing and local services; safer places; vibrant town centres; whilst protecting the distinctive built and natural environment which makes Bassetlaw so special.

This Local Plan forms part of the Council's statutory development plan and will help shape the future of the District by guiding where and how development will come forward. Importantly, it allocates land for new homes and jobs - by doing so, the Plan helps ensure that development is built in the right places to meet the needs of our communities and is supported by the right type of new infrastructure including for education, health and transport, as well as by providing specialist homes for first time buyers, older people and for affordable housing.

The Plan's policies will manage and direct new growth up until 2038, encouraging and enabling sustainable, well designed and high quality new developments that we aspire to see come forward. It also strengthens the approach to the District's important open spaces, wildlife sites and heritage, helps manage flood risk and the impacts of climate change and introduces innovative and locally distinctive policies which set a high bar for the creation of healthy, green and accessible places to create the type of communities we can be proud of and which will remain attractive in the future.

Local Plan adoption provides the Council with an up-to-date and robust planning policy framework for decision-making based on detailed local evidence. This Plan has been developed through extensive engagement over a number of years with many key stakeholders including local residents, businesses and infrastructure partners. I would like to take this opportunity to thank everyone who has contributed to the Local Plan process and who have played their part in creating and shaping this Plan, ensuring that all planning matters were fully and appropriately considered by the independent Planning Inspectors at the examination.

As a result, we now have a Local Plan that will meet our aspirations and we look forward to working with our communities and other stakeholders to deliver its policies to ensure a bright and prosperous future for Bassetlaw.

Councillor Julie Leigh  
Portfolio Holder for Identity and Place

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# 1.0 Introduction

## 1.1 What is the Local Plan?

- 1.1.1 This Local Plan sets out the Council's development strategy, planning policies and proposals, including site allocations, to guide land use and planning decisions in the District up to 2038. This document is the written statement of the Local Plan and should be read alongside the Local Plan Policies Map which provides a visual representation of the Local Plan policies.
- 1.1.2 The Local Plan provides an important strategy for Bassetlaw District. It will play a leading role in delivering sustainable development in appropriate locations and in helping to protect the countryside, important green spaces and the built and natural environment from inappropriate development, thus enhancing the quality of life for people and communities.

## 1.2 What does the Local Plan cover?

- 1.2.1 The Local Plan covers the whole of Bassetlaw District as shown in Figure 1. The Local Plan may be supplemented by more detailed policies and proposals in neighbourhood plans where these are prepared for parts of the District.



Figure 1: Bassetlaw District

- 1.2.2 The Local Plan explains how many new homes and businesses are needed, where they should be located and how and when they will be delivered. It sets out how the town centres will be supported and improved and also identifies any additional infrastructure (such as new roads and schools) which is needed to support development and explains how this infrastructure will be delivered.
- 1.2.3 Once adopted, the Local Plan will replace the Bassetlaw Core Strategy and Development Management Policies DPD 2011<sup>1</sup>. Appendix 1 provides a Policies Schedule which shows which Core Strategy policies have been replaced by those in this Plan. On adoption, the Local Plan will, along with ‘made’ neighbourhood plans and adopted minerals and waste local plans form the overall development plan for the District.
- 1.2.4 The Local Plan is the starting point for considering whether planning applications (apart from for minerals and waste development) can be approved. Decisions on planning applications will be taken in accordance with its policies, unless material considerations indicate otherwise.

### **1.3 How has the Local Plan been prepared?**

- 1.3.1 Following the adoption of the Core Strategy in 2011<sup>1</sup>, the Council began the production of a Site Allocations Development Plan Document which aimed to identify strategic business and residential allocations to deliver the Core Strategy. The following changes in circumstances, meant this document was not pursued:
- the revocation of the East Midlands Regional Spatial Strategy in April 2013 which meant that reliance on the Regional Spatial Strategy housing figure was no longer a valid approach to determine housing numbers for site allocations;
  - the publication of new national policy – the National Planning Policy Framework – firstly in 2012, and accompanying Planning Practice Guidance; which included several new requirements, including the need to have a five year housing land supply. This resulted in some of the Core Strategy policies being out of date;
  - the Council’s positive approach to neighbourhood planning introduced by the Localism Act 2011, to facilitate the delivery of neighbourhood plans including sustainable housing growth, particularly in the rural parts of the District.

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

### **1.4 Local Plan Process**

- 1.4.1 In accordance with the Council’s Statement of Community Involvement 2020<sup>2</sup> and the Local Planning Regulations the Council has engaged with stakeholders, including residents, businesses, developers, statutory consultees and other interested parties to ensure that their views inform the Local Plan production. The content of this Local Plan is also built on the requirements of national planning policy and the content of the Council’s evidence base.
- 1.4.2 An Initial Draft Bassetlaw Plan<sup>3</sup> was consulted upon in 2016. Further consultations on the Draft Bassetlaw Plan: Strategic Plan in January 2019<sup>4</sup>, the Draft Bassetlaw Local Plan in January 2020<sup>5</sup>, the Draft Bassetlaw Local Plan in November 2020<sup>6</sup> followed by the Draft Bassetlaw Local Plan: Focussed Consultation in June 2021<sup>7</sup>

enabled the Council to get the views of the community and interested stakeholders and led to additional evidence base work being undertaken. Together, the comments and evidence informed policy development at each stage.

- 1.4.3 The Regulation 19 Publication version of the Bassetlaw Local Plan<sup>8</sup> in August 2021 provided a formal opportunity for the local community and stakeholders with an interest in the local plan to give their views on its content, the preparation process, the proposed submission documents and evidence base.
- 1.4.4 A further Regulation 19 Addendum<sup>9</sup> consultation took place in January 2022, followed by a Second Addendum<sup>10</sup> consultation in May 2022 to address the withdrawal of the Bassetlaw Garden Village. In both cases, additional evidence work was produced, and further dialogue took place with statutory partners and infrastructure providers. In accordance with national planning practice guidance<sup>11</sup> the changes consulted upon as part of the Addendum and Second Addendum were considered to be part of the submitted plan.
- 1.4.5 Comments received on the Regulation 19 versions of the Local Plan were considered by the Planning Inspectorate after the document was submitted for Examination by the Council in July 2022.
- 1.4.6 The Council's Local Development Scheme 2022<sup>12</sup> sets out the project plan for the Local Plan and other planning policy documents, which this Local Plan fully accords with.

## **1.5 What else needs to be considered?**

### **National Planning Policy**

- 1.5.1 Local Plans must be consistent with national policy to ensure the delivery of sustainable development. This is set out in the National Planning Policy Framework, September 2023 (NPPF). Consistency with the NPPF is one of the tests of soundness considered at the Independent Examination of Local Plans. Alongside the NPPF, the national Planning Practice Guidance provides more practical guidance for the implementation of planning policy. This Local Plan takes full account of, and is consistent with, the provisions of national planning policy and guidance.

### **D2N2 Strategic Economic Plan: Vision 2030**

- 1.5.2 Bassetlaw is part of the D2N2 Local Economic Partnership along with other Nottinghamshire and Derbyshire authorities. The priority for D2N2 is to deliver a more prosperous, better connected and increasingly resilient and competitive economy.
- 1.5.3 Driven by innovation, action will be co-ordinated to ensure that investment in technologies and processes drive up the demand for skills, connectivity and market access as well as productivity, transforming the region into a high value economy. This Local Plan reflects the themes and priorities of the Strategic Economic Plan<sup>13</sup> in spatial planning terms at the District level.

## **D2N2 Recovery and Growth Strategy 2020-2030**

1.5.4 The Recovery and Growth Strategy<sup>14</sup> recasts the Local Industrial Strategy in response to Covid 19, changing policy relating to Brexit and climate change. Its focus is low carbon growth, enhanced productivity, and connectivity and inclusion. The Local Plan reinforces these three propositions in the spatial strategy and in the approach taken to economic growth, place-making and social inclusivity.

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

1.5.5 Bassetlaw is part of the South Yorkshire Mayoral Combined Authority. The Local Plan will therefore have regard to the Strategic Economic Plan<sup>15</sup> and its policy objectives:

- Growing the economy for all
- Ensuring that everyone has an opportunity to contribute to and benefit from economic growth
- Driving low carbon opportunities within the economy and delivering net-zero emissions

## **Nottinghamshire Minerals Local Plan 2019-2036 and Nottinghamshire and Nottingham Waste Core Strategy 2013**

1.5.6 Nottinghamshire County Council are the minerals and waste planning authority and produce the Minerals Local Plan<sup>16</sup> and the Waste Local Plan<sup>17</sup> for the County. These Plans form part of the development plan for the District. This Local Plan must complement those Plans. The Policies Map for these plans can be viewed at [www.nottinghamshire.gov.uk](http://www.nottinghamshire.gov.uk)

## **Bassetlaw Council Plan 2019-2023**

1.5.7 The Council has an ambitious Plan<sup>18</sup> to continue to transform the District by 2023. To help deliver a District the community can be proud of this Local Plan will reflect in spatial planning terms the relevant priorities of the three themes of:

- Investing in Place
- Investing in Housing
- Investing in Communities

## **1.6 What Supporting Documents have we used?**

1.6.1 The following documents support this Local Plan:

**Sustainability Appraisal:** This report<sup>19</sup> is an assessment of the social, economic and environmental effects of the policies in the plan individually and as a whole. It incorporates a Strategic Environmental Assessment (SEA) which focuses on the environmental impacts of the policies.

**Habitats Regulations Assessment:** This assesses<sup>20</sup>, under the Conservation of Habitats and Species Regulations 2010, the potential impact of the plan on the integrity of any internationally designated biodiversity sites which includes Special Areas of Conservation for habitats and Special Protection Areas for birds.

**Whole Plan Viability Assessment:** This is an assessment<sup>21</sup> of the financial viability impacts of the Local Plan policies, individually and cumulatively, to ensure that the total cost of the policies do not undermine the deliverability of the Local Plan. This includes a viability assessment for the larger site allocations – these are the sites which are critical for delivering the strategic priorities of the plan.

**Infrastructure Delivery Plan 2023:** The Plan<sup>22</sup> sets out the existing infrastructure provision in the District, whether the infrastructure can accommodate Local Plan growth, and what infrastructure will be needed to deliver the Local Plan site allocations. It also sets out cost estimates, potential funding sources and mechanisms to facilitate delivery.

**Equalities Impact Assessment:** Assesses the individual and cumulative impact of the Local Plan policies to ensure they are fair and do not disadvantage any protected groups<sup>23</sup>.

## 1.7 Evidence Base

- 1.7.1 Additionally, the Council has undertaken a significant amount of research to help inform the proposals and policies in this Plan. This is called the evidence base, and includes background information, the Council's existing strategies as well as specially commissioned studies on particular topics where more information was helpful.
- 1.7.2 The evidence base can be viewed on our website [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

## 1.8 Community Infrastructure Levy

- 1.8.1 The Community Infrastructure Levy (CIL) is a charge that local authorities can require of most types of new development in their area (based on £ per sqm), in order to help pay for the infrastructure needed to support development. CIL charges will be based on the size, type and location of the development proposed. The Council introduced CIL in 2013.
- 1.8.2 The CIL Charging Schedule is being reviewed<sup>24</sup> alongside the Local Plan. Further information is available at: [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan)

## 1.9 Worksop Central Development Plan Document (DPD)

- 1.9.1 The Regulation 18 consultation for the draft Worksop Central DPD<sup>25</sup> took place in June-July 2021 alongside the Focussed Consultation for this Local Plan. It set out a vision and objectives, strategic policies, detailed technical policies and site allocations to enable the growth and regeneration of the Worksop Central area. Further details are set out in Policy ST3.

## 1.10 Supplementary Planning Documents

- 1.10.1 The Council's Local Development Scheme<sup>12</sup> identifies the Supplementary Planning Documents that will be produced to help deliver the policies and proposals in this

Local Plan. The Council may also set out proposals for new SPDs in a future Local Development Scheme.

- 1.10.2 These include the Affordable Housing and Developer Contributions SPD, the Design Quality SPD and the Greening Bassetlaw SPD. So that their content is consistent with this Local Plan they will be published after the Local Plan's adoption. Adopted Supplementary Planning Guidance and Supplementary Planning Documents will be revoked where appropriate on adoption of this Local Plan.

## 1.11 Other Documents

- 1.11.1 The Council and its partners will over the lifetime of the Local Plan produce a range of masterplans and development briefs to aid delivery. Further details can be found in relevant site-specific policies in this Plan.

## 1.12 How does Bassetlaw relate to neighbouring places?

- 1.12.1 The District cannot be viewed in isolation from adjoining areas. Figure 2 shows the local authorities which neighbour Bassetlaw. Bassetlaw has a particularly strong relationship with the North Derbyshire authorities as it lies within the North Derbyshire and Bassetlaw Housing Market Area<sup>26</sup> (HMA).
- 1.12.2 The District also has strong links to South Yorkshire, sitting in the South Yorkshire Mayoral Combined Authority. The general Functional Economic Market Area (FEMA) is broadly self-contained, with links to South Yorkshire, north Nottinghamshire and north-east Derbyshire.

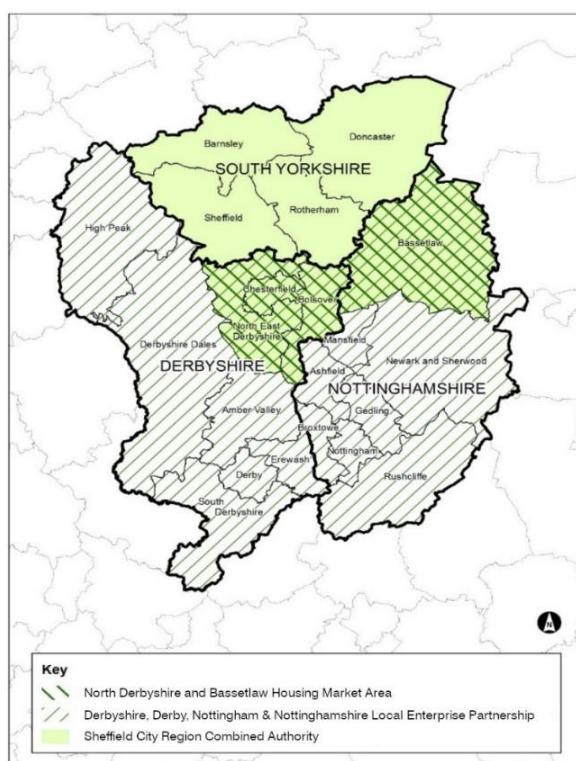


Figure 2: North Derbyshire and Bassetlaw Housing Market Area; Derbyshire, Nottingham & Nottinghamshire LEP; and South Yorkshire Mayoral Combined Authority areas

## 1.13 Duty to Cooperate

- 1.13.1 The Duty to Cooperate was established in the Localism Act 2011. The Duty to Cooperate requires all Local Planning Authorities, county councils and public bodies such as Historic England, Natural England and the Environment Agency to engage constructively, actively and on an ongoing basis in relation to cross-boundary issues identified in Figure 3 below. This approach is also promoted in the National Planning Policy Framework.

Housing	Strategic Housing Needs
Economic Growth	Strategic Economic Growth Needs Economic Growth Site Selection
Transport and Infrastructure	Strategic Road Network Local Road Network Sustainable Transport Education Facilities Other Infrastructure
Natural, Built and Historic Environment	Mitigating the Impacts of Climate Change Natural Environment Green/Blue Infrastructure

Figure 3: Cross boundary issues

- 1.13.2 The District adjoins seven local authority areas: Bolsover, Doncaster, Mansfield, Newark & Sherwood, North Lincolnshire, Rotherham and Central Lincolnshire, which includes West Lindsey. It is considered that the housing and economic needs of Bassetlaw can be met within the District. It has been agreed that the Council will not accommodate the housing and economic needs of neighbouring authorities.
- 1.13.3 In respect of infrastructure, the Council has worked positively with infrastructure partners such as Nottinghamshire County Council, the NHS Bassetlaw ICP, Anglian Water and Severn Trent Water during the production of the Plan. This engagement will continue during the implementation of the Local Plan and the accompanying Infrastructure Delivery Plan 2023<sup>22</sup>.

## 1.14 Neighbourhood Planning

- 1.14.1 The Localism Act 2011 gave communities the right to shape their local area through the preparation of neighbourhood plans. Once ‘made’, neighbourhood plans form part of the Development Plan and have the same status as this Local Plan in making decisions on planning applications.
- 1.14.2 There has been significant community interest and engagement in neighbourhood planning in Bassetlaw, with more than half of parish councils across the District having engaged in preparation of a plan. The Council anticipates that the coverage of neighbourhood plans will continue to increase across the District over the plan period. More information on the status of Bassetlaw’s neighbourhood plans can be found at [www.bassetlaw.gov.uk/neighbourhoodplans](http://www.bassetlaw.gov.uk/neighbourhoodplans)
- 1.14.3 The Council is committed to working positively with local communities where they wish to develop a neighbourhood plan and to support them through the statutory

processes. This includes ensuring that neighbourhood plans are in general conformity with strategic policies, as set out in this Bassetlaw Local Plan, together with minerals and waste local plans, and helping to avoid duplication of local policies.

- 1.14.4 Many of the policies in this Local Plan are strategic. These are identified by ST in front of the policy number. However, neighbourhood plans may cover other topics and provide a greater level of local detail to deliver community aspirations which the Local Plan will not cover.
- 1.14.5 As new planning policies are approved at national, local and neighbourhood plan level the most recent take precedence. If as a consequence of this Plan's adoption or new national policy being introduced part of a neighbourhood plan becomes out of date, the Council will support parish/town councils and/or neighbourhood plan groups to revise their plans accordingly.

## **1.15 How to use the Local Plan**

- 1.15.1 **All the policies in the Local Plan should be read together - individual policies do not necessarily refer to other relevant policies.**
- 1.15.2 Policies should also be read in conjunction with other parts of the Development Plan (including neighbourhood plans and the Nottinghamshire Minerals<sup>16</sup> and Waste Plans<sup>17</sup>) and other material considerations (such as the National Planning Policy Framework).
- 1.15.3 Policies are accompanied by an explanation to assist their interpretation and implementation. In order to minimise document length, text justifying their inclusion in the Plan is not given (as this was considered separately by the Plan's examination). The document inevitably uses some technical terms – a Glossary is provided for explanation.

## **1.16 Review of the Local Plan**

- 1.16.1 This Plan covers 18 years, with the development strategy looking ahead 15 years from adoption in line with national policy. A development strategy over this timeframe allows the Plan to promote a real step change in economic, social and environmental conditions in the District. Even so, the Local Plan will be subject to a regular review - at least every 5 years from the date of adoption – to see whether the policies need updating.

### **References**

<sup>1</sup>Bassetlaw Core Strategy and Development Management Policies DPD, BDC, 2011

<sup>2</sup>Statement of Community Involvement, BDC, 2020

<sup>3</sup>Initial Draft Bassetlaw Plan, BDC, 2016

<sup>4</sup>Draft Bassetlaw Plan Part 1: Strategic Plan, BDC, 2019

<sup>5</sup>Draft Bassetlaw Local Plan, BDC, January 2020

<sup>6</sup>Draft Bassetlaw Local Plan, BDC, November 2020

<sup>7</sup>Draft Bassetlaw Local Plan: Focussed Consultation, BDC, June 2021

<sup>8</sup>Bassetlaw Local Plan: Publication Draft, BDC, August 2021

<sup>9</sup>Bassetlaw Local Plan: Publication Addendum, BDC, January 2022

<sup>10</sup>Bassetlaw Local Plan: Second Addendum, BDC, May 2022

- <sup>11</sup>Plan-Making PPG, Paragraph: 054 Reference ID: 61-054-20190315, Revision date: 15 03 2019
- <sup>12</sup>Bassetlaw Local Development Scheme, BDC, May 2022
- <sup>13</sup>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2018
- <sup>14</sup>Recovery and Growth Strategy, D2N2 Local Economic Partnership, 2020
- <sup>15</sup>Our Strategic Economic Plan 2020-2040, Sheffield City Region, 2020
- <sup>16</sup>Nottinghamshire Minerals Local Plan 2019-2036, Nottinghamshire County Council, 2019
- <sup>17</sup>Nottingham Waste Core Strategy 2013, Nottinghamshire County Council, 2013
- <sup>18</sup>Council Plan 2019-2023, BDC, 2019
- <sup>19</sup>Bassetlaw Sustainability Appraisal, LUC, 2023
- <sup>20</sup>Bassetlaw Habitats Regulations Assessment, LUC, 2023
- <sup>21</sup>Bassetlaw Whole Plan and Community Infrastructure Levy Viability Assessment, NCS, 2022
- <sup>22</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2023
- <sup>23</sup>Equalities Impact Assessment, BDC, 2023
- <sup>24</sup>Bassetlaw Community Infrastructure Levy Draft Charging Schedule 2021, BDC, 2021
- <sup>25</sup>Draft Worksop Central Development Plan Document, BDC, 2021
- <sup>26</sup>North Derbyshire and Bassetlaw Strategic Housing Market Assessment Update, GL Hearn 2017

## 2.0 Structure of the Bassetlaw Local Plan

- 2.1 The Introduction explains this Plan's role and purpose. The Vision and Objectives of the Plan flow from the Context and provide the overall aims of the policies that follow. Each policy relates to more than one objective. The relevant objective is identified by a symbol below each policy box.
- 2.2 Policy ST1: Bassetlaw's Spatial Strategy sets out the overall strategy for the District during the plan period to 2038 and explains how the District's objectively assessed development needs will be met. Policy ST2: Housing Growth in Rural Bassetlaw provides the framework for housing development in the rural area.
- 2.3 Strategic policies are identified by the prefix ST. Strategic policies relate to the following key topics: housing; business and employment; retail, town centres; tourism; heritage; community facilities; green/blue infrastructure; climate change, and infrastructure.
- 2.4 Local policies apply to all development proposals as appropriate and relevant. These set out more detailed policies for specific areas, neighbourhoods or types of development, including site allocations and other development management policies.
- 2.5 A site-specific policy is provided for each of the sites allocated within the Plan for housing and/or employment uses without planning permission.
- 2.6 Monitoring data used to inform this Plan – for housing and employment completions and commitments - is as of the 31 March 2023.
- 2.7 The Council will monitor the implementation of the Plan's objectives and the effectiveness of its policies through the Implementation Framework and the Monitoring Framework in section 13. This will be reported annually, in the Authority Monitoring Report. This monitoring will inform any review of the plan.
- 2.8 At the end of each section there is a list of section specific references.
- 2.9 The Appendices contain important information to support the Local Plan. The full list of references is provided in Appendix 2.
- 2.10 The Council is required to include a Policies Map which illustrates the Local Plan's policies and proposals. This is available alongside the Local Plan on the Council's website at [www.bassetlaw.gov.uk/bassetlawplan](http://www.bassetlaw.gov.uk/bassetlawplan) In accordance with the Local Planning Regulations 2012, where there is a conflict between the interpretation of the text in this Plan and boundaries shown on the Policies Map, the text prevails.

## 3.0 Context

### The Economy

- 3.1 Bassetlaw forms a vital part of the wider Nottinghamshire and South Yorkshire economies and has a successful history of working in partnership to create the best conditions for economic growth in the District. The D2N2 LEP covers Bassetlaw and the Local Authority areas for Derby and Nottingham as well as those that sit within Nottinghamshire and Derbyshire. Meanwhile, the South Yorkshire Mayoral Combined Authority includes the eight Local Authority areas of Sheffield, Rotherham, Doncaster, Barnsley, Bassetlaw, Bolsover, Chesterfield and North East Derbyshire.
- 3.2 As a result, the District sees a substantial level of out-commuting to work by residents, although this is balanced by a significant amount of in-commuting of people from neighbouring authorities to work in the District. This means that Bassetlaw has a relatively well-contained general functional economic market area, with different parts of the District distinct in terms of business composition, strong business locations, growth sectors, assets and infrastructure, whilst having ties to different neighbouring authority areas<sup>1</sup>.
- 3.3 The performance of the local economy is a key driver that shapes Bassetlaw into a successful and growing location. Our businesses are an integral factor in creating and sustaining a diverse and strong local economy and are essential to the continued prosperity of the District; to accelerate economic growth and to increase the District's economic contribution to the northern, East Midlands and national economies.
- 3.4 Taking account of the current composition of the sub-regional economy, existing industrial specialisms and their potential for growth, five priority sectors have been identified by the D2N2 Strategic Economic Plan<sup>2</sup> based on their high productivity and future job creation potential. These are: creative and digital technologies; the visitor economy and leisure; construction, particularly modern methods of construction; renewable energy and low carbon energy production; and, engineering and civil engineering.
- 3.5 Much of the District's traditional economic base (milling, heavy industry, heavy manufacturing, mining and power generation) have long since closed or are declining. In recent years, the District has had to adapt and respond to changes in economic conditions at a national and regional level, and has made several successful steps towards delivering a modern industrial, logistics and service based economy. Maximising the District's locational advantage and providing opportunities for growth sectors to develop remains a priority.
- 3.6 The employment structure has changed over the past few years with growth seen in local manufacturing, transport and storage, finance and insurance, and human health and social work (by 1000 jobs in each sector from 2015)<sup>3</sup>. Notably the existing manufacturing base accounts for 18.4% of Bassetlaw's jobs - this is more than twice the British average (8.0%) and higher than that for the East Midlands (12.9%)<sup>3</sup> - making a significant contribution to the local economy by supporting a technical and highly skilled workforce. The logistics sector continues to grow, with significant

investment taking place, and market interest evidenced, along the A57 and A1 growth corridors.

- 3.7 In 2020, the Bassetlaw economy supported 49,000 employee jobs with almost 67.3% of these being full-time. The broad industry sectors of Manufacturing (18.4%), Wholesale and Retail Trade (16.3%) and Health and Social Care (14.3%) (ONS, 2019)<sup>4</sup> accounted for the majority of employment.
- 3.8 But, only an estimated 28.5% of residents are qualified to NVQ Level 4+, and only 35.9% residents work in high value managerial, professional and technical occupations<sup>5</sup>. Therefore, the District would benefit from having a greater proportion of local residents with higher educational attainment and highly skilled jobs, which could support high paid employment and reduce out-commuting, with associated benefits to the local economy.
- 3.9 There were 4,845 registered businesses located in Bassetlaw in 2020. The business base has continued to grow since 2011 and all sectors have more businesses than they did in 2011. The Bassetlaw economy is dominated by smaller firms comprising of 0-9 employees, which is consistent with regional and national averages<sup>3</sup>. But a growing number of businesses have their headquarters and/or distribution centres in the District: Scania, Premier Foods, MBA Polymers UK Ltd, Cinch Connectivity Solutions, DHL, Butternut Box, Eddie Stobart's and B & Q together employ a large workforce.
- 3.10 Bassetlaw has three town centres which serve the District. The town centres have a good retail offer but like other parts of England, the centres are experiencing a change in fortune: national retail market restructuring and online shopping has resulted in less demand for town centre retail and more demand for leisure, food and beverage, and quality public space. Opportunities exist to diversify, regenerate and re-focus all three town centres to attract more footfall, greater dwell time and expenditure.
- 3.11 The District has a number of key attractions which bring visitors from further afield such as; the Pilgrims Gallery at Bassetlaw Museum and the Harley Gallery and Portland Collection at the Welbeck Estate. Other heritage and green/blue infrastructure assets, such as the National Trust properties at Clumber Park and Mr Straw's House, and the District's green links, including the Chesterfield Canal and Worksop Priory, contribute to tourism and the local economy, and have the potential to add further value to the local economy in a sensitive way.

### **The People**

- 3.12 Between 2011 and 2020 the District's population increased by 4.7% and currently exceeds 118,300 people<sup>3</sup>. Figure 4 below provides a summary of the District, regional and national population in 2020, the baseline for population projections in this Local Plan.

<b>Population</b>	<b>Bassetlaw</b>	<b>East Midlands</b>	<b>Great Britain</b>
All Ages	118,300	4,865,600	65,185,700
Males	58,500	2,407,700	32,211,600
Females	59,700	2,457,900	32,974,200

Figure 4: Population in Bassetlaw, East Midlands and Great Britain (NOMIS: 2020)

- 3.13 Work has been carried out in recent years to look at the changing profile of the District's population, and the impact this is likely to have on housing, jobs and infrastructure. The District's population is projected to increase by 17.8 % by 2037 equating to more than 18,600 additional residents compared with 2020<sup>1</sup>.
- 3.14 This is partly due to more residents living longer: Life expectancy as a whole is increasing across the District but remains lower than that for England; for men it is 78.7 years compared to the national picture of 79.6 (-0.9) and for women it is 81.9 years compared to the national 83.1 years (-1.2)<sup>6</sup>.
- 3.15 Those aged over 65 in the District is projected to increase by 40% during the plan period and of these, the population aged over 85 will double. The rise in the 65+ population between 2020 and 2037 is equivalent to 10,705 residents whilst over the same time period the population aged 16-64 is projected to rise by 9.6% which is equivalent to 7,859 residents in this age group<sup>1</sup>. Ensuring there is appropriate housing, care and social infrastructure for the older age group is a priority for the Council.
- 3.16 The Government's Indices of Multiple Deprivation 2019<sup>7</sup> has ranked Bassetlaw as 106 out of the 317 Local Authorities in England making it within the 35% most deprived areas nationally. In practice, there are areas of contrast, where discrete areas of multiple and isolated types of deprivation sit alongside areas of relative affluence: 7.1% of the population live within the top 20% of least deprived areas of England, but 21.4% live in the 20% most deprived areas. At a more detailed level, 5 out of the 70 Lower Super Output Areas (LSOAs) across Bassetlaw are within the 20% least deprived LSOAs in England, whereas 13 of the LSOAs are within the 20% most deprived LSOAs in England.
- 3.17 This may have an impact on other economic, social and environmental issues in the District. For example, Public Health England<sup>8</sup> state that life expectancy is 8.9 years lower for men and 7.6 years lower for women in the most deprived areas of Bassetlaw than in the least deprived areas. Meanwhile, the Joint Strategic Needs Assessment 2020<sup>9</sup> acknowledges that those living within the more deprived areas of Bassetlaw may have less healthy lifestyle choices and poorer health and wellbeing outcomes. Health inequalities therefore remain a priority in the District.

### The Place

- 3.18 Bassetlaw is a District of wide contrasts with a mixture of town centres, urban residential areas, growing and changing settlements and rural villages. In 2018<sup>5</sup>, 67% of the population were living in the three largest towns of Worksop, Retford and Harworth & Bircotes. 15% of the population lived in the Large Rural Settlements, which are Blyth, Carlton in Lindrick, Langold, Misterton and Tuxford. A further 18% live in the District's numerous Small Rural Settlements and in the rural area.

- 3.19 The District has excellent connectivity and is bisected north-south by the A1, a major arterial road, as well as the A57 (east/west) and the A60 (north/south). The A1 connects Bassetlaw directly to South Yorkshire and the A1M to the north and the East Midlands to the south, whilst the A57 provides good accessibility to the M1 (10 miles to the west), and the A60 to Nottingham, 30 miles or so to the south. Retford rail station provides direct access to the East Coast Mainline and London within 2 hours, whilst Worksop, Retford and Shireoaks stations have good connections to the Sheffield-Lincoln railway line, with Worksop also having a direct rail link to Nottingham.
- 3.20 A good network of bus services from Worksop and Retford bus stations give access to the wider District as well as to nearby towns of Chesterfield, Gainsborough and Doncaster. But some of the rural parts of the District have less frequent coverage, reflected in 41% of households in the rural area owning at least one car<sup>8</sup>. The local cycle network in Worksop and Retford makes cycling between residential areas, work and leisure possible, whilst National Cycle Network routes 6 and 647 connect Worksop to Sheffield to the west, Nottingham to the south and Lincoln to the east. Coverage elsewhere is more limited; expanding the network, and improving connectivity between home, work, shops and services particularly for short, and also for leisure by non-car modes of transport continues to be a priority.
- 3.21 Bassetlaw is a District heavily influenced and characterised by natural, built and historic landscapes. Bassetlaw's landscape is diverse, reflected by its classification within five National Character Areas<sup>10</sup>. Bassetlaw supports a large rural area, with vast swathes of farmland dominating the District's landscape. The District also contains several areas and sites, which are designated for their biodiversity and geodiversity interest, including 19 Sites of Special Scientific Interest, a Country Park, 3 Local Nature Reserves, over 290 Local Wildlife Sites and 24 Regionally Important Geological Sites. Reflecting its close historical ties with Sherwood Forest the District supports its northernmost reaches: over 10,000 ha of woodland, including 600 ha of ancient woodland are found within the District, almost double the average woodland coverage for England, bringing with it a wide range of biodiversity, air quality and amenity benefits.
- 3.22 The District's rich heritage includes sites as varied as the Last Ice Age caves and rock shelters at Creswell Crags, the buildings and landscapes of the ducal estates of Welbeck, Clumber and Worksop Manor and the 18<sup>th</sup> century industrial heritage found along the Chesterfield Canal. These are complemented by more recent heritage, such as the late 19<sup>th</sup> and early 20<sup>th</sup> century collieries. Designated heritage assets within the District include 33 Scheduled Monuments, 4 Registered Parks and Gardens, 33 Conservation Areas and over 1000 Listed Buildings (with the highest concentration being in Worksop, Cuckney, Blyth and Retford). The District also has an extensive network of recorded archaeological sites and findspots, well in excess of 3000. With such an extensive catalogue of heritage assets, it is not uncommon for some to be considered 'at risk'. The Council have also identified assets of local significance.
- 3.23 Within the rural area are several significant redundant brownfield sites including former collieries and power stations. Extensive remediation, reclamation and

redevelopment are priorities to positively regenerate these significant sites in the long term to the benefit of the economy, communities and the environment.

- 3.24 The Government announced in October 2022 that the West Burton Power Station site and wider brownfield land is expected to host a prototype fusion plant (known as STEP), which will drive the evolution of the UK nuclear fusion delivery industry.
- 3.25 The STEP programme is at a very early stage. Future reviews of the Local Plan will address potential implications for the area's spatial strategy, as the STEP programme is not expected to grow to a size which will adversely affect the spatial strategy until Plan review, expected by 2028.

### **The Housing**

- 3.26 As the economic base has changed, Worksop and Retford have expanded, with the population growing alongside. The delivery of new homes has spearheaded the regeneration and renewal of many parts of the District – acting as a catalyst for physical change and often well-needed investment in social and environmental infrastructure - Harworth & Bircotes for example will effectively double its size in the future, resulting in national retail chains and new industry investing in the area.
- 3.27 Even though the supply of new homes in the District remains buoyant, with more homes delivered in recent years than previously, the need for new housing remains as important as ever.
- 3.28 Although the District is relatively affordable when compared to the national picture, housing affordability can be an issue for many. Many residents have lower than average wages (£548 a week gross full time)<sup>1</sup> and with the average price of a home estimated to be around £115,000 (in 2020)<sup>1</sup>, home ownership can be out of reach for first time buyers and young families, particularly as the cost of new build homes is higher than this. Private rents have increased in that time as well, meaning quality rental accommodation could also be out of reach. Existing social housing stock in the District is around 6,725 dwellings but this does not meet needs. Therefore, there is an identified need for 3638 affordable rented homes between 2020-2037<sup>1</sup>.
- 3.29 Due to the increasing ageing population, specialist housing is also required to meet changing needs over their lifetime. Maintaining independence for residents is a priority; the provision of adaptable and accessible homes, as well as low level accommodation and bungalows will help residents age well in place, meaning homes with some form of care can be better managed. This brings the added benefits of helping residents downsize, potentially releasing family homes and aiding the churn in the housing market. Nevertheless, a high need has been identified<sup>1</sup> for sheltered, extra care and wheelchair homes as well as care home bedspaces over the plan period.

### **The Green Agenda**

- 3.30 Fundamental to the role of spatial planning is the delivery of sustainable development and the promotion of development that maximises resource efficiency and the use of more sustainable forms of energy. Climate change presents probably the biggest challenge to the delivery of sustainable development not only in this

Plan's lifetime but in the longer term as well. But, the District is well-placed to address these challenges.

- 3.31 The capacity for renewable energy and low carbon technologies in the District is increasing. Annual monitoring shows that the amount of renewable energy generated in the District increases year on year – increasing by 63.5MW in 2016/17<sup>11</sup> - with the scale of provision varying significantly to meet individual or business needs. Importantly the type of provision is also changing; biomass is increasing at a smaller scale for heating, while solar panels on roofs or as a large scale mounted solar farms are now more prominent in the District.
- 3.32 Annual monitoring<sup>11</sup> shows that there is more interest in low carbon technologies such as battery storage. Although not a renewable energy these can positively work towards the decarbonisation of the electricity sector and therefore reduce environmental impact.
- 3.33 Significant opportunities exist in particular through the redevelopment and renewal of the former power station sites to reduce carbon emissions, energy demand and excess energy waste through on-site efficiencies and through each sites' circular energy potential via connection to national grid infrastructure.
- 3.34 The District contains the northernmost reaches of Sherwood Forest. Although the extent has reduced over time, the Council has made a commitment to re-creating woodland coverage and supporting the management of ancient and veteran woodland. With 1 hectare of forest absorbing 5 tonnes of carbon annually once mature, new tree planting and enhanced maintenance on this scale would absorb 192,760 tonnes of carbon per year, equivalent to 959 return flights between London and New York. This will not only bring significant benefits in terms of biodiversity and air quality, but ensure the District is more resilient to climate change.

## References

- <sup>1</sup>Bassetlaw Housing and Economic Development Needs Assessment, GL Hearn, 2020
- <sup>2</sup>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2018
- <sup>3</sup>NOMIS (2021)
- <sup>4</sup>ONS (2019)
- <sup>5</sup>Facts about Bassetlaw, by ward, Local Government Association (LGA) (2018)
- <sup>6</sup>Bassetlaw Health Profile, Public Health England, 2019
- <sup>7</sup>Indices of Multiple Deprivation, [www.gov.uk](http://www.gov.uk), 2019
- <sup>8</sup>Bassetlaw District profile, Nottinghamshire Insight, 2019
- <sup>9</sup>Nottinghamshire County Joint Strategic Needs Assessment, Nottinghamshire Health and Well-Being Board, 2020
- <sup>10</sup>National Character Areas, [www.gov.uk](http://www.gov.uk), 2019
- <sup>11</sup>Bassetlaw Authority Monitoring Report 2016/17, BDC, 2017

## **4.0 Bassetlaw Vision and Objectives**

### **A vision for Bassetlaw in 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.
- 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, accessible and market attractive sites. These will have secured more, higher quality, better paid jobs for local residents, 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. Active travel and public transport improvements will ensure greater accessibility for the wider community, whilst the road network will have benefited from appropriate improvements to maintain its efficient operation.
- 4.5 Local residents will have benefitted from the range of training 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.
- 4.6 Businesses in the rural area will continue to thrive and appropriately diversify, whilst opportunities will have been taken to maximise the strategic economic and/or environmental benefits that exist in key brownfield locations in the rural area to meet national, regional and sub-regional economic and environmental needs.
- 4.7 New development will have been delivered in the most sustainable locations, primarily the Main Towns. The principal town of Worksop will have sustainably grown with high quality housing, employment and new transport and community infrastructure in place around the urban edge, complementing organic smaller scale infill growth within the urban area. Worksop town centre and its environs will be benefitting from the start of 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.

- 4.8 The market town of Retford will have grown in a sustainable manner, with a wider range of new housing available within the urban area and on the edge of the town, 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, and enhancing the cultural and visitor economy offer.
- 4.9 Harworth & Bircotes will have grown through the delivery of significant consented housing development, including the substantial ongoing regeneration of the former colliery site. The growing community will benefit from the regeneration of Harworth & Bircotes town centre: 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 the town will have been reduced and the environmental quality improved in part through greater active travel opportunities.
- 4.10 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.
- 4.11 The Small Rural Settlements will have seen small-scale, sensitively located development to support local community objectives, to meet local housing needs and sustain village services. Communities across the District will continue to embrace neighbourhood planning, affording them the opportunity to shape the future of their environment and oversee what development takes place and where. In the wider countryside, only limited development will have taken place to meet specifically identified housing needs and support long-term rural sustainability.
- 4.12 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.
- 4.13 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 homeowners 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.
- 4.14 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 address skills gaps to bring stronger health and well-being outcomes for our communities.

- 4.15 A secure, reliable, affordable net zero and low carbon energy mix will be helping to reduce locally produced greenhouse gas emissions. Significant new renewable energy infrastructure will make meaningful contributions across the District, in part through maximising opportunities for net zero energy generation at the former power station sites, whilst the increasing provision of localised renewable and low carbon technologies will better enable residents and businesses to transition to a net zero carbon district by 2050.
- 4.16 Careful planning and design of developments will ensure that more vulnerable development is located in areas of low flood risk, new 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, whilst a more comprehensive, walking and cycling network, and improved access to public transport will mean more residents can use active or sustainable travel particularly 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.
- 4.17 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**

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

- 1.  To locate new development in sustainable locations 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 in sustainable locations accessible to the Main Towns

and A1/A57 growth corridors; and, also at a sub-regional/regional scale to contribute to meeting an identified need in the large-scale logistics sector along the A1, 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, appropriate redevelopment for housing, employment and leisure, to secure social, environmental and townscape improvements, and deliver positive amenity benefits for all
5. 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
6. 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
7. 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
8. 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
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
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





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



## **5.0 A Spatial Strategy for Bassetlaw**

## 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 policy 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<sup>1</sup> and the viability of land for development. The Sustainability Appraisal<sup>2</sup> identified potential sensitivities which were taken into account.
- 5.1.7 The distribution of development for housing and employment needs, has evolved over time, and is detailed in the Spatial Strategy Background Paper, 2021<sup>3</sup> and the Sustainability Appraisal<sup>2</sup>.
- 5.1.8 The Key Diagram illustrates the spatial strategy in this Plan.

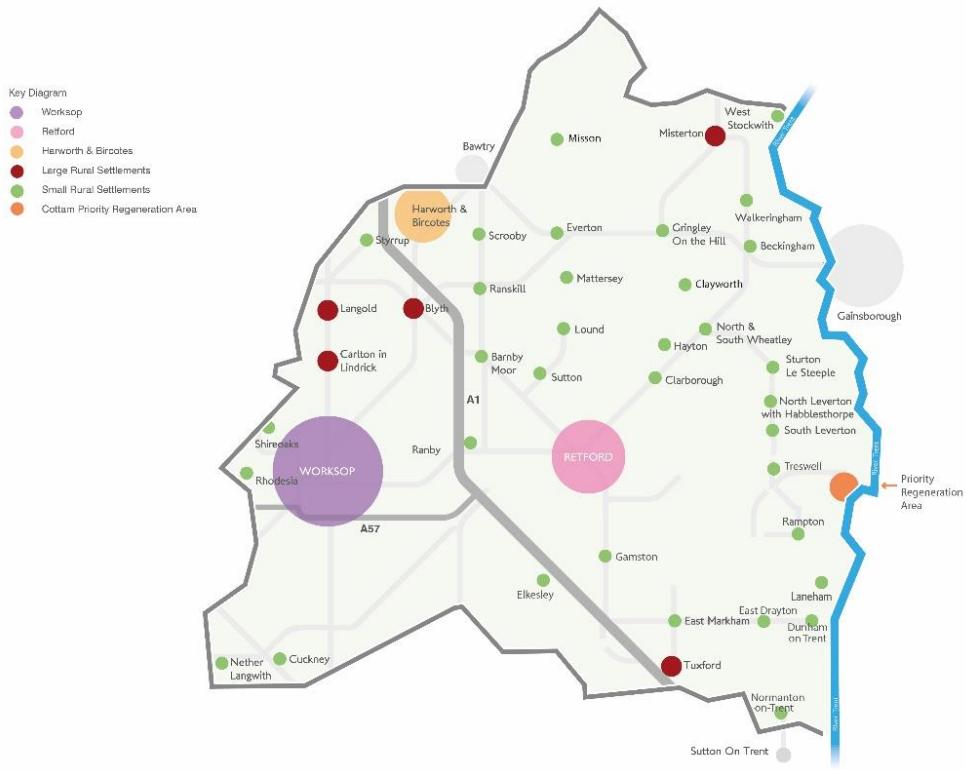


Figure 5: Key Diagram

## 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. 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 re-balanced. This will ensure the sustainability of our area in the future as a place to both live and work. This approach reflects the priorities of the D2N2 Recovery and Growth Strategy<sup>4</sup>.
- 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 guidance<sup>5</sup> requires the Council to consider and assess the likely change in the number of jobs over the plan period based on an economic forecast. The Bassetlaw Housing and Economic Development Needs Assessment Addendum 2022<sup>6</sup> identifies an employment need for 2018-2038 of 196.7ha. Between 2018-20 3.5ha of land was developed at the General and Larger Unit Employment Sites. This leaves a residual employment need of 193.2ha for the plan period. Additionally, a Strategic Employment Site (118.7ha) is identified to meet sub-regional/regional logistics needs. It is therefore important that this 311.9ha is accurately reflected in the Plan, in terms of jobs growth and the implications for the housing requirement.

- 5.1.12 The District's employment land supply has a significant number of planning permissions for B1, B2 and B8 use. All are well progressed and are being actively promoted. The Bassetlaw Housing and Economic Development Needs Assessment 2020<sup>7</sup> therefore recommends a completions trend scenario, which considers job assumptions assessed on a site by site basis for B2 and B8 use and a demand led scenario for B1 use (now within the E (g) class). The basis for this scenario in Policy ST5 is the General and Larger Unit Employment Sites - the sites most likely to accommodate the D2N2 growth sectors and support local employment growth.
- 5.1.13 This approach is considered to be consistent with national Planning Practice Guidance<sup>8</sup> 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. At 31 March 2023, 40.3ha of employment land had been completed<sup>9</sup> on the General and Larger Unit Employment Sites, whilst the remaining 163.7ha has planning permission for B Class employment. The supply therefore fully meets the employment need over the plan period.
- 5.1.14 The evidenced approach in the Further Employment Note, 2023<sup>10</sup> indicates that up to 9,699 jobs could be generated overall in the plan period. Within this scenario, 5,589 jobs are anticipated to be provided within the General and Larger Unit Employment Sites<sup>10</sup>. The remainder are anticipated at the Strategic Employment Site.
- 5.1.15 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.
- 5.1.16 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 is designed to accommodate windfall sites that are likely to come forward in the plan period, such as in employment sites, in the town centres and in the rural area for local business growth.
- 5.1.17 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.
- 5.1.18 The Bassetlaw A1 Corridor Logistics Assessment, 2021<sup>11</sup> 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 10).

- 5.1.19 The site would also bring significant economic benefits to the District and region both in terms of jobs, including higher skilled jobs, 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 evidence<sup>10</sup> indicates that 4,110 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.
- 5.1.20 In order to establish the minimum number of homes needed, the local housing need assessment<sup>7</sup> was undertaken using the Standard Method as required in Planning Practice Guidance<sup>5</sup>. 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.
- 5.1.21 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 guidance<sup>5</sup>. The evidence<sup>7</sup> 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 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;
- 5.1.22 The housing requirement of 540 dwellings per annum in this Plan (9,720 dwellings by 2038) has therefore been set at a level to support the level of jobs growth (9,699 jobs) identified in the Bassetlaw Further Employment Note 2023<sup>10</sup>. House building is recognised at a national level as a key driver of economic growth but will also deliver much needed affordable housing, infrastructure and facilities to support sustainable communities locally, a key objective of the strategy for growth over the plan period. Policy ST1 prioritises growth in locations where there may be opportunities for infrastructure improvements alongside development.
- 5.1.23 In order to meet Bassetlaw's housing requirement, there will be a degree of frontloading – this reflects the extent to which the Council has granted planning permission for new housing development in recent years and the level of completions experienced in the District since the start of the plan period. Sites

which currently benefit from planning permission will continue to come forward in the early years of the plan (from adoption) supported by a supply of small sites. It is expected that those sites currently with an outline permission will then come on stream along with the site allocations in this Plan to ensure the housing requirement is met over the plan period.

## **Housing Supply**

- 5.1.24 The housing requirement is the basis for calculating the five year supply of deliverable housing land in this Local Plan. In accordance with national policy and guidance<sup>12</sup>, an appropriate buffer (a minimum of 10%) will be added to the 5 year housing land supply within this Plan to ensure it is sufficiently flexible and robust. The buffer helps increase flexibility and choice in the market for housing.
- 5.1.25 Housing completions will be assessed annually against the housing requirement to monitor performance and determine whether any action is required to improve delivery rates. The Council will continue to engage with its partners, developers and public sector organisations annually in order to ensure build out rates and completions maintain an appropriate level to meet the full objectively assessed housing need over the plan period. 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 certain actions will need to be taken depending on the scale of the shortfall. The indicators are set out in the Monitoring Framework (in section 13). 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.
- 5.1.26 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. The trajectory shows that from the point the Local Plan is expected to be adopted (2023), there will be a five year supply of housing land.
- 5.1.27 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 76 dwellings per annum (912 during the plan period) to be justified. This has been identified from 2026-2027 onwards and included in the housing supply.
- 5.1.28 Additionally for the first three years of the plan period post adoption a small sites allowance has been identified. This is designed to capture sites of 9 dwellings or less with extant planning permission. Taking into account the number of extant permissions, the Council considers an allowance of 182 dwellings per annum (546 dwellings) to be appropriate to 2025-26.

<b>Housing supply as at 31 March 2023</b>	<b>No of dwellings</b>
Housing Completions (1 April 2020 to 31 March 2023)	2,587
Committed major sites with extant planning permission as of 31 March 2023	4,281
'Made' Neighbourhood Plan allocations without planning permission	244
New Local Plan Allocations	2,387
Proposed Allocations in Worksop Central DPD	238
Windfall allowance	912
Small sites allowance	546
<b>TOTAL SUPPLY 2020 – 2038</b>	<b>11,195</b>

Figure 6: Housing supply sources

- 5.1.29 Figure 6 shows that the Plan provides housing land for 11,195 dwellings over the plan period. Using the full objectively assessed need of 540 new homes per year, the total housing requirement is a minimum of 9,720 dwellings for the 18 years from 2020-2038.
- 5.1.30 In accordance with national guidance<sup>12</sup>, to provide flexibility and to boost the supply of housing land the Plan provides close to a 6% supply buffer above the objectively assessed housing need excluding the windfall allowance. Adding the windfall allowance of 912 dwellings increases the buffer to 15%. The buffer allows for a robust 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.
- 5.1.31 Further details relating to the housing land supply, how the requirement has been met, windfall allowance and implementation are set out in the Housing Background Paper<sup>13</sup>.

### **Gypsy & Travellers and Travelling Showpeople Need**

- 5.1.32 Policy ST1 identifies a requirement to deliver a minimum of 49 new permanent pitches for Gypsy and Travellers by 2037-2038, with 27 pitches provided by 2028-2029. The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment Update, 2022<sup>14</sup> notes that the Local Plan can meet identified needs for the first ten years of the plan by establishing or re-establishing pitches within existing sites; and/or by requiring current arrangements on sites owned by or leased to Gypsies and Travellers to be formalised or intensified. Policy ST30 identifies that this land should be considered first when seeking to meet the needs of Gypsies and Travellers. The evidence<sup>14</sup> indicates that there is no requirement for new sites for Travelling Showpeople in Bassetlaw.

### **Retail Needs**

- 5.1.33 The retail sector is characterised by rapid change, retail market restructuring and changing consumer demands related to new technologies and the impact of the 2020-22 Covid pandemic. The Bassetlaw Retail and Leisure Study, 2017<sup>15</sup> 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 ST12 to support the wider regeneration ambitions of the town and its neighbourhood plan<sup>16</sup>.

### **Distribution of Growth**

- 5.1.34 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.
- 5.1.35 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 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.
- 5.1.36 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 development and may not necessarily deliver significant infrastructure improvements.

### **Housing Growth**

- 5.1.37 Using the objectively assessed housing need, the total requirement is a minimum of 9,720 dwellings for the 18 years from 2020-2038. The Housing Trajectory in Appendix 3 shows that as at 31 March 2023 50% of the housing requirement is on major and small sites with extant planning permission, and 2.5% of the requirement is on sites allocated in made neighbourhood plans, but without planning permission.

### **New Allocations**

- 5.1.38 Housing growth will be directed to the most sustainable settlements commensurate with their place in the settlement hierarchy; the Main Towns absorb about 70% of the growth.
- 5.1.39 Following consideration of completions since the start of the plan period to the 31 March 2023, sites with extant planning permission, sites allocated in made neighbourhood plans, some sites within Worksop Central and the windfall allowance, the residual Local Plan allocations is therefore 2,387 new homes.
- 5.1.40 As can be seen from Figure 7 below the allocations to meet the residual requirement are largely focused on Worksop and Retford, with 910 new homes in Worksop, 1,402 in Retford, and 75 in the Large Rural Settlement of Tuxford.
- 5.1.41 There will be no new allocations in Harworth & Bircotes as a consequence of the 1,839 existing deliverable commitments. This includes an outline planning permission (September 2021) for a re-profiled Harworth Colliery site. The outstanding 1090 dwellings is in addition to those delivered. Based upon evidence from the developers it is considered that these dwellings are deliverable within the

Plan period, thereby adding to the District's housing supply.

- 5.1.42 As well as redeveloping brownfield sites and identifying small scale greenfield sites within the development boundaries of Worksop and Retford, two large urban extensions are identified; on the northern edge of Worksop at Peaks Hill Farm for 655 dwellings; and, at Ordsall South in Retford for 960 dwellings.
- 5.1.43 The Land Availability Assessment 2022<sup>1</sup> and Sustainability Appraisal<sup>2</sup> 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. 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. Both would also contribute to the provision of significant infrastructure over the plan period and beyond. Together these sites are considered to be the most appropriate and suitable locations for the future expansion of our towns.
- 5.1.44 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.

	Completions 1 April 2020- 31 March 2023 on major and small sites	Extant planning permissions on major sites as at 31 March 2023	Extant planning permisso ns on small sites as at 31 March 2023	Made neighbourho od plan allocations without planning permission from 1 April 2020	Local Plan site allocations	Deliverable sites in the emerging Worksop Central DPD	Total growth	% growth
Worksop	685	616	111	0	910	238	2,560	25.0
Retford	397	452	80	0	1,402	0	2,331	22.6
Harworth & Bircotes	364	1,832	7	0	0	0	2,203	21.4
Large Rural Settlements	346	786	110	95	75	0	1,412	13.7
Small Rural Settlements	762	595	209	149	0	0	1,715	16.7
Other Villages & Countryside	33	0	31	0	0	0	64	0.6
<b>TOTAL</b>	<b>2,587</b>	<b>4,281</b>	<b>548</b>	<b>244</b>	<b>2,387</b>	<b>238</b>	<b>10,285</b>	<b>100.00</b>

Figure 7: Distribution of housing growth

- 5.1.45 Distribution of employment land is influenced by the market and accessibility; by local labour and also to strategic transport routes to make the movement of goods and supplies more straightforward. Worksop 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 uses over the plan period, including in the town centres.

5.1.46 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. All General Employment and Larger Unit Sites has planning permission (see Policy ST5), including employment land allocated to support accessibility to economic growth in the rural area through the regeneration of the former Bevercotes Colliery and Welbeck Colliery.

### **Worksop**

- 5.1.47 Worksop is the principal town in the District, has a population of approximately 41,820<sup>17</sup>, and enjoys relative ease of access to a range of higher order health, education, cultural, retail and employment opportunities.
- 5.1.48 It is the most sustainable location for significant growth and provides the best opportunity to deliver the objectives of D2N2 Recovery and Growth Strategy<sup>4</sup>: the town and its catchment is expected to deliver substantial employment growth (see Policy ST5) 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 ST3).
- 5.1.49 Over the past three years, Worksop has experienced high levels of housing growth, with areas such as Gateford Park seeing over 300 housing completions. As can be seen from Figure 7, at 31 March 2023 over 1,412 of the expected housing growth in Worksop has been delivered, or is on committed sites. Consequently, a further 1,148 dwellings are identified in Worksop; 910 are allocated by this Plan with further land for housing to be delivered through the Worksop Central Development Plan Document<sup>18</sup>. Approximately 238 dwellings are identified in the trajectory, a further 145 dwellings have either been delivered or gained planning permission, so are included in the supply as completions or commitments.

### **Retford**

- 5.1.50 Retford is the second town in the District and has 22,013 residents<sup>17</sup>. 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 ST5) appropriate to meet general needs, and to maximise opportunities to sustainable transport choices, including to the East Coast Mainline Retford Railway Station. Enhancements to the town centre are expected to be underway by 2038 (see Policy ST12) facilitated by a neighbourhood plan.
- 5.1.51 Over the past three years, Retford has seen strong housing growth with about 397 dwellings completed (2020-2023). As at 31 March 2023, 532 of the expected housing growth in Retford 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 1,402 additional dwellings.

## **Harworth & Bircotes**

- 5.1.52 Focussed around the ongoing regeneration of the former Harworth Colliery and reflecting the aspirations of the Harworth & Bircotes Neighbourhood Plan<sup>16</sup> the town has benefitted from significant investment and growth in recent years. It has a population of 7,948<sup>17</sup>. 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 ST5) is expected to capitalise on its strategically advantageous location. Given its growth to date, Policy ST12 promotes a small scale expansion of the town centre to meet the needs of the growing community.
- 5.1.53 Over the past three years (2020-2023), Harworth & Bircotes has seen additional housing growth with over 364 homes being delivered. A significant amount of land is also committed with planning permissions for 1,839 homes. 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**

- 5.1.54 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.
- 5.1.55 The Bassetlaw Rural Settlement Study Update, 2021<sup>19</sup> 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.
- 5.1.56 It is expected that the Large Rural Settlements will deliver about 1,412 dwellings over the plan period. This will largely come from completions, 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 2020-2023, 346 dwellings were delivered in the Large Rural Settlements.
- 5.1.57 The spatial strategy, together with Policy ST2, identifies a 20% minimum growth requirement for each Large Rural Settlement. 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, Policy ST2 sets out the approach to be taken to appropriate infill development or should a Neighbourhood Plan wish to promote more growth than identified by Policy ST2.

## Small Rural Settlements

- 5.1.58 As with the Large Rural Settlements, evidence<sup>19</sup> 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).
- 5.1.59 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 1,715 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 762 completions.
- 5.1.60 Policy ST2 identifies a 5% minimum growth requirement to promote sustainable development. The approach taken to additional growth is managed by Policy ST2 in the same way as for Large Rural Settlements. The level of growth will also be monitored to inform the preparation of neighbourhood plans.
- 5.1.61 Settlements which do not meet the criteria of a Large or Small Rural Settlement are considered to be in the countryside. Proposals for development in the countryside – defined as outside a designated development boundary (as shown on the Policies Map) or the built form of a settlement (where there is no development boundary) - will be strongly controlled.
- 5.1.62 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.
- 5.1.63 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, Policy ST7 - Policy ST9 for example. Development boundaries include any sites with planning permission that adjoin the previous boundary provided that development has commenced on site.
- 5.1.64 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.
- 5.1.65 Policy ST1 therefore makes provision for a minimum of 9,720 dwellings from 2020 to 2038. Of this, approximately 7,416 dwellings have already been built or committed (through the granting of planning permission) with a further 912

anticipated on windfall sites. Policy ST1 provides housing land for approximately 2,387 dwellings. Sites which are confirmed as lapsed or stalled have been excluded from the housing supply.

### **Infrastructure Delivery**

- 5.1.66 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 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. The Infrastructure Delivery Plan 2023<sup>20</sup> sets out an overview of the key infrastructure requirements necessary to deliver this Plan.
- 5.1.67 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.
- 5.1.68 Policy ST56 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 informed by the provisions of the Infrastructure Delivery Plan<sup>20</sup> (IDP) 2023.

## **POLICY ST1: Bassetlaw's Spatial Strategy**

- A. The spatial strategy for Bassetlaw will be delivered over the plan period 2020-2038 through:
1. managed sustainable development and growth, appropriate to the size of each settlement or location 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:
    - a) 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;

- b) 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;
  - c) ensuring that sufficient physical, social and green/blue infrastructure is delivered to meet identified needs in a timely manner.
2. enabling the provision of housing land for a minimum of 9,720 dwellings (540 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:
- a) at the Main Towns:
    - i. approximately 2,322 dwellings in Worksop Outer Area;
    - ii. approximately 238 dwellings in the Worksop Central DPD;
    - iii. approximately 2,331 dwellings in Retford;
    - iv. approximately 2,203 in Harworth & Bircotes;
  - b) by supporting the delivery of approximately 1,412 dwellings in the Large Rural Settlements;
  - c) by supporting the delivery of approximately 1,715 dwellings in the eligible Small Rural Settlements;

<b>Category</b>	<b>Settlement</b>
1. Main Town	Worksop, Retford and Harworth & Bircotes
2. Large Rural Settlement	Blyth, Carlton in Lindrick and Costhorpe, Langold/Hodsock, Misterton and Tuxford
3. Small Rural Settlement	Barnby Moor, Beckingham, Clarborough, 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, Sturton le Steeple, Styrrup, Sutton cum Lound, Treswell, Walkeringham, West Stockwith
4. Countryside	All areas not identified above

3. enabling windfall sites, which are expected to be a reliable source of housing supply during the plan period contributing approximately 912 homes;
4. considering land outside of development boundaries and/or outside the built up area(s) of settlements identified in the settlement hierarchy as part of the wider countryside, where development will only be supported where consistent with other policies in the development plan or national policy;
5. providing for 49 permanent pitches for Gypsy and Travellers by 2037-2038 of which 27 pitches will be provided by 2028-2029 to meet identified local needs;
6. contributing to the provision of approximately 193ha of developable land in the E(g), B2 and B8 Class at the General and Larger Unit Employment Sites, and to meet the needs for B8 sub-regional/regional large scale logistics use only on approximately 118ha of land at the Apleyhead Strategic Employment Site;

7. safeguarding, regenerating and enhancing the role of the District's town centres at Worksop, Retford and Harworth & Bircotes, including a small scale extension to Harworth & Bircotes town centre to secure their longevity as vibrant centres that provide for 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. New development should also support the broader sustainability of villages, 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 transport<sup>19</sup>. The impact upon infrastructure capacity and the ability for rural settlements to expand to accommodate the needs generated by new development also varies. On that basis, the Rural Settlement Study Update 2021<sup>19</sup> categorises all rural settlements by their size, role and function – in terms of the level of services, public transport accessibility and infrastructure they provide to their community and their catchment. The more sustainable rural settlements are identified as Large and Small Rural Settlements and the spatial strategy recognises that these 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 is in keeping with each settlement's size, scale of services and infrastructure capacity.
- 5.2.3 Other settlements are considered to be in the countryside by Policy ST1 and Policy ST2.
- 5.2.4 Since the adoption of the Bassetlaw Core Strategy<sup>21</sup> 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 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.
- 5.2.5 Policy ST1 identifies that Large Rural Settlements will collectively deliver approximately 1,412 new dwellings and Small Rural Settlements will collectively deliver approximately 1,715 new dwellings over the plan period. This growth will be apportioned via an individual minimum housing requirement for each settlement. This requirement has two functions:
- a) It contributes towards the District's overall housing requirement in Policy ST1; and

- b) For the purposes of Neighbourhood Planning, it provides each settlement with a housing requirement for designated neighbourhood areas as required by national policy.
- 5.2.6 The housing requirement is calculated from the number of dwellings within each Parish (as of 1 April 2020). A percentage uplift has then been applied to each settlement. To promote sustainable development in the rural area, the percentage uplift for each settlement category has been set at:
- 20% growth for Large Rural Settlements; and
  - 5% growth for Small Rural Settlements.
- 5.2.7 The percentage uplift differs for Large and Small Rural Settlements. This reflects the varying sustainability credentials that exist between these categories in the settlement hierarchy in terms of their size, their form and their ability to accommodate growth.
- 5.2.8 In some cases, to ensure consistency with other Local Plan policies and/or national policy, less growth in some settlements is considered appropriate. For instance, where the majority of a settlement is subject to high flood risk, no housing requirement is identified. 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 housing requirement for the relevant settlement, subject to the provisions of Policy ST2.
- 5.2.9 The percentage uplift is identified by Policy ST2 (Part 1, Column B) as an overall dwelling number. It is also the housing requirement for each identified settlement within the Council's Rural Monitoring Framework (at [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)) which provides a living framework for the rural neighbourhood plan groups, Parish Councils and housebuilders of the residual requirement in each settlement.
- 5.2.10 The housing 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, site allocations in made Neighbourhood Plans (since 1 April 2020) and also from unallocated sites in appropriate locations which meet the criteria set out in Policy ST2.
- 5.2.11 Where settlements have met their identified requirement, additional residential development will be considered if it is located within a development boundary, or, within the built form of a settlement (where there is no development boundary), or where a site is being promoted through a Neighbourhood Plan. 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 a different level or distribution of growth within a designated neighbourhood area that reflects local growth aspirations, settlement character and local housing needs. Parts 2 and 3 of Policy ST2 provides the basis for consideration of such proposals.
- 5.2.12 In addition, Part 3 of Policy ST2 provides the framework within which proposals for housing development within the countryside (outside of settlements) will be

considered. To avoid the development of isolated homes in the countryside Part 3 identifies the exceptional circumstances whereby residential development may be appropriate. This includes for rural workers accommodation or for rural exception sites as well as other uses consistent with national policy and this Local Plan.

- 5.2.13 Proposals for rural economic development should refer to Policy ST7 and Policy ST9.

## **POLICY ST2: Housing 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 over the plan period to support their role and function through the following minimum housing requirements for each individual settlement. Housing growth will be in the form of completed sites, sites with planning permission, site allocations in this Local Plan, site allocations in made neighbourhood plans or unallocated sites which meet the criteria in Part 2 below:

A	B
Eligible Large Rural Settlement	20% Growth, as minimum number of dwellings
Blyth	113
Carlton in Lindrick	520
Langold	238
Misterton	195
Tuxford	252
Eligible Small Rural Settlement	5% Growth, as minimum number of dwellings
Barnby Moor	6
Beckingham	29
Clarborough	25
Clayworth	7
Cuckney	8
Dunham on Trent*	0
East Drayton	5
East Markham	27
Elkesley	18
Everton	20
Gamston	12
Gringley on the Hill	18
Hayton	8
Laneham	9
Lound	10
Mattersey	16
Misson*	0
Nether Langwith	12
Normanton on Trent	12
North Leverton	23
North and South Wheatley	14

Rampton	20
Ranskill	31
Ranby	13
Rhodesia	23
Scrooby	7
Shireoaks	37
South Leverton	11
Sturton le Steeple	12
Styrrup	15
Sutton cum Lound	17
Treswell	5
Walkeringham	24
West Stockwith*	0

\*Settlements have zero requirement due to flooding constraints

2. Proposals for residential development within a development boundary of a Large or Small Rural Settlement, or in those cases where there is no development boundary, within the existing built form of a settlement, will be supported where it meets all of the following criteria:
  - a) its location, size, scale and form does not cause significant harm to the existing built character in that part of the settlement;
  - b) it does not cause significant harm to the openness and distinctiveness of the surrounding countryside, where appropriate;
  - c) it maintains the physical separation between settlements, where appropriate;
  - d) it prioritises the re-use of previously developed land or underused land where possible;
  - e) it positively responds to the design principles as identified in Policy ST33, and any relevant characterisation studies and/or design codes informing a made neighbourhood plan;
  - f) 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.

### **Residential Development in the Countryside**

3. Proposals for residential development outside of a development boundary of a settlement, or in those cases where there is no development boundary, outside the existing built form of a settlement, will be supported where it is consistent with Part 2 (a-f) above and where they:
  - a) are supported within a made neighbourhood plan (including a review); or
  - b) provide for the replacement of an existing dwelling; in this case the replacement dwelling should be of a similar size and scale to the original dwelling and be located on the footprint of the original dwelling unless an alternative position within the existing residential curtilage would have no adverse impact on the wider setting; or
  - c) provide for the conversion of a permanent redundant or disused non residential building that is structurally capable of conversion and that any extension or

- alteration would not adversely affect the form, scale, massing or proportion of the building and would enhance the immediate setting; or
- d) are consistent with other policies in this Plan;
4. Proposals consistent with Part 3 above should minimise the loss of best and most versatile agricultural land (classed as Grades 1, 2 and 3a) unless it can be shown that the sustainability benefits of the development justify the loss.



## 5.3 Priority Regeneration Areas

- 5.3.1 The suitable regeneration of brownfield sites forms a key part of this Local Plan's Vision and Objectives. Providing support to the comprehensive redevelopment of brownfield sites, particularly within town centres and at the power station sites is a key Council Plan objective<sup>22</sup>.

### Worksop Central

- 5.3.2 The spatial strategy directs a proportion of Worksop's housing growth to central Worksop. Therefore, the Council is using a Development Plan Document (DPD) for the area - known as Worksop Central - to guide its delivery. DPDs are intended as a tool to guide development in areas where significant change is expected. The plan period for the DPD (2020-2040) is slightly longer than that for the Local Plan to ensure the DPD is planning for regeneration 15 years after its likely adoption date.
- 5.3.3 The Worksop Town Centre Masterplan 2021<sup>23</sup> sets out the overarching vision and priorities for the DPD area. This has informed the Regulation 18 draft Worksop Central DPD<sup>18</sup>, which includes planning policies, site allocations, place-making parameters and a phasing programme. The programme is vital to ensure that the rate of development will be linked to the provision of the necessary physical, social and environmental infrastructure required to support growth and regeneration. Adoption is expected after the Local Plan's adoption in 2024. The Regulation 18 consultation was undertaken between June and July 2021.
- 5.3.4 The boundary of Worksop Central (in Figure 8) below was identified by the Masterplan. It is slightly larger than the town centre and is centred on the linear Bridge Street/Carlton Road spine running north-south, and the green/blue corridors of the Chesterfield Canal and the River Ryton crossing east-west. Related to this, Worksop Central has striking topography, rising from the River Ryton and Chesterfield Canal in both directions, with long views north and south. The historic street pattern of the Worksop Conservation Area, and that of Mr Straw's Conservation Area is a vital part of its special character as is the range and concentration of designated and non-designated heritage assets within its boundary.
- 5.3.5 Regenerating Worksop Central is a long-standing aspiration of the Council. The strategy aims to build on recent funding successes – for an education, training and skills facility at The Bridge Skills Hub, for a business hub at Middletons Yard, and for a large scale mixed use scheme, including commercial/leisure facilities and housing

at The Priory Centre. The purpose is to re-focus the town's core to contain a more vibrant mix of uses including commercial, leisure, tourism, education and cultural facilities. A more concentrated retail offer will be maintained. The housing offer will be diversified so that more people are able to live and/or work in this sustainable central location.

- 5.3.6 The DPD<sup>18</sup> anticipates the delivery of approximately 700 dwellings. As the DPD<sup>18</sup> is still at an early stage the Local Plan relies on the delivery of only around 238 dwellings within the housing supply towards the end of this period of the plan. However, it is anticipated that the regeneration of the town centre will provide for in excess of this number, through identified sites in the emerging DPD and also from unallocated sites in appropriate locations.
- 5.3.7 Enhancing the vitality and vibrancy of Worksop Central cannot occur solely through more intense uses, nor greater numbers of residents. The enhancement and better integration of green/blue infrastructure and public realm, including the Worksop Flood Management Scheme (see Policy ST50) will significantly improve the attractiveness of Worksop Central: its environmental quality and amenity value will be a key focus of the area's regeneration. As such, it will play a key role in securing investment and bringing development to the town.

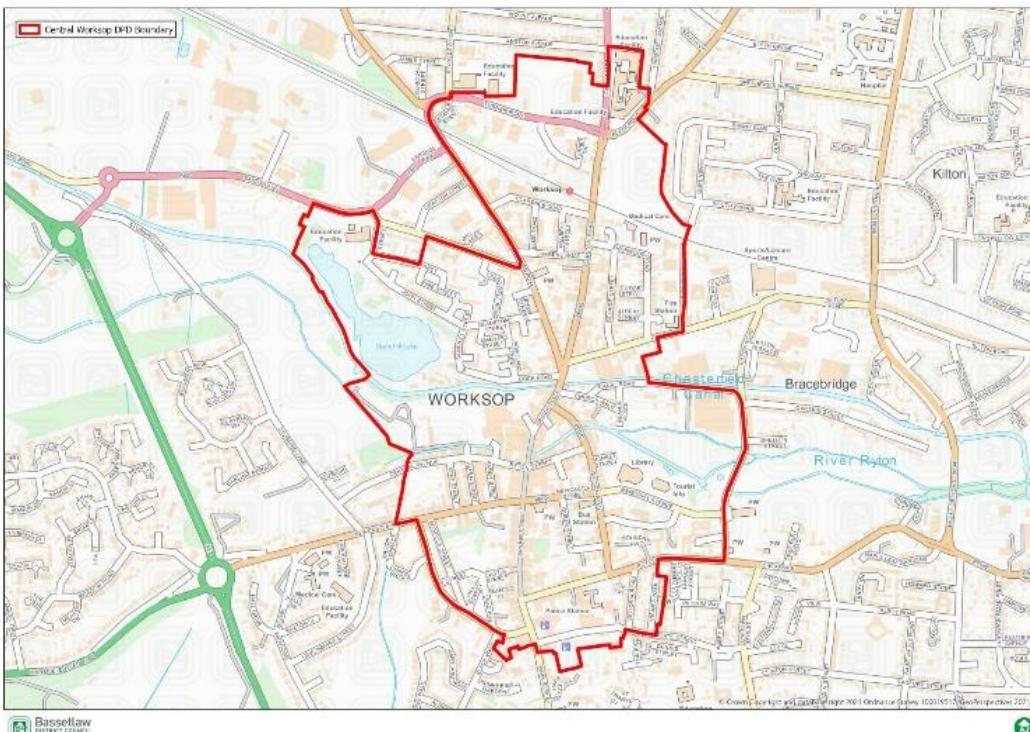


Figure 8: Worksop Central Area DPD boundary

- 5.3.8 Integral to the regeneration is the delivery of an integrated area-wide transport strategy. It aims to reduce traffic in the area and improve the traffic flow to and through Worksop Central. Providing a well-connected network of walking and cycling routes will encourage more use of everyday services, whilst the re-configuration of parts of the existing road network in places will ensure that public transport routes are more direct and convenient promoting greater use. Strategic

highways interventions will manage traffic flow more efficiently and reduce traffic congestion.

- 5.3.9 Whilst the Council will play a key facilitating role, partnership working is central to the successful delivery of this ambitious scheme. Regeneration will be coordinated by the Worksop Town Centre Masterplan Board, which includes organisations such as; Nottinghamshire County Council, the Canal and River Trust, D2N2 Local Enterprise Partnership and the Environment Agency. Collaborative working with those with an interest in the town including businesses, landowners, developers and the local community will continue.
- 5.3.10 The Council recognises that there may be opportunities for the regeneration of land and buildings prior to the adoption of the Worksop Central DPD. In those circumstances, development should positively contribute towards enhancing the social, economic and environmental sustainability of the area, consistent with the framework in Policy ST3 below.

## **POLICY ST3: Worksop Central**

1. Land in Worksop Central as defined on the Policies Map is identified as a Priority Regeneration Area where comprehensive regeneration and growth is expected to take place for the plan period 2020-2040.
2. An area-specific Worksop Central Development Plan Document (DPD) will set out the design, development and delivery framework to address the following requirements:
  - a) the provision of an appropriate mix of house types, sizes and tenures to achieve approximately 238 dwellings by 2038 through completed sites, sites with planning permission, new site allocations in the Worksop Central DPD and/or from unallocated sites in appropriate locations to achieve a balanced and inclusive community;
  - b) the provision of commercial, education, health, employment, retail, community uses, other main town centre uses and temporary uses, of a suitable scale to meet identified needs, subject to the provisions of Policy ST11;
  - c) the positive re-use of underused or vacant land and existing buildings, including the positive use of upper floors for quality housing and business use where appropriate;
  - d) the design of high quality, sustainable new buildings and spaces, including the appropriate use of innovative design, that positively responds and contributes to their surroundings;
  - e) the provision of new development that is of an appropriate scale, layout, form and materials that responds positively to local context, that conserve and enhance the significance and setting of affected designated and non designated heritage assets and natural assets and their buffers;
  - f) the creation of a high quality, connected multifunctional green/blue infrastructure network and public realm that enhances the townscape qualities of the area to better integrate with the environmental, biodiversity and amenity values of the Chesterfield Canal, River Ryton, Sandhill Lake and The Canch;
  - g) the provision of biodiversity net gain and tree canopy cover enhancements, and appropriate landscaping measures to provide a high quality setting;

- h) the appropriate location of new development to ensure that it is steered towards sequentially preferable sites to reduce the risk of flooding, unless it can be demonstrated that it will not increase the risk of flooding on site or off site, or reduce the availability of land for water storage capacity. Where developments are justified within areas of higher risk of flooding such as within the River Ryton Flood Management Impact Zone, they should contribute towards the delivery of the Worksop Flood Management Scheme in accordance with Policy ST50;
  - i) the appropriate location of new development to ensure it is informed by the nature and extent of ground contamination and a remediation strategy for the area including appropriate methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring;
  - j) the provision of an integrated area-wide transport network to improve the safe movement of people and vehicles through the area including; managing the impact of traffic on the local road network, enhancement of public transport connectivity, improvements to Worksop railway station, and a comprehensive network of walking and cycling routes to provide good connectivity for active travel;
  - k) the provision of appropriate parking and servicing areas to minimise impacts on the local highway network and to maintain the effective operation of shops, businesses and services;
  - l) the phasing of development to ensure the provision of essential supporting infrastructure and facilities is provided to meet the needs of the development;
3. New development within the Worksop Central boundary, as identified on the Policies Map, proposed in advance of the adoption of the Worksop Central DPD will need to demonstrate through a Design and Access Statement that the proposal will not prejudice the delivery of Part 2 of this Policy.



## Cottam Priority Regeneration Area

- 5.3.11 The Cottam Priority Regeneration Area (see Figure 9) comprises the 348 ha former Cottam Power Station and associated lagoons. The site is largely brownfield but includes areas of agricultural land and green/blue infrastructure. This large area of land is located in the east of the District adjacent to the River Trent, in close proximity to the boundary with West Lindsey District Council.
- 5.3.12 The site's proximity to the River Trent means that the site partly lies within Flood Zone 3 and Flood Zone 2, although the land benefits from flood defences. The Level 2 Strategic Flood Risk Assessment<sup>24</sup> confirms these would need a significant upgrade to accommodate more vulnerable land uses. A Flood Risk Assessment will be required to ensure that the mix of uses can be safely accommodated and that the development generates no increase in flood risk on site, up or downstream.
- 5.3.13 This evidence<sup>24</sup> identifies that appropriate on site flood mitigation and drainage infrastructure is required to support the proposed regeneration. It is particularly important to ensure that appropriate mitigation is designed into any regeneration, including the appropriate use of green/blue infrastructure across the site.

- 5.3.14 The eastern part of the site forms the Cottam Wetlands Local Wildlife Site and Trent Bank. This would need to be effectively protected and appropriately enhanced in future regeneration and should aid flood management. Proposals should link the lowland fen priority habitat on the site to surrounding habitats to contribute to strengthening the Nature Recovery Network.
- 5.3.15 Part of the southern boundary forms the setting of the Fleet Plantation Scheduled Monument. Additionally, there are a number of other heritage assets in the locality. Future proposals should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure all assets, including their settings are protected and where possible enhanced.
- 5.3.16 The site is being promoted by the land owner but has a legacy of contamination due to its historical uses associated with a coal fired power station and associated infrastructure. Although the Council supports the site's remediation and positive re-use, there is still a lot of work to do prior to the full remediation of the site.

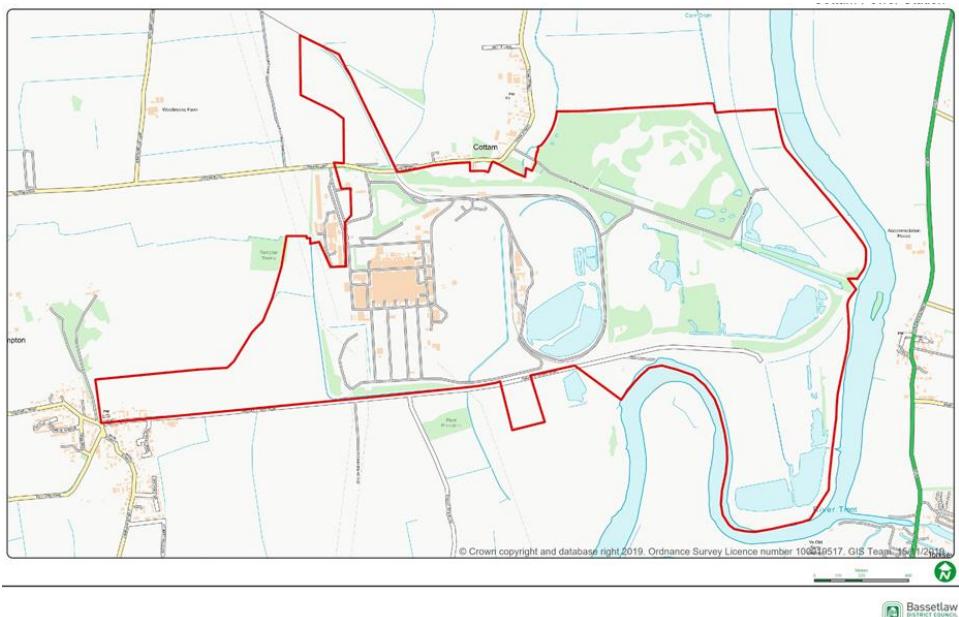


Figure 9: Former Cottam Power Station Priority Regeneration Area

- 5.3.17 Some of the restoration work is underway. One product of the former energy operation is Pulverised Fuel Ash. Planning permission has been granted for this ash to be disposed on site into the North Lagoon and South Lagoon. This area is considered to be unstable so built development will not be appropriate in the lagoon area. The ash disposal must be restored appropriately and will require a 5 year aftercare period. Further investigations should be undertaken to determine the extent of the slurry lagoon in the southern part of the site and to ensure it is appropriately incorporated in any future design. All proposals must be undertaken to the satisfaction of Nottinghamshire County Council, the minerals and waste authority.
- 5.3.18 Several organisations, including the National Grid, have infrastructure assets on or that cross the site. Wayleave access agreements will need to be maintained and

reflected in any future masterplan in accordance with relevant organisational guidelines.

- 5.3.19 Additionally, the site adjoins the Cottam Development Centre, a combined cycle gas turbine centre power station which is expected to remain operational over the lifetime of this Plan. Robust measures will need to be put in place, and agreed with the Council's Environmental Health service, to ensure that these operations can continue unhindered, while ensuring that the future amenity of residents and businesses is appropriate.
- 5.3.20 The site's location means that transport accessibility is a key issue. The Bassetlaw Transport Study 2022<sup>25</sup> indicates that the change of use from a coal fired power station to a mixed use development would likely lead to a large increase in traffic flow on the local road network, which goes through several Small Rural Settlements. Significant work is required to demonstrate how the additional traffic flow can be accommodated safely. To ensure the development does not become car dependent, further work will also need to be undertaken to ensure the site is fully accessible by public transport, from an early stage in the development and that residents have the opportunity to move around the site and the surrounding area by active transport.
- 5.3.21 On that basis, the Council would not wish at this stage, to be reliant on the delivery of the Cottam site to meet its development needs in this plan period but recognise that once all policy requirements have been complied with, development could come forward. This Local Plan therefore identifies the site as a Priority Regeneration Area and broad location for future growth.
- 5.3.22 The Council is committed to continuing to work with the landowners, future development partners and the local community to agree a masterplan framework, delivery strategy and phasing plan to facilitate the delivery of this site beyond the plan period. This will involve the requirements of Policy ST4 being met. On that basis, the Council will re-visit the status of the broad location at Local Plan Review, expected to be by 2028.

## **POLICY ST4: Cottam Priority Regeneration Area**

1. Land at the former Cottam Power Station site is identified as a broad location for mixed use regeneration expected to come forward beyond the plan period. As such, the site will be safeguarded from development which would jeopardise the comprehensive remediation, reclamation and redevelopment of the whole site.
2. Proposals for the development of the former Cottam Power Station broad location should deliver a scheme in accordance with a comprehensive masterplan framework and open book viability assessment for the site consistent with Policy ST56 and which addresses the following requirements:
  - a) enables the phased reclamation of the site in line with an agreed programme of works and phasing plan;

- b) comprises a scheme of an appropriate scale, layout, form and materials which respects the significance and setting of affected heritage assets, including the Fleet Plantation Scheduled Monument, supported by a heritage statement and archaeological evaluation, and a mitigation strategy;
- c) protects and enhances the biodiversity value of the Cottam Wetlands Local Wildlife Site and its buffer zone evidenced by an Ecological Impact Assessment; and, promotes linkages to the wider green/blue infrastructure network;
- d) protects and where appropriate enhances the water quality of the River Trent, including through consideration of integrated water management;
- e) delivers a flood management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), including green/blue infrastructure measures, informed by a Flood Risk Assessment (FRA), a hydrology assessment and, a Surface Water Management Masterplan and Strategy, in accordance with Policy ST50. Whole life management and maintenance arrangements must be agreed through the planning application process;
- f) demonstrates that the highway capacity and highway safety impact(s) of the regeneration of the site, including individual and cumulative impacts, can be satisfactorily mitigated; and maximises opportunities to enhance sustainable and active travel to the site to reduce transport movements by private vehicles as evidenced by a Transport Assessment(s) and Travel Plan(s) for the site;
- g) ensures the continued operation of the Cottam Development Centre, by providing, through good design and mitigation where necessary, an appropriate standard of amenity for future occupiers and residents;
- h) ensures wayleave access arrangements to on site third party infrastructure assets and to the River Trent are maintained and long term management and maintenance arrangements with relevant bodies is in place before development starts, and that these arrangements are reflected in the design of the site;
- i) protects the Pulverised Fuel Ash North and South Lagoons, and slurry lagoon from inappropriate development, and ensures their appropriate restoration and after care in line with relevant permissions.



## References

- <sup>1</sup>Bassetlaw Land Availability Assessment, BDC, 2022
- <sup>2</sup>Bassetlaw Sustainability Appraisal, LUC, 2023
- <sup>3</sup>Bassetlaw Spatial Strategy Background Paper, BDC, 2021
- <sup>4</sup>Recovery and Growth Strategy, D2N2 Local Economic Partnership, 2020
- <sup>5</sup>Housing and economic needs assessment PPG, [www.gov.uk](http://www.gov.uk), 2019
- <sup>6</sup>Bassetlaw Housing and Economic Development Needs Assessment Addendum, Iceni, 2022
- <sup>7</sup>Bassetlaw Housing and Economic Development Needs Assessment, GL Hearn, 2020
- <sup>8</sup>Housing and Economic Needs Assessment PPG, Paragraph: 027 Reference ID: 2a-027-20190220, Revision date: 20 02 2019
- <sup>9</sup>BDC annual monitoring
- <sup>10</sup>Bassetlaw Further Employment Note, Iceni Projects, 2023
- <sup>11</sup>Bassetlaw A1 Corridor Logistics Assessment, Iceni Projects, 2021
- <sup>12</sup>Housing supply and delivery PPG, [www.gov.uk](http://www.gov.uk), 2019
- <sup>13</sup>Housing Background Paper, BDC, 2023
- <sup>14</sup>Bassetlaw Gypsy and Traveller Accommodation Needs Assessment Update, RRR, 2022
- <sup>15</sup>Bassetlaw Retail and Leisure Study, Nexus Planning, 2017
- <sup>16</sup>Harworth & Bircotes Neighbourhood Plan, Harworth & Bircotes Neighbourhood Plan Group, 2015
- <sup>17</sup>ONS, 2019

<sup>18</sup>Draft Worksop Central Development Plan Document, BDC, 2021

<sup>19</sup>Bassetlaw Rural Settlement Study Update, BDC, 2021

<sup>20</sup>Bassetlaw Infrastructure Delivery Plan 2023, BDC, 2023

<sup>21</sup>Bassetlaw Core Strategy and Development Management Policies DPD, BDC, 2011

<sup>22</sup>Council Plan, BDC, 2019

<sup>23</sup>Worksop Town Centre Masterplan, BDC, 2021

<sup>24</sup>Bassetlaw Strategic Flood Risk Assessment Level 2, JBA Consulting, 2022

<sup>25</sup>Bassetlaw Transport Study, Tetra Tech, 2022

## **6.0 Delivering Economic Prosperity**

## 6.1 Promoting Economic Growth

- 6.1.1 A strong local economy is vital to maintaining and enhancing the overall prosperity and well-being of the District and its communities. In recent decades, the District's economy has begun a transformation: employment in traditional industries; such as heavy manufacturing and coal fired power generation has declined significantly, resulting in the District beginning to experience a step-change in economic growth. The Council Plan<sup>1</sup> is committed to diversifying the economy further, by attracting inward investment and helping existing businesses thrive.
- 6.1.2 Consistent with national policy, this Local Plan translates that commitment into a positive economic strategy capable of delivering sustainable economic growth that is responsive to strong market signals and is based upon robust and up-to-date evidence. In Bassetlaw, specialised manufacturing continues to buck national trends and grow, providing high value jobs with good growth prospects. The logistics sector also continues to grow, with recent significant development at Manton Wood, at Snape Lane and Symmetry Park 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 2020<sup>2</sup>: 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<sup>3</sup>, 2020<sup>4</sup> and 2022<sup>5</sup>) have been carried out which supplement the evidence at a sub-regional level<sup>2</sup>. 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 Plan<sup>1</sup> ambitions to enhance economic productivity over the plan period.
- 6.1.6 Policy ST5 therefore builds on the Council Plan<sup>1</sup> aspirations, the evidence and market interest, and capitalises on the District's locational advantage by promoting locations able to provide a continuous and diverse supply of employment land to meet the needs of existing and future economic development within proximity to the Main Towns and local labour supply. This includes land accessible to the A1/A57, which also provide strategic connectivity to the M1, the wider East Midlands region and South Yorkshire.

- 6.1.7 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.
- 6.1.8 The Housing and Economic Development Needs Assessment Addendum 2022<sup>5</sup> indicates that the District's recent economic growth could be sustained, particularly for 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.
- 6.1.9 However, to facilitate a step-change in the long term, Policy ST5 resists over-reliance on the logistics sector, by also identifying locations, such as 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.

### **General and Larger Unit Employment Sites**

- 6.1.10 Policy ST5 therefore identifies nine General and Larger Unit Employment Sites to meet the District's employment need for 2020-2038 (193.2ha)<sup>4</sup>. Additionally, a Strategic Employment Site is identified to meet sub-regional/regional logistics needs. Totalling 311.9ha, these make up the District's designated employment land portfolio.
- 6.1.11 Larger unit permissions are identified by the evidence<sup>5</sup> 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 diversify the economy, and therefore support the Council Plan<sup>1</sup> aspirations to increase economic productivity. The approach 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 earnings<sup>2</sup>), and reduce out-commuting, thereby introducing real economic benefits to residents and the District.
- 6.1.13 National planning policy 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, the evidence<sup>4</sup> 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. This is evidenced<sup>6</sup> by employment development which has been completed at Manton Wood (13.8ha), Snape Lane (17.8ha) and at Symmetry Park (13.8ha) since the start of the plan period.
- 6.1.14 In this context, by planning for future B2/B8 land needs at the rate of past completions including outliers, the employment need is met through General and Larger Unit planning permissions.

- 6.1.15 The Housing and Economic Development Needs Assessment Addendum 2022<sup>5</sup> identifies the residual employment need for the Plan period (2020-2038) as 193.2ha. Policy ST5 identifies nine site allocations for employment use over the plan period totalling 205.8ha, therefore the supply within Policy ST5 meets identified needs for general employment.
- 6.1.16 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.
- 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 Employment Sites (Policy ST7), the regeneration of the three town centres (Policy ST3 and Policy ST12) and business growth in the rural area (Policy ST8). 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.
- 6.1.18 Policy ST5 will only consider non employment development on the site allocations in exceptional circumstances - it is the Council's intention to protect General and Larger Unit Employment Sites from 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 workers on the employment sites.

### **Strategic Employment Site**

- 6.1.19 Policy ST5 allocates Apleyhead Junction as a strategic employment site to meet an evidenced need for regional/sub-regional logistics<sup>7</sup>. So, it is considered to be additional to the District's general employment provision set out in Policy ST5, Part 2.
- 6.1.20 The National Planning Policy Framework 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<sup>7</sup>.
- 6.1.21 Bassetlaw's general functional economic market area is broadly self-contained, with the District having strong links to South Yorkshire, Derbyshire and further links to Nottinghamshire authorities to the south. The Sheffield City Region Strategic Employment Land Appraisal 2020<sup>8</sup> recognised the potential of the A1 corridor in Bassetlaw, and that further assessment could enable a better understanding of the logistics needs in the South Yorkshire Mayoral Combined Authority area.

- 6.1.22 The Bassetlaw A1 Logistics Assessment 2021<sup>7</sup> 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 guidance<sup>9</sup> supports this; recognising that the logistics industry has distinct locational requirements that need to be considered separately from those relating to general employment land.
- 6.1.23 In this case, the evidence<sup>7</sup> states that the property market area for large scale logistics in Figure 10 is considered a more appropriate area of search. The A1 (Doncaster to Newark with Bassetlaw at the core) is identified within a larger demand area.

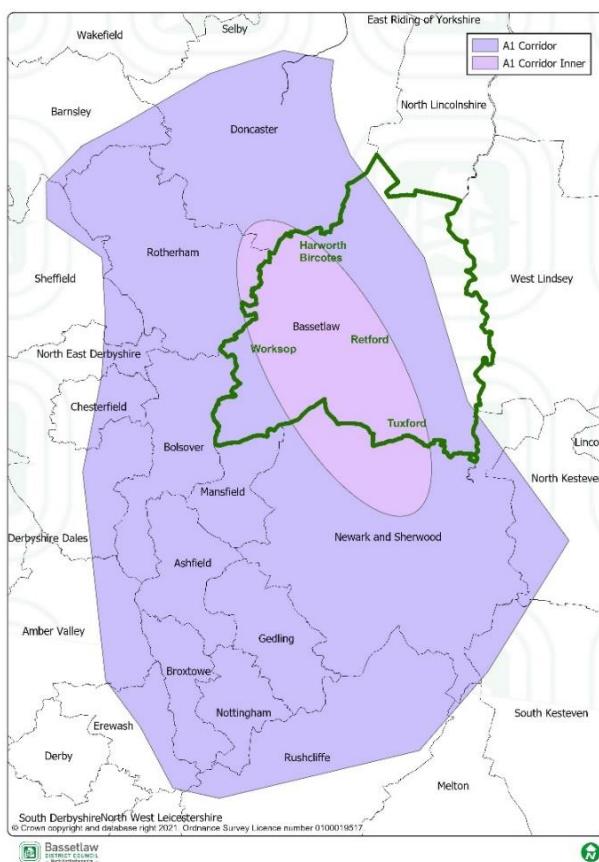


Figure 10: A1 logistics property market area and focussed area of search within Bassetlaw District (green outline)

- 6.1.24 This property market area 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 identified by the evidence<sup>7</sup>, is that of a sister logistics market to the M1 corridor.
- 6.1.25 With the Local Plan expected to plan for 15 years from adoption and the Bassetlaw A1 Logistics Assessment Addendum 2022<sup>10</sup> suggesting that the recent past rate of take up / delivery under represents future need, a site in Bassetlaw could contribute to meeting this economic sub-regional/regional need for logistics.

- 6.1.26 Policy ST5 aims to capitalise on this evidenced need, by allocating Apleyhead Junction. The 118ha site is 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 440,175 sqm 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. It is also able to support the role of the Main Towns and bring significant economic benefits to the District by widening the employment offer in terms of job opportunities and/or skills involved, thereby supporting the Council Plan's economic priorities<sup>1</sup>.
- 6.1.27 As a sub-regional/regional site, it is vital that the economic benefits associated with Apleyhead are not lost from the property market area. Duty to Cooperate confirms that partner authorities are supportive of Apleyhead as a strategic logistics site because the site is capable of contributing to meeting an identified need for large scale sub-regional/regional logistics.
- 6.1.28 Policy ST5 recognises that at the Strategic Employment Site there may be a limited number of employment uses that fall outside of the B8 class that could be considered genuinely complementary to the effective functioning of a strategic logistics site.
- 6.1.29 In such cases, a supporting statement should clearly demonstrate that the proposed use is complementary to the primary use of the site by indicating the functional requirement for the proposal and that the proposal is clearly smaller in scale and clearly ancillary to the primary use.
- 6.1.30 It is important that such uses do not, individually and cumulatively, dilute the primary function of the wider site. As such, the development must not undermine the character and function of Apleyhead Junction and will be expected to consider the operation of proposed and existing uses in terms of noise, dust, vibration, smell, operating hours, health and safety, and highways impact.

### **Employment and Skills Plan**

- 6.1.31 To support the District's growth agenda it is necessary to secure equivalent growth in the area's employment base. The Council Plan<sup>1</sup> recognises the importance of initiatives to improve local employment, 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 ST5 by helping to attract inward investment and enable local businesses to grow.
- 6.1.32 Policy ST5 aims to assist delivery of the job opportunities needed to achieve this ambition through securing Employment and Skills Plans 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.

- 6.1.33 The Council will encourage developers to use a Planning Performance Agreement to ensure that where appropriate a dedicated, specialist officer team is in place to progress each site allocation through the planning system.

## POLICY ST5: Provision of Land for Employment Development

- 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 in this plan period.

### General and Larger Unit Employment Sites

- 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:

<b>Reference</b>	<b>Site Name</b>	<b>Site Area (Ha)</b>	<b>Gross Available Employment Land (Ha)</b>	<b>Residual Available Employment Land (Ha) at 31 March 2023</b>
<b>Sites with planning permission</b>				
EM001	Shireoaks Common	26.0	12.0	12.0
EM002	Symmetry Park	20.3	16.8	8.1
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	6.5	6.5	5.0
EM006	Trinity Farm	11.11	2.7	2.7
EM007	Snape Lane	81.2	81.2	63.1
EM008a	Former Bevercotes Colliery	80.0	43.0	43.0
EM008b	Manton Wood	24.6	24.6	10.8
<b>TOTAL</b>		<b>325.81</b>	<b>205.8</b>	<b>163.7</b>

- Within the General and Larger Unit Employment Sites, development that is not within E(g), B2, or B8 use will only be supported where it can be demonstrated that it is for a complementary use which would support the primary employment function of the site and where the number and distribution of other uses would not adversely affect the character and appearance of the employment site.

### Strategic Employment Site

- Proposals for land at SEM001: Apleyhead Junction (189ha, with a developable area of 118.7ha), as identified on the Policies Map, will be developed for sub-regional and/or regional large scale logistics (Class B8) only.

5. Development within the Strategic Employment Site that is not within B8 use, will only be supported where it can be demonstrated that:

- a) the proposed development has a clear functional relationship with the B8 use;
- b) it is of a scale that is appropriate to that relationship; and
- c) when considered individually or cumulatively with other existing or consented development on site it would not affect the character and appearance of the area or undermine the capacity of the site to meet an identified sub-regional need for large scale logistics.

6. 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.



## **6.2 Site SEM001: Apleyhead Junction**

- 6.2.1 Situated adjacent to the strategic A1/A57 junction at the eastern gateway to Worksop, Apleyhead Junction (see Figure 11 below) provides a significant opportunity to provide an employment site in accordance with Policy ST5 to meet the needs of the sub-regional/regional large scale logistics sector.
- 6.2.2 The site covers 189ha but is buffered by a substantial woodland to the south and west. The developable area is therefore 118.7ha.
- 6.2.3 The 71ha semi-natural broadleaved woodland is designated as Top Wood/Great Whin Covert Local Wildlife Site. Development of the site must be sensitive to its nature conservation interests which must be preserved and enhanced during and post-construction. As such, an arboriculture management plan will need to be undertaken to ensure the woodland is appropriately integrated into the design, whilst an Ecological Impact Assessment will be required to ensure the qualities of the site are adequately considered, mitigated and compensated for, and so that future maintenance and management is agreed. Elsewhere on site, mature hedgerows and hedgerow trees that exist along field boundaries should be incorporated sensitively into the design. Biodiversity net gain will be required.
- 6.2.4 Clumber Park SSSI and the Sherwood Forest ppSPA lie within 400m of the site to the south. The Habitats Regulations Assessment 2022<sup>11</sup> requires relevant assessments be undertaken to ensure air quality is appropriately considered and managed, and to demonstrate compliance with the Habitats Regulations<sup>12</sup>. External lighting should be controlled to minimise impact on biodiversity assets and the impact of the appearance of the site when viewed from the north and east.
- 6.2.5 A number of heritage assets are in the locality including Clumber Park. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials and will

ensure these assets, their settings, including from visual impact are protected and where possible enhanced.

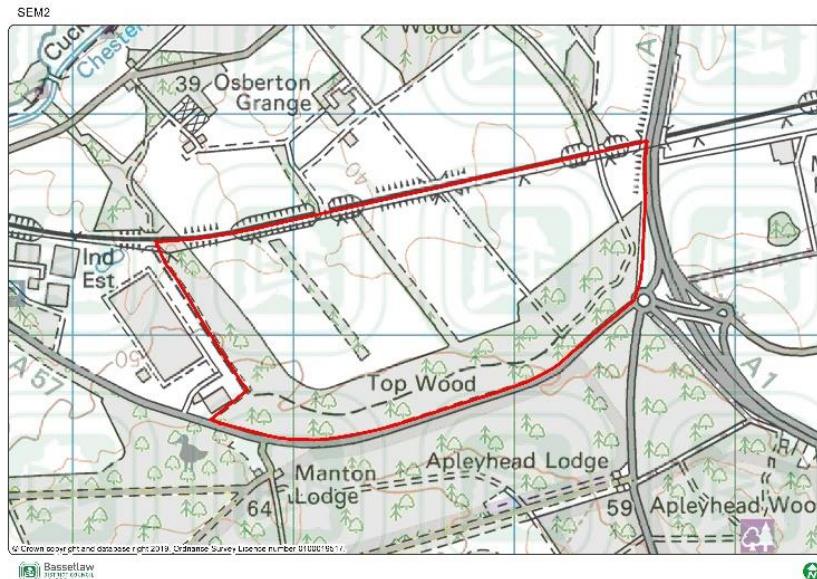


Figure 11: Apleyhead Junction

- 6.2.6 The development should meet BREEAM very good to excellent standards or any successor, and should incorporate low carbon, water efficient and energy efficient design. Integrated water management as well as use of renewable technologies that could make good use of the large areas of roof and wall space that are expected to exist on site will be supported.
- 6.2.7 The Bassetlaw Transport Study 2022<sup>13</sup> considers the potential transport impacts of Apleyhead at a strategic scale and sets out recommended transport mitigation. However, it is expected that the extent of transport mitigation will be confirmed through a detailed Transport Assessment(s) and Travel Plan(s) at planning application stage, in line with the provisions of Policy ST52 and Policy ST56.
- 6.2.8 It is vital that a site of this size, with the potential to generate a significant number of permanent jobs should make provision for access by active travel and public transport by the local workforce from nearby Worksop. On that basis, Policy ST6 seeks the extension of the existing cycle network along the A57 to nearby development as well as the extension of the current bus service to serve the new employment site.

## **POLICY ST6: Site SEM001: Apleyhead Junction, Worksop**

1. Land at site SEM001: Apleyhead Junction, Worksop (developable area of 118.7ha) as identified on the Policies Map, will be developed as a strategic employment site in accordance with Policy ST5.
2. The proposed development on land at Apleyhead Junction will be expected to deliver a scheme in accordance with a comprehensive masterplan framework for the site consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that support the positive development of the site whilst respecting local character and distinctiveness;
- b) a scheme that ensures no significant adverse impacts upon the Clumber Park SSSI and the Sherwood Forest ppSPA, evidenced by an Air Quality Management Strategy, a Landscape Visual Impact Assessment, lighting strategy and a project level Habitats Regulations Assessment, including winter bird surveys;
- c) BREEAM very good-excellent standards (or any successor scheme) for energy, water efficiency and sustainable construction;
- d) a scheme of an appropriate scale, layout, form and materials which respects the significance and setting of affected heritage assets supported by a heritage statement and archaeological assessment comprising a geophysical survey and intrusive site investigations, and mitigation strategy;
- e) connectivity to relevant utilities infrastructure, in terms of capacity and timescales associated with investment works;

### **Green/blue infrastructure and biodiversity**

- f) a scheme of an appropriate scale, layout, form and materials which protects and enhances the special characteristics of the Top Wood/Great Whin Covert Local Wildlife Site and biodiversity value on the site informed by an Ecological Impact Assessment and arboriculture assessment, with management agreed through the planning application;
- g) green/blue infrastructure connectivity within the site and to neighbouring green/blue infrastructure assets to support climate resilience;
- h) appropriate landscaping throughout the site including between the site and the A1 to the east and to the railway line to the north;

### **Transport and connectivity**

- i) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, as evidenced by a Transport Assessment(s) and Travel Plan(s) for the proposal. This should include but not be limited to:
  - i. safe access/egress to and from the site from the A57 for vehicles, public transport, cyclists and pedestrians;
  - ii. any appropriate works and/or proportionate financial contribution towards improving highways infrastructure in the locality of the site;
  - iii. any appropriate financial contribution towards extending a high frequency bus service between the site and Worksop town centre supported by appropriate public transport infrastructure within the site;
  - iv. quality, safe and direct pedestrian and cycle links along the A57 to connect with existing development in the locality;
  - v. appropriate servicing and parking provision for each development parcel.



## 6.3 Employment Sites

- 6.3.1 Bassetlaw contains a wide variety of employment sites in a range of locations, which provide a diverse stock of buildings in terms of size, type and condition. These sites play a significant role in the local economy and provide opportunities for local business expansion, growth and/or re-location.
- 6.3.2 Policy ST7 protects those Existing Employment Sites which are considered essential to the long-term economic success of Bassetlaw. These are located in the strongest demand areas within the Main Towns and Large Rural Settlements and should be protected from non-employment uses which could impact upon their viability as employment locations.
- 6.3.3 This approach reinforces the spatial strategy by protecting sites in the settlements where the majority of new housing and services is promoted.
- 6.3.4 Policy ST7 also protects Rural Employment Sites that lie outside the development boundary or built-up area because they meet local employment needs or have specific locational requirements that justify their rural location.
- 6.3.5 It is the intention of Policy ST7 to protect Existing and Rural Employment Sites for identified employment uses. On that basis, development within the Existing Employment Sites will only be supported for uses that are not within the E(g), B2 and B8 Use Classes, where the provisions of Part 4 of Policy ST7 apply.
- 6.3.6 The Rural Employment Sites are located within the countryside. For sustainability reasons, the local plan priority in the rural area is to direct Class E(g) uses – those uses which can be carried out in a residential area - to Large or Small Rural Settlements. Within the Rural Employment Sites, Policy ST7 will consider development for non B2/B8 and non E(g) uses where the provisions of Part 2 apply in order to ensure that businesses can continue to operate or expand with confidence over the plan period.
- 6.3.7 Sustainable economic growth outside of these sites is addressed by Policy ST8 and Policy ST9.
- 6.3.8 National policy states that land should not be protected for employment use that has little likelihood of being appropriately used. Where an employment site is considered as having no reasonable prospect of maintaining its use, Policy ST7 requires that it is demonstrated that the site is no longer suitable and/or economically viable. This includes evidence of appropriate marketing and future market demand.

## POLICY ST7: Employment Sites

- The following Existing Employment Sites, as shown on the Policies Map, are important drivers for the District's economy and will be protected for new or additional development in the E(g), B2, B8 use classes to continue to provide for the employment needs of the District:

EES01 Claylands Avenue, Worksop	EES16 West Carr Industrial Estate, Retford
EES02 Sandy Lane Industrial Estate, Worksop	EES17 Blyth Road West, Harworth
EES03 Highgrounds Industrial Estate, Worksop	EES18 Plumtree Industrial Estate, Harworth
EES04 Eastgate North, Worksop	
EES05 Eastgate South, Worksop	EES19 Blyth Road East, Harworth
EES07 Retford Road West, Worksop	EES20 Ollerton Road, Tuxford
EES08 Manton Colliery, Worksop	EES21 Harrison Drive, Langold
EES09 Manton Wood, Worksop	EES22 Firbeck Industrial Estate, Coston
EES10 Carlton Forest, Worksop	
EES11 Shireoaks Triangle, Shireoaks	
EES12 Randall Way, Retford	
EES13 Hallcroft Industrial Estate, Retford	
EES14 Thrumpton Goods Yard, Retford	
EES15 Thrumpton Lane, Retford	

\*There is no EES06

- The following Rural Employment Sites, as shown on the Policies Map, lie outside a development boundary and/or the built-up area of a Main Town, Large Rural Settlement or Small Rural Settlement and are protected for B2 and B8 use. Proposals for E(g) uses which can be carried out in residential areas are not considered appropriate within a Rural Employment Site in the countryside so will not be supported.

RES23 Ashvale Road, Tuxford
RES24 Lodge Lane, Tuxford
RES25 Old Misterton Works, Misterton
RES26 Beckingham Ship Yard, Beckingham
RES27 Headon Camp, Headon
RES28 Chainbridge Lane, Lound
RES29 Gamston Airfield Business Park

- Major development in these locations will be required to enter into a site related Employment and Skills Plan in accordance with Policy ST5.

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

- The change of use or redevelopment of all or part of an Employment Site or other employment land or premises identified in this policy will only be permitted where the proposal accords with Part 1 or Part 2 of this policy where relevant, and where it can be demonstrated that:
  - through comprehensive marketing for the lawful use with registered commercial agents, for a minimum of 12 months, at a reasonable market value that there is no realistic prospect for any continued employment use; or
  - the alternative use will facilitate wider economic regeneration benefits that outweigh the loss of employment land or premises; or

- c) through an appropriate and robust financial assessment that the continued use of the site for employment purposes is no longer financially viable;
5. All proposals within an Existing Employment Site or Rural Employment Site must be compatible with adjacent land uses and not prejudice the operation, viability or future development of other businesses.



## **6.4 Supporting Rural Economic Growth and Business outside Existing Employment Areas**

- 6.4.1 The National Planning Policy Framework states that a Local Plan should positively encourage sustainable economic growth and support the expansion of existing businesses, as well as supporting economic growth in rural areas. There are a number of established businesses in the District that are either based within, or on the edges of settlements or within the countryside (outside the development boundaries) that are outside the Employment Sites and the employment allocations. However, these businesses play an important role in the local economy.
- 6.4.2 About 80% of the District is within the rural area, outside the development boundaries of the District's Main Towns. Rural Bassetlaw is therefore highly significant in terms of how the local economy functions and how this affects the well-being of its communities. Planning for a thriving rural economy is essential to ensure that businesses found in the rural area operate and grow sustainably.
- 6.4.3 Rural businesses can include those linked to food production, or those which have strong functional links to local agriculture, forestry and other rural enterprise, such as at Welbeck. Where businesses have 'outgrown' their respective sites and premises and have aspirations to grow they should not be unduly constrained by their location; there are likely to be instances in which their growth or expansion, including in the rural area, may be appropriate.
- 6.4.4 Policy ST8 therefore supports new employment development that needs to be in the rural area as a result of operational and locational requirements, including the extension and intensification of established employment sites or through the re-use of appropriate premises. The scale of the proposal should be appropriate to location, landscape character as identified by Policy ST35, and its environmental and heritage quality; all of which support economic growth.
- 6.4.5 Providing residents with opportunities to expand their skills is an essential element of the Council's vision<sup>1</sup> for the future of the District. Schemes that provide an opportunity for education and training, such as for traditional building skills, are important to the District's rural economy and will be supported, subject to the provisions of this policy.

## POLICY ST8: Rural Economic Growth and Economic Growth outside Employment Areas

1. Proposals for the growth of businesses in the rural area and outside employment sites/allocations will be supported where all of the following are met:
  - a) there is a proven need for the development in terms of a business opportunity or operational requirements;
  - b) in the case of existing sites, the proposed development cannot physically and reasonably be accommodated within the existing curtilage;
  - c) the scale of development is appropriate in the proposed location;
  - d) where appropriate the proposal makes efficient use of previously developed land and re-use of existing buildings;
  - e) the development will have no adverse impact on the character of the location, the surrounding townscape or landscape, the form and character of the settlement or upon biodiversity and heritage assets;
  - f) safe access can be achieved by vehicles, and where appropriate sustainable transport and public transport, and that there will be no unacceptable impact on the safe operation of the highway network; and,
  - g) the development generates no adverse impact on residential amenity in accordance with Policy 46.
2. Proposals that support the diversification of the rural economy, including educational facilities to provide training for rural and heritage professions will be supported subject to the provisions of this policy.



### 6.5 Development on large brownfield sites in the countryside

- 6.5.1 National policy encourages the re-use of previously developed or brownfield land provided that it does not cause harm to designated biodiversity sites.
- 6.5.2 There are a number of large brownfield sites across the District's countryside that have been the focus of previous economic activity, or remain (or partially remain) in active economic use. While Policy ST8 provides the framework for the re-use and redevelopment of small-scale sites for economic activity in the countryside, this Plan needs to provide guidance on how development and investment opportunities at large brownfield sites with the potential to accommodate development at a strategic scale should be considered.
- 6.5.3 Such sites are outside of the development boundaries/built up areas of settlements and so for the purposes of the spatial strategy, countryside policies apply. On that basis, exceptionally, proposals for development on large brownfield sites in the rural area will be considered where they are consistent with Policy ST9 and other relevant policies in this Plan.

- 6.5.4 A number of site-specific issues have been identified that need to be addressed at the former Cottam Power station site. These are identified by Policy ST4. As such, growth is not anticipated at the former power station site until beyond this plan period. The provisions of Policy ST9 therefore do not apply to proposals for that site.
- 6.5.5 The approach taken by Policy ST9 is that the re-use of such sites should be principally for uses that are not and could not be provided for in more sustainable locations in the District, such as within or on the edge of the Main Towns or Large Rural Settlements. Proposals considered by this policy should therefore be in accordance with the spatial strategy in Policy ST1 and in terms of employment use should not undermine the approach taken by the Plan's economic strategy in Policy ST5.
- 6.5.6 National policy is clear that a careful balance needs to be achieved when assessing large-scale developments on brownfield sites. These sites, such as the former power station sites, can have attributes that are of national, regional or sub-regional importance, such as by providing connectivity to national electricity grid infrastructure, the national rail network or to main rivers.
- 6.5.7 Policy ST9 seeks to capitalise on these attributes by requiring redevelopment to maximise their locational advantage for complementary uses, such as for renewable energy generation (in accordance with Policy ST49) or for associated employment generating uses. As such, consideration will be given to whether there are strategic economic and/or environmental benefits in utilising large brownfield sites for the use proposed. However, this will need to be balanced against a number of factors; including, but not limited to the impact upon the character and appearance of an area, the landscape and environment and also residential amenity.
- 6.5.8 Such sites tend to be in locations that are some distance away from existing centres of population and activity, so are often not the most sustainable in terms of access and linkages. In these circumstances, and for consistency with national policy, it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads, taking into account previous use, and maximises any opportunities to make a location more sustainable (for example by improving access on foot, by cycling or by public transport).
- 6.5.9 It is essential a holistic approach to these large brownfield sites is established to ensure that the various elements and phases of a proposal are brought together in a carefully considered and well thought out manner. This is particularly important given the countryside location of these sites, their accessibility, potential landscape and community impacts and the need for development to minimise any significant harm within these locations.
- 6.5.10 On that basis, a comprehensive masterplan for the wider site will be required to accompany a proposal. Whilst it is acknowledged that subsequent proposals/phases may alter over time from an initial masterplan, in recognition of the location and scale of development at these large sites, proposals that materially depart from the initial masterplan will require reasoned justification.

- 6.5.11 A masterplan will need to set out key development principles to ensure certainty on outcomes for key stakeholders, including infrastructure partners and the affected community and will help to ensure that proposals do not prejudice the wider aspirations of the spatial strategy and other relevant policies in this Plan.
- 6.5.12 Proposals will also be required to identify the jobs assumptions being proposed, as full time equivalents. This information will enable the Council to effectively consider the merits of the proposal in the context of Bassetlaw's Spatial Strategy (Policy ST1) and the employment strategy in Policy ST5.

## **Policy ST9: Large Rural Brownfield Sites**

1. Proposals for the re-use and re-development of large brownfield sites in the countryside that make effective and efficient use of land for economic and/or environmental activity, and which are consistent with other relevant policies in this Plan will be supported subject to meeting the following criteria:
  - a) The proposal makes provision for an evidenced national, regional or sub-regional economic need;
  - b) The development cannot be reasonably provided elsewhere in the District and does not undermine the aims and objectives of other policies in the Plan;
  - c) The nature of the proposed development will capitalise on the locational attributes of the site to achieve demonstrable economic and/or environmental benefits compared with the current use and condition of the site;
  - d) The scale and nature of the proposal will have no significant adverse impact upon the character of the location, the surrounding landscape, biodiversity or heritage assets;
  - e) The proposal would not lead to significant harm to the amenity of local residents;
  - f) The need to travel by private vehicle has been minimised, and the need for appropriate sustainable transport measures and any highway improvements have been identified;
2. Any non-economic and environmental uses within a large brownfield site will only be supported where it can be demonstrated that it is consistent with Part 1 above and:
  - a) There is a clear functional relationship with the primary economic and/or environmental purpose of the site; and
  - b) It is of a scale that is appropriate to that relationship; and
  - c) When considered individually or cumulatively with other existing or consented development on site it would not result in an over-concentration that might affect the function and appearance of the area.
3. All proposals should be supported by a comprehensive masterplan framework for the site consistent with other relevant policies in this Plan. Where a proposal materially departs from an existing masterplan, clear justification will need to be provided for the approach.



## 6.6 The Visitor Economy

- 6.6.1 The Nottinghamshire visitor economy is worth £1.75 billion and supports around 15,000 jobs. By 2029, the Nottinghamshire Visitor Economy Strategy<sup>14</sup> aims to increase the number of visitors to 5 million and create 2900 full and part time jobs, generating £240 million (direct and indirect) to the economy.
- 6.6.2 Bassetlaw is ideally positioned to capitalise on these benefits. The District has a number of nationally recognised visitor attractions such as Clumber Park, Sundown Adventureland and the Harley Gallery at the Welbeck Estate. More needs to be made of our environment and heritage, including our links with the Pilgrim Roots project and our historic market towns, or by promoting our distinctive food and drink offer. This can promote more overnight stays and visitor spend, helping to drive regeneration and support a regional and local growth sector.
- 6.6.3 National policy and the D2N2 Recovery and Growth Strategy<sup>2</sup> recognises the value the visitor economy, particularly sustainable rural tourism that respects the character of the countryside can have in economic terms. Policy ST10 makes provision for appropriate visitor attractions, interpretation facilities, accommodation as well as sustainable transport routes that provide links to attractions, to maximise the potential of the visitor economy in the District.
- 6.6.4 But a balance must be achieved between promoting the visitor economy and protecting the unique qualities of our natural and built environment, such as Clumber Park, which are responsible for attracting many visitors in the first place.
- 6.6.5 Visitor attractions and other tourism development, such as museums, galleries and hotels are defined by national policy as a main town centre use. So the provisions of Policy ST11 will apply. Where consistent with Policy ST11 and the provision is considered appropriate outside a town centre, new visitor attractions should be located within or close to existing settlements, where access by sustainable and public transport is greater. This can maximise benefits to existing local communities, in terms of local employment but also by supporting local food producers, shops and pubs.
- 6.6.6 In some cases, visitor development in the countryside may be justified if associated with a particular countryside attraction or a farm diversification scheme. Existing buildings should be utilised wherever possible.
- 6.6.7 The District contains a wide range of visitor accommodation. For many facilities, such as hotels, the town centre first approach in Policy ST11 will apply. Camping and touring caravan sites are dispersed throughout the District, most are small in size and have limited visual or environmental impact. The siting and screening of new sites or extensions to existing, including to static lodges and/or pods will need careful consideration. Planning conditions will be used to restrict the use of buildings to holiday accommodation only.

## POLICY ST10: Visitor economy

1. Bassetlaw will be promoted and developed as a destination for visitors. Proposals for the creation of new or the expansion of existing visitor attractions will be supported where this would enhance the District's visitor economy offer.
2. Proposals, including visitor accommodation should be located in accordance with the sequential approach for main town centre uses in accordance with Policy ST11. New or extensions to existing development should be of a scale that is in-keeping with local character and contributes to regeneration objectives where appropriate.
3. Proposals, including extensions to existing development and visitor accommodation in the rural area will be supported where:
  - a) the nature of the visitor facility is such that it could not reasonably be located within or adjacent to Main Towns, Large or Small Rural Settlements;
  - b) there is a functional link with a specific attraction – through an extension to an existing attraction or through shared use of existing premises, where appropriate;
  - c) its scale is proportionate to its setting and location, in terms of its impact on landscape, biodiversity, heritage, highway capacity and safety;
  - d) they enhance, where appropriate the environment or bring neglected or underused heritage assets back into appropriate economic use;
  - e) it is necessary to secure the diversification of a farm enterprise or country estate in accordance with Policy ST8, where appropriate.
4. Where consistent with Part 3 above, new or extensions to existing sites for camping, touring and static caravans, chalets, static lodges and pods will be supported provided the development is adequately screened and its scale is compatible with the surrounding landscape.
5. Where consistent with Part 3 above, the diversification of existing sites for camping, touring and static caravans, chalets, static lodges and pods will be supported where the proposal supports the expansion of an existing business and is consistent with other policies in this Plan.



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

- 6.7.1 The District's network of town and local centres, as well as local shops and services provide a focus for growth in the retail, commercial and leisure sectors. Centres also act as a focal point for local communities and ensure that valued services are available in accessible locations.
- 6.7.2 Town centres are facing a number of challenges, including changing consumer behaviour, retail market restructuring and the impacts of the Covid 19 pandemic. As a consequence, it is likely that over the plan period the District's town centres

will have to adapt and take on new roles that continue to respond to the needs of local people, provide an environment for businesses to operate in a safe and healthy way, while being resilient to economic change.

- 6.7.3 Policy ST11 and Policy ST12 promote the continued vitality and viability of the District's town and local centres in a flexible way, reinforcing the principles of the National Planning Policy Framework which emphasises that the growth, management and adaptation of town centres should be positively planned to support the role they play at the heart of local communities.

### **Retail Hierarchy**

- 6.7.4 In accordance with national policy, Policy ST11 defines a network and hierarchy of town centres and local centres across Bassetlaw. The centres fulfil an important role in meeting not only the shopping needs but the cultural and leisure requirements of the residents of the area. Policy ST11 therefore seeks to protect the established retail hierarchy of the District.

### **Town Centres**

- 6.7.5 The Bassetlaw Retail and Leisure Study 2017<sup>15</sup> identifies Worksop, Retford and Harworth & Bircotes as Town Centres. Each perform significant retail, social and cultural functions and are important centres for the local transport network in that part of the District. They account for the largest share of spending on convenience goods (food and everyday items). Worksop and Retford also have the greatest share of comparison goods spending (clothes and household goods). They are, therefore well placed to be the focus for a range of new main town centre uses: offices, leisure, entertainment, arts, culture and tourism.
- 6.7.6 The Town Centre and Primary Shopping Area boundaries in all three towns are identified on the Policies Map.

### **Local Centres**

- 6.7.7 The next level down in the hierarchy are the Local Centres – located in Worksop, Retford and the Large Rural Settlements - they contain a smaller range of shops and services which support the daily needs of a smaller catchment. The boundaries used for Carlton in Lindrick, Langold and Misterton are identified by the respective neighbourhood plans.
- 6.7.8 The strategic site allocations provide an opportunity to expand the provision of Local Centres. Sites HS1: Peaks Hill Farm and HS13: Ordsall South are of a size that can support a new Local Centre to meet the needs of their new population, as well as the needs of existing communities nearby.
- 6.7.9 The hierarchy of centres will be the preferred location for retail and town centre uses over the plan period. Development should be of a scale and format that is appropriate to the position of the centre within the hierarchy. Policy ST11 sets out the policy approach to guide and manage development of the different centres within the hierarchy.

## **Local Shops and Services**

- 6.7.10 Elsewhere, local ‘corner’ and village shops, sometimes clustered with other local services, such as a petrol station, or within a neighbourhood parade, are particularly important for residents in the District’s rural areas and for those without access to a car. Their protection – in accordance with national policy - is necessary in order to promote sustainable patterns of development. Where a change of use is proposed which would result in the loss of the only remaining facility in an area, justification with Policy ST11 will be required.

## **Sequential Test and Impact Assessment**

- 6.7.11 The National Planning Policy Framework sets out two key tests that should be applied when considering proposals for main town centre uses which are not in an existing town centre, namely the sequential test and the impact assessment. Both are designed to ensure that development does not undermine the vitality and viability of existing town centres.
- 6.7.12 The application of the sequential test will be undertaken in accordance with national policy. An impact assessment will be required for retail and leisure development if the proposal is over the local floorspace threshold for the relevant town and/or local centre identified by Policy ST11 and local evidence<sup>15</sup>. The thresholds reflect the size and function of the existing centres and will help protect them from medium and large out of centre food stores and other shops which could have significant impacts.
- 6.7.13 Impact assessments should be undertaken in a proportionate and locally appropriate way and should include an assessment of the impact of the proposal on existing, committed and planned public and private investment. For schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made. Development will be resisted where significant adverse impacts are likely to occur.
- 6.7.14 Out-of-town retail parks, such as at Babbage Way and Highgrounds, Worksop, do not constitute town centres, and consistent with national policy, are not allocated a place within the retail hierarchy. Any proposals in these and other similar locations will be subject to a sequential and impact assessment.

## **Future retail and leisure demand**

- 6.7.15 In general, Bassetlaw is well provided with shopping facilities; the Bassetlaw Retail and Leisure Study 2017<sup>15</sup> identifies that most people are able to purchase convenience goods in Bassetlaw, but there is a higher level of comparison goods expenditure outside the District, although variations occur depending upon location and goods type. Policy ST11 seeks to increase the retention of retail and leisure spending currently leaking out of the District, to help create successful town centres that will help to maintain and enhance the prosperity of Bassetlaw.
- 6.7.16 In the food grocery sector, this evidence<sup>15</sup> indicates that the pressure for additional floorspace or additional large stores is not high, and the future demand for

convenience goods within Bassetlaw is likely to be met by existing commitments, such as the new 6,500sqft Asda store at Vesuvius Way, Worksop. In terms of comparison goods, there is an identified need for 200sqm of non-bulky comparison goods (e.g. clothes, shoes)<sup>15</sup> - however this is not expected to be required until 2031 and is likely be met through organic growth. No additional floorspace for bulky goods (e.g. furniture, electrical goods) is identified.

## **POLICY ST11: Town Centres, Local Centres, Local Shops and Services**

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

1. The vitality and viability of the centres within the hierarchy identified below, as shown on the Policies Map, will be maintained and enhanced:

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

2. The town centres will be the principal locations for major retail, leisure, entertainment, cultural facilities and community services over the plan period.
3. Temporary uses in vacant premises as well as residential development will be supported, where the proposal will not lead to a significant adverse impact on the vitality and viability of the centre and where it does not cause unacceptable impacts for neighbouring uses or compromise current or planned/ committed future use.

### **Local Centres**

4. The Local Centres will provide a focus for essential community services and small-scale retail facilities to meet day-to-day needs, thereby supporting the wellbeing of local people;
5. Development in the Local Centres will be supported where it would, individually or cumulatively with other permitted development not lead to a significant adverse impact upon the vitality and viability of the centre, or any other centres within the hierarchy;
6. New Local Centres will be provided at sites HS1: Peaks Hill Farm; and at HS13: Ordsall South. Each should comprise local food shopping and additional small shops, and other local services to meet residents' day-to-day needs;

### **Sequential Approach and Impact Assessment**

7. Development, including extensions and change of use for main town centre uses, should be located in the defined town centres, then in edge of centre locations. Development will only be permitted outside defined town centres if a sequential test shows that the development, having demonstrated appropriate flexibility in form and scale, cannot be accommodated within a suitable and available centre or edge of centre location.

8. An impact assessment will be required for all applications for retail and/or leisure development that:

- a) provide floor space of 929sqm (gross) or more outside Worksop town centre boundary or Retford town centre boundary;
- b) provide floor space of 600sqm (gross) or more outside Harworth & Bircotes town centre boundary or Tuxford local centre boundary;
- c) provide floorspace of 100sqm (gross) elsewhere in the District outside town centre and local centre boundaries.

### **Local Shops and Services**

- 9. Individual shops and small neighbourhood clusters located outside of the designated centres will be protected where they meet day-to-day needs;
- 10. Proposals for the change of use or loss of any premises or land currently or last used as a local shop (Class Ea or F2a) outside the retail hierarchy will be only permitted where it can be demonstrated that:
  - a) there is equivalent provision in the catchment area; or
  - b) the applicant has provided clear evidence that the property has been openly marketed without a successful conclusion for a period of not less than 6 months on terms that reflect the lawful use and condition of the premises.



## **6.8 Town Centre Management**

- 6.8.1 Improving the quality, vitality and vibrancy of the District's town centres is a Council Plan priority<sup>1</sup>. To ensure the town centres can operate effectively in the long term, this Plan recognises that alongside retail, the evening economy, leisure and residential development will have an important role to play. Policy ST12 therefore supports appropriate uses, particularly on an evening and weekend that will increase footfall, promote longer stays, passing trade for other shops and facilities, and increased expenditure such as, the weekly and specialist markets held in each town centre.
- 6.8.2 Quality residential living, particularly on upper floors can bring vibrancy to streets in the evening and weekend and provide support for local businesses. Positive appropriate re-use for housing will therefore be supported.

### **Primary Shopping Areas**

- 6.8.3 Primary shopping areas are the main retail areas in each of the town centres. These serve the day to day convenience, comparison and service needs of their populations as well as those of nearby settlements.
- 6.8.4 The Bassetlaw Retail and Leisure Study 2017<sup>15</sup> shows that for a primary shopping area to operate successfully, it is necessary for shops (in Class E(a)) to group

together in order to enable shoppers to make comparisons. In support, this evidence<sup>15</sup> strengthened the primary shopping areas by accepting the changing nature of more peripheral retail units and redefining their boundaries.

- 6.8.5 Policy ST12 aims to direct most retail development to the primary shopping areas in order to retain the existing retail function within easy walking distance, maintain vitality and viability, avoid the area being diluted by too many non-retail uses and contribute to a stronger town centre. It also ensures that other main town centre uses such as leisure, offices and secondary shopping take place within the wider town centre boundary and complement the retail focus within the primary shopping area.
- 6.8.6 Various Permitted Development Rights apply to change of use of smaller units in specific classes to alternative uses. Policy ST12 does not apply in those cases, rather it focusses on protecting ground floor E(a) uses in larger units.
- 6.8.7 Each town centre is unique, has its own planning issues and priorities for change. Managing the successful growth and operation of each town centre and the wider central areas requires a bespoke and comprehensive approach. Each will therefore be supported by a centre specific delivery tool:
- **Worksop Central:** A Development Plan Document will provide the framework for the delivery and implementation of the regeneration of the wider area (see Policy ST3) informed by the adopted Worksop Town Centre Masterplan 2021<sup>16</sup>.
  - **Retford Central Area:** the emerging Retford Town Centre Neighbourhood Plan will provide a significant opportunity for local businesses and residents to influence the growth and development of the central area, to ensure its environment and offer is fit for purpose in the future.
  - **Harworth & Bircotes Town Centre:** is expected to continue to grow over the plan period from existing committed development. Its town centre offer should meet residents' expectations: the emerging Harworth & Bircotes Town Centre Masterplan will identify how the town centre extension identified by Policy ST12 and wider town centre and environmental improvements will be delivered.
- 6.8.8 Each delivery tool is expected to contain a number of priority projects to maintain vibrancy, and improve the attractiveness and operation of each town centre. Policy ST12 provides the overarching spatial planning framework from which these projects can be delivered. This could include improvements to the public realm, improved accessibility by active travel and initiatives that would help to improve the function or increase the commercial attractiveness of each centre.
- 6.8.9 Town centre improvements cannot be delivered by the planning system alone. Other partners such as the Worksop Town Centre Masterplan Board, Harworth & Bircotes Town Council, Worksop Business Forum, Retford Business Forum, Retford Town Centre Neighbourhood Planning Group, businesses, and the North Nottinghamshire BID will also need to be proactive to help deliver vibrant centres that meet changing needs.

## POLICY ST12: Management of Town Centres

### Primary Shopping Areas

1. Where planning permission is required, proposals resulting in the loss of a ground floor unit in class E(a) use must demonstrate that:
  - a) the unit has been proactively and appropriately marketed for at least 12 months and that there is no longer a realistic prospect of the unit being used for class E(a) use in the foreseeable future;
  - b) the proposal meets the needs of residents within the local neighbourhood; and
  - c) the proposal will not have a significantly adverse impact on the vitality and viability of the centre as a whole.

### Upper Floor Uses

2. The reuse of upper floors within a town centre will be supported provided that the proposal does not adversely affect the viability of the ground floor use, cause unacceptable planning impacts for other adjacent uses or have a detrimental impact on the role, character or environment of the town centre.

### Town Centre Regeneration

3. 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.
4. Proposals that are appropriate to the function, character and scale of the relevant centre and contribute to the following will be supported:
  - a) the delivery of the Worksop Town Centre Masterplan 2021<sup>16</sup> and the principles of Policy ST3 including:
    - i. proposals that develop the evening economy, where the operation of such activities does not generate unacceptable amenity impacts and would not have an adverse impact on the role and character of the town centre;
    - ii. provision of public realm and green/blue infrastructure improvements;
    - iii. proposals that contribute to the Worksop Flood Management Scheme in accordance with Policy ST50;
    - iv. improved access to and within the centre for pedestrians, cyclists and public transport users;
  - b) the delivery of the aspirations of the emerging Retford Town Centre Neighbourhood Plan including:
    - i. improvements to existing public realm and enhanced green/blue infrastructure connectivity;
    - ii. improved pedestrian and cycle links to the town centre, the rail station /bus station, from nearby employment areas and Kings Park;
    - iii. proposals that contribute to a green town centre with regards to energy, movement, and sustainability;

- c) the delivery of the Harworth and Bircotes Neighbourhood Plan<sup>17</sup> and emerging Harworth & Bircotes Town Centre Masterplan, including:
- i. delivery of HB001: Scrooby Road mixed use development, as defined on the Policies Map, as a small-scale extension to Harworth & Bircotes town centre to include up to 500sqm of comparison goods floorspace, other main town centre uses, and associated infrastructure including any appropriate financial contribution towards the provision of a pedestrian crossing on Scrooby Road;
  - ii. improvements to existing public realm and enhanced green/blue infrastructure connectivity;
  - iii. proposals that contribute to healthy active lifestyles including provision of space for local food growing;
  - iv. improved pedestrian and cycle links to and within the centre from nearby residential areas and community facilities.



## References

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

<sup>2</sup>Recovery and Growth Strategy, D2N2 Local Economic Partnership, 2020

<sup>3</sup>Economic Development Needs Assessment Part 1, GL Hearn, 2019

<sup>4</sup>Bassetlaw Housing and Economic Development Needs Assessment GL Hearn 2020

<sup>5</sup>Bassetlaw Housing and Economic Needs Assessment Addendum, Iceni Projects, 2022

<sup>6</sup>BDC annual monitoring 2022

<sup>7</sup>Bassetlaw A1 Logistics Assessment, Iceni Projects, 2021

<sup>8</sup>Sheffield City Region Strategic Employment Land Appraisal, Lichfields, 2020

<sup>9</sup>Housing and Economic Land Availability Assessment PPG, Paragraph: 031 Reference ID: 2a-031-20190722, MCHLG, 2019 [www.gov.uk](http://www.gov.uk)

<sup>10</sup>Bassetlaw A1 Logistics Assessment Addendum, Iceni Projects, 2022

<sup>11</sup>Bassetlaw Habitats Regulations Assessment, LUC, 2023

<sup>12</sup>Conservation of Habitats and Species Regulations 2010

<sup>13</sup>Bassetlaw Transport Study, Tetra Tech, 2022

<sup>14</sup>Nottinghamshire Visitor Economy Strategy, Nottinghamshire County Council, 2019

<sup>15</sup>Bassetlaw Retail and Leisure Study, Nexus Planning, 2017

<sup>16</sup>Worksop Town Centre Masterplan, BDC, 2021

<sup>17</sup>Harworth and Bircotes Neighbourhood Plan, Harworth and Bircotes Town Council, 2015

## 7.0 Living Communities

## 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, seen a high number of housing completions, and seen sites allocated through 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 This means, as required by national policy, Policy ST13 will allocate sufficient land for housing; a minimum of 2,387 new homes (excluding Worksop Central sites), in accordance with the spatial strategy, which concentrates housing development in the three Main Towns, followed by the Large Rural Settlements.
- 7.1.3 Housing allocations are therefore required to provide for the changing housing needs of our communities such as affordable housing and housing for older people; to support economic growth; contribute to the delivery of strategic infrastructure; and, to maintain a five-year housing land supply.
- 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 ST13 is to allocate sites for housing development. Site allocations are important because they give guidance and certainty to developers and landowners and they help local people understand what may happen in their neighbourhood in the future. They provide a positive policy about the future development of the site and help ensure an appropriate amount and type of development happens in the right place, supported by infrastructure that addresses the needs and impacts generated by that development on local communities.
- 7.1.5 Each site allocation has been assessed through the Land Availability Assessment 2022<sup>1</sup>, with account taken of constraints on development, such as flood risk and infrastructure partners' views. Further detailed assessment was provided by the Sustainability Appraisal<sup>2</sup> which identified potential sensitivities; the Bassetlaw Heritage Methodology 2022<sup>3</sup> which ensured the historic environment was given due consideration in the site selection process; as well as a wide range of Local Plan evidence. The Site Selection Methodology 2022<sup>4</sup> used all available evidence to undertake a robust site selection process for the site allocations contained in this Local Plan. The Whole Plan Viability Assessment 2022<sup>5</sup> ensures that development is capable of delivering the affordable housing and infrastructure required as a consequence of its development. The Local Plan evidence base is available on the Council's website [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)
- 7.1.6 The Housing Background Paper 2023<sup>6</sup> identifies each site as either deliverable within the first 5 years of the plan period or developable later within the plan period. The envisaged start date and duration of construction for each allocation (taking account of the site's planning status, 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 allocation is supported by a site-specific policy in this Plan.

- 7.1.7 As such, with the exception of HS3: Radford Street which has planning permission for the majority of the site, allocations are expected to come forward from 2026-27.
- 7.1.8 Sites allocated in this Plan will be expected to deliver the approximate net number of dwellings identified by Policy ST13 and 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 ST33.
- 7.1.9 Each site allocation policy highlights site-specific planning issues. Matters that apply to all development e.g. design, are not repeated in each site allocation policy. The site allocation policy must therefore be read alongside other policies in this Plan to ensure all relevant planning issues are properly considered.
- 7.1.10 To achieve sustainable development, the Council will require developers of each large scale site allocation, in conjunction with Nottinghamshire County Council and other infrastructure partners to produce a masterplan proportionate to the nature and scale of the development. In accordance with Policy ST56 the masterplan should set out the necessary delivery strategy for that site.
- 7.1.11 Consistent with national planning practice guidance<sup>7</sup>, the Bassetlaw Whole Plan Viability Assessment 2022<sup>5</sup> states that the infrastructure required to support the delivery of sites: HS1, HS3, HS4, HS7, HS11 and HS13 can reasonably be sought through on site delivery and planning obligations 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.
- 7.1.12 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.

## POLICY ST13: Provision of Land for Housing

- 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 2,387 new dwellings will be delivered from the following new housing allocations during the plan period:

Reference	Site Name	Total Available (Ha)	Approximate Overall Capacity (net new dwellings)	Approximate net new dwellings by 2038
HS1	Peaks Hill Farm, Worksop	63.7	1120	655
HS2	Bassetlaw Pupil Referral Centre, Worksop	0.88	20	20
HS3	Radford Street, Worksop	3.5	120	120

Reference	Site Name	Total Available (Ha)	Approximate Overall Capacity (net new dwellings)	Approximate net new dwellings by 2038
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	960
HS14	Land south of Ollerton Road, Tuxford	2.9	75	75

\*There is no site HS6



## 7.2 SITE HS1: Peaks Hill Farm, Worksop

7.2.1 Situated on the northern edge of Worksop, Peaks Hill Farm (in Figure 12) adjoins an existing residential area to the south and Existing Employment Site EES10: Carlton Forest, to the north-east. The site (63.7 ha) provides an opportunity to create a sustainable and well integrated urban extension – for 1120 dwellings and 6.5 ha of employment land - to significantly contribute to Worksop's housing and local business needs in this plan period and the next. The site will have good access to a range of local employment, retail and community facilities within the planned development and Worksop itself.

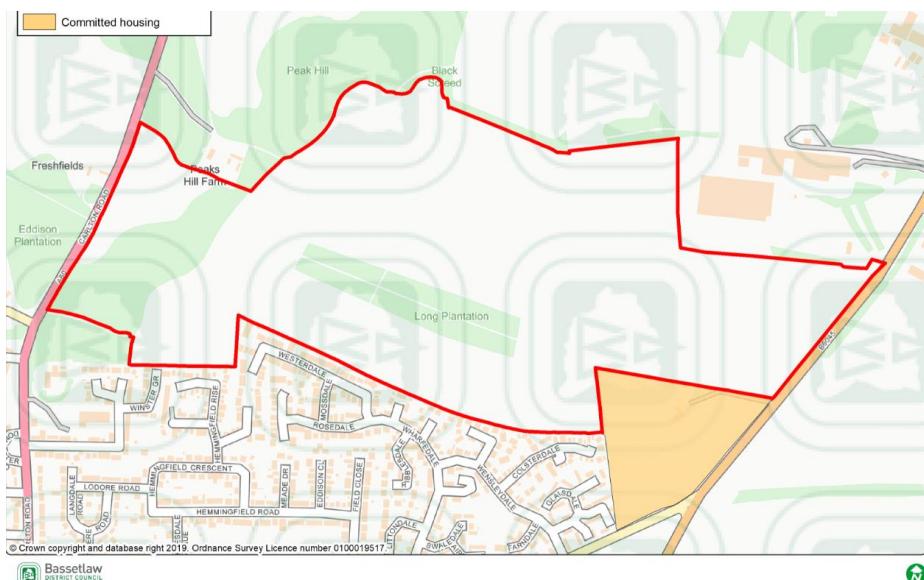


Figure 12: Peaks Hill Farm

- 7.2.2 Site HS1 will be guided by a comprehensive masterplan framework, including an agreed suite of supporting strategies, a design code, delivery strategy and phasing plan in accordance with Policy ST56. Together these will provide a visionary framework appropriate to the site's delivery timeframe, as required by national policy. All will require community consultation and Council approval.
- 7.2.3 The first step was the site promoters Peaks Hill Farm Concept Plan 2020<sup>8</sup>. This set out the vision and broad development strategy for the site. A public and stakeholder consultation took place alongside the November 2020 Local Plan<sup>9</sup> consultation. Comments will be used by the site promoter, where appropriate, to inform the masterplan framework for the site.
- 7.2.4 Given the complex nature of delivering a large urban extension, it is considered appropriate to set a Local Plan growth target of 655 dwellings to help meet local housing needs and deliver strategic infrastructure priorities in this plan period, with the remaining homes to be delivered thereafter. On that basis, the Housing Trajectory shows that housing delivery is not expected to start on site until at least 2026-2027.
- 7.2.5 The site will provide a range of house types and sizes to contribute to meeting housing needs. These should include affordable homes, family homes, specialist housing and the opportunity to provide self-build plots should demand exist. Sustainable, innovative design of new development will be supported.
- 7.2.6 Complementing this will be the delivery of employment land allocated by Policy ST5 for 5ha in this plan period with further employment land thereafter, expected to create approximately 580 jobs including in the green technology sector<sup>10</sup>.
- 7.2.7 A high quality, landscape-led design influenced by its wider rural fringe location, prominent natural assets and heritage associations will be required. As a result, the development will sit within an extensive, interconnected multifunctional green/blue infrastructure network. This should include space for recreation, sport, play, active travel, food production and wildlife in accordance with relevant open space standards in Policy ST44 and the priorities for sport identified by Policy ST45. This will ensure all neighbourhoods have easy access to quality greenspace to meet their day to day needs.
- 7.2.8 The site adjoins the Worksop built up area but is situated within Carlton in Lindrick parish. As an urban extension to Worksop it can reasonably be expected that residents from this development will use the town for the majority of their service and infrastructure needs. On that basis, the housing numbers generated by Peaks Hill Farm contribute to Worksop's housing growth and infrastructure requirements.
- 7.2.9 The creation and enhancement of green/blue infrastructure will help achieve biodiversity opportunities mapping targets<sup>11</sup>, partly through a requirement for 10% biodiversity net gain in accordance with Policy ST38. Proposals must be accompanied by an Ecological Impact Assessment, in accordance with relevant national legislation.

- 7.2.10 The site has a distinctive woodland setting - a requirement will be to retain and enhance these mature woodlands. An arboriculture management plan will be required to ensure that the wooded landscape is appropriately integrated into the design, and that new woodland planting is appropriate to the setting. The existing strong woodland significantly limits views from the wider landscape to the north. It will be important to retain and enhance this natural boundary treatment to reinforce the new development boundary of Worksop with the wider countryside.
- 7.2.11 On that basis, GG3: Carlton in Lindrick/Worksop North Green Gap (see Policy ST36) will ensure the continued separation of Worksop from Carlton in Lindrick. To reflect its location adjoining a green gap, appropriate design techniques such as soft landscaping, tree planting, low level accommodation and lower density development should be considered, particularly along the northern periphery to reinforce landscape quality.
- 7.2.12 Short, open views from Carlton Road east, across the landscape to the mature Peaks Hill Wood is recognised by the Site Allocations: Landscape Study 2019<sup>12</sup>, as important, and should be maintained. Its use as publicly accessible green/blue infrastructure should be sensitively integrated to complement the adjoining woodland and provide an attractive gateway to the site. This land together with the existing woodland on site gives a developable area of approximately 45ha.
- 7.2.13 The site has a distinctive history; in the northern part of the site is a World War II Polish aircraft crash site dating from 1944. The design should incorporate a memorial in honour of the Polish Airmen who lost their lives there. This should be undertaken in consultation with the Council and the local community.
- 7.2.14 Additionally, there are a number of other heritage assets in the locality including the listed Broom Farm and Freshfields. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure all assets, including their settings are protected and where possible enhanced.
- 7.2.15 The development will provide for an appropriate level and type of infrastructure to mitigate its impacts on strategic and local infrastructure as identified by the Infrastructure Delivery Plan 2023<sup>13</sup>. This may include health, education and transport facilities. Such provision will either be made on-site or via contributions towards improving off-site provision in accordance with Policy ST56.
- 7.2.16 Provision for active travel and public transport to and through the site will ensure that existing and new communities are well-integrated and connected. Opportunities to connect to the nearby public rights of way network should be taken. The design should ensure that most residents are within a 20 minute walk/cycle of local services and public transport. On that basis, the new Local Centre, education facilities, community hub/sports facilities, and open space should be appropriately located to encourage sustainable access, to reduce car use for local journeys.
- 7.2.17 Peaks Hill Farm will provide a new distributor road linking Blyth Road (B6045) and Carlton Road (A60). This road will be dual purpose supporting a green corridor with complementary, segregated pedestrian and cycle links and public transport

corridor. Further benefits will be seen elsewhere in Worksop: the Bassetlaw Transport Study 2022<sup>14</sup> shows that the new road will significantly improve the flow and movement of traffic in and around Worksop, including through the town centre.

- 7.2.18 This evidence<sup>14</sup> also considers the impacts of Peaks Hill Farm on a number of local junctions around the town. These include Blyth Road/Kilton Hill and Blyth Road/Farmers Branch. More detailed evidence in relation to traffic impacts and where appropriate, identification of associated proportionate mitigation will be set out through a Transport Assessment for the site.

## **POLICY 14: Site HS1: Peaks Hill Farm, Worksop**

1. Land at Peaks Hill Farm, Worksop, as identified on the Policies Map will be developed for a total of 1120 dwellings, of which approximately 655 dwellings, 5ha of employment land and supporting infrastructure as identified by the Infrastructure Delivery Plan 2023<sup>13</sup> will be delivered in this plan period; with the balance of housing, employment land and associated infrastructure thereafter, as part of a safe, sustainable, quality living and working environment. The delivery of the road will reflect the phasing of development, which will be confirmed through the planning application process.
2. The proposed development on land at Peaks Hill Farm will be expected to deliver a scheme in accordance with a comprehensive masterplan framework for the site consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) a landscape-led scheme with a design that responds visually to topography, aspect and local context, informed by a landscape statement, which protects and enhances the openness within GG3: Carlton in Lindrick-Worksop North Green Gap in accordance with Policy ST36, and maintains sightlines and short open views from Carlton Road east to Peaks Hill Wood;
- b) the sensitive design and location of buildings that maintain appropriate residential amenity for existing and future residents in accordance with Policy 46;
- c) a scheme of an appropriate scale, layout, form and materials which respects the significance and setting of affected heritage assets, including a commemorative memorial in recognition of the World War II plane crash site, supported by a heritage statement to include the results of an archaeological assessment comprising a geophysical survey, and where necessary intrusive site investigations and mitigation strategy;

### **Mix of uses**

- d) a mix of housing types, sizes and tenures to meet local needs, including affordable housing, specialist housing, and serviced plots for self-build and custom homes, where appropriate, in accordance with Policy ST28;
- e) a residential care home, unless market evidence demonstrates a lack of demand in which case the land should revert to specialist housing designed to meet the needs of older people;

### **Green/blue infrastructure**

- f) a multifunctional, coherent and connected green/blue infrastructure network designed to promote climate resilience that links existing woodland and important hedgerows with tree planting, publicly accessible open space and SuDS;
- g) appropriate landscaping throughout the site, including a new permanent defensible landscaped edge to protect the Worksop North-Carlton in Lindrick Green Gap to the north and to provide appropriate separation with existing residential properties to the south;
- h) a green, tree lined active travel corridor alongside the distributor road with species rich verges to support ecological connectivity;

### **Social and community facilities**

- i) 2.5ha of serviced land and an appropriate financial contribution towards enabling a 2 form entry secondary school satellite facility on site to address pupil growth associated with the development;
- j) a Local Centre on site to be located within a safe, easy walking and cycling distance to the majority of new households, including a convenience goods store of an appropriate size, commensurate to its location;
- k) a community hub on site with sports pitches and appropriate ancillary accommodation;
- l) new and/or improved social infrastructure, services and facilities to meet the needs of the development;

### **Transport and connectivity**

- m) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, as evidenced by a Transport Assessment(s) and Travel Plan(s) for the proposal. This should include but not be limited to:
    - i. a new road designed to distributor standard, between a point of access on the A60 Carlton Road and a point of access on the B6045 Blyth Road; the alignment and technical specification should be capable of accommodating public transport and as a minimum a stepped two way cycle track;
    - ii. a well-connected street hierarchy that provides high quality, safe and direct walking, cycling and public transport routes within the site;
    - iii. new pedestrian and cycle links from the site to neighbouring areas to the south, and to EES10 Carlton Forest to the north;
    - iv. appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site;
    - v. any appropriate financial contribution towards a high frequency bus service from the site to Worksop town centre and the wider area supported by appropriate public transport infrastructure within the site;
    - vi. connections to the public rights of way network to the east and west of the site;
    - vii. any appropriate, proportionate financial contribution(s) towards improving highways infrastructure in the locality of the site;
3. Infrastructure shall be secured by planning condition, agreement and/or other mechanism considered appropriate by the relevant infrastructure partners, the Council and the developer.



## 7.3 SITE HS2: Bassetlaw Pupil Referral Centre

- 7.3.1 Situated in central Worksop, the Bassetlaw Pupil Referral Centre is accessed from Newgate Street. The reuse and reconfiguration of this mostly brownfield site (0.7ha) (see Figure 13) provides a significant opportunity to positively redevelop part of an underused site complementing the recent development of the extra care housing at The Grove off Low Town. This will also address Council Plan<sup>15</sup> and Local Plan priorities to improve the wider environment for Bassetlaw's communities.
- 7.3.2 The site is within an easy walk/cycle of the town centre, with local services and employment nearby and a good bus service adjoining the site, thus reducing the need to travel by car.



Figure 13: Bassetlaw Pupil Referral Centre

- 7.3.3 The site is expected to provide for approximately 20 units. Site HS2 should seek to diversify the housing offer available in the area, ensuring that a range of house types and sizes are provided to contribute to meeting local housing needs, including for affordable homes.
- 7.3.4 Nottinghamshire County Council will be retaining space for an administration facility within the site boundary. A quality, sensitive design should ensure that both uses can sit comfortably on site, and that the amenity of existing and future residents is appropriate.
- 7.3.5 The redevelopment of brownfield land provides an opportunity to enhance the management of surface water, and secure environmental and water quality benefits. The Level 2 Strategic Flood Risk Assessment 2022<sup>16</sup> recommends that a

flood risk assessment be undertaken to ensure surface water is appropriately managed through the use of sustainable drainage (in line with Policy ST50).

- 7.3.6 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>. Such provision will be made in accordance with Policy ST56.

## **POLICY 15: Site HS2: Bassetlaw Pupil Referral Centre, Worksop**

1. Land at the Bassetlaw Pupil Referral Centre, Worksop, as identified on the Policies Map will be developed in this plan period for approximately 20 dwellings and supporting infrastructure as identified by the Infrastructure Delivery Plan 2023<sup>13</sup> as part of a safe and sustainable quality living environment.
2. The proposed development on land at the Bassetlaw Pupil Referral Centre will be expected to deliver a scheme for the site consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate amenity for existing and future residents in accordance with Policy 46;
- b) a surface water management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), informed by a Flood Risk Assessment. Whole life management and maintenance arrangements must be agreed through the planning application process;

### **Mix of uses**

- c) a mix of housing types, sizes and tenures to meet local needs, including for affordable housing in accordance with Policy ST28;
- d) the ongoing operation of the on-site administration facility;

### **Social and community facilities**

- e) new and/or improved social, community and green infrastructure to meet the needs of the development;

### **Transport and connectivity**

- f) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, which shall include but not be limited to:
  - i. safe access onto Newgate Street for vehicles, pedestrians and cyclists; and
  - ii. a pedestrian footway connecting the site to the existing footway on Newgate Street.



## 7.4 SITE HS3: Radford Street, Worksop

- 7.4.1 Situated in south-east Worksop, accessed from Furnival Street, this disused allotment site (3.5ha) is located within a primarily residential area. The re-use of this site (see Figure 14) provides a significant opportunity to positively redevelop a vacant site in this part of the town and to support the ongoing regeneration of the Manton area of Worksop. It will also address Council Plan<sup>15</sup> and Local Plan priorities to improve the wider environment for Bassetlaw's communities.
- 7.4.2 The site is well located for employment, with local services, open space and a good bus service nearby, thus reducing the need to travel by car.
- 7.4.3 The majority of the site has planning permission for residential use, with the planning application for the second phase expected early in the plan period. The site is expected to provide for approximately 120 affordable and low-cost units of a range of house types and sizes – including apartments - to help meet local housing needs in the area. This should include a proportion of homes for older people.

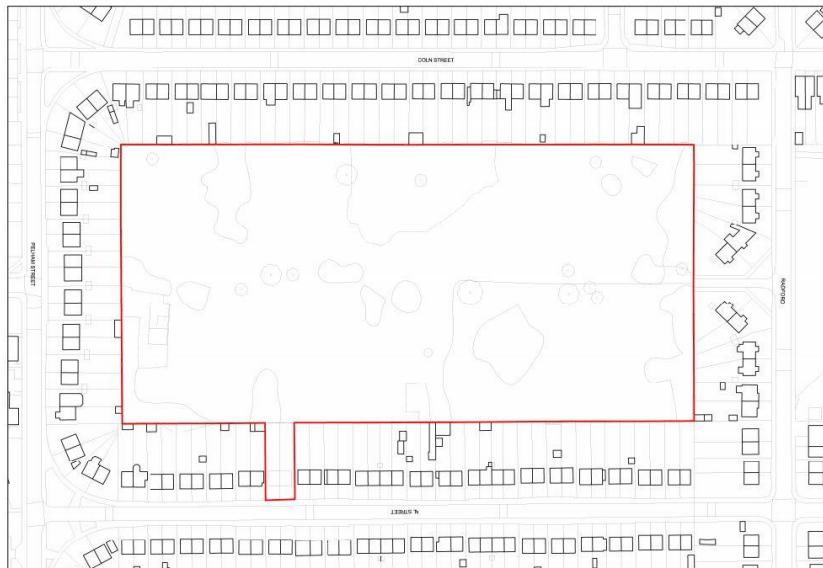


Figure 14: Radford Street, Worksop

- 7.4.4 The redevelopment of underused land in the urban area provides an opportunity to enhance the management of surface water, and secure environmental and water quality benefits. The Level 2 Strategic Flood Risk Assessment 2022<sup>16</sup> recommends that a flood risk assessment be undertaken to ensure surface water is appropriately managed through the use of sustainable drainage (in line with Policy ST50).
- 7.4.5 Through careful design, opportunities should be taken to provide quality, safe, legible connections for pedestrians and cyclists to and through the site. Sustainable transport links between the site, Furnival Street and Radford Street should be prioritised.
- 7.4.6 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>. Such provision will be made in accordance with Policy ST56.

## POLICY 16: Site HS3 Radford Street, Worksop

1. Land at Radford Street, Worksop, as identified on the Policies Map will be developed in the plan period for approximately 120 affordable and low cost dwellings and supporting infrastructure as identified by the Infrastructure Delivery Plan 2023<sup>13</sup> as part of a safe, sustainable, quality living environment.
2. The proposed development on land at Radford Street, Worksop will be expected to deliver a scheme consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate residential amenity for existing and future residents in accordance with Policy 46;
- b) a surface water management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), informed by a Flood Risk Assessment. Whole life management and maintenance arrangements must be agreed through the planning application process;

### **Mix of uses**

- c) a mix of housing types, sizes and tenures to meet local needs for affordable housing and specialist housing, including the provision of apartments;

### **Social and community facilities**

- d) new and/or improved social, community and green infrastructure to meet the needs of the development;

### **Transport and connectivity**

- e) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, which shall include but not be limited to:
  - i. safe access into the site from Furnival Street for vehicles, pedestrians and cyclists;
  - ii. quality, safe and direct footpath and cycle links between Furnival Street and Radford Street to integrate the development with the surrounding neighbourhoods.



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

- 7.5.1 Situated in south-east Worksop, the former Manton Primary School site (see Figure 15) is located within a primarily residential area, accessed from Kingston Road. The reuse of this mostly brownfield site (3.7ha) provides a significant opportunity to positively redevelop this long vacant site. It will also address Council Plan<sup>15</sup> and Local Plan priorities to improve the wider environment for Bassetlaw's communities, complementing the proposed redevelopment of nearby HS3: Radford Street for affordable housing.

- 7.5.2 The site is well located for employment, with local services, open space and a good bus service nearby, thus reducing the need to travel by car.



Figure 15: Former Manton Primary School, Worksop

- 7.5.3 The site is expected to provide for approximately 100 units. Site HS4 should seek to diversify the housing offer available in the area, ensuring that there is a better range of quality homes available. On that basis, Policy 17 requires a mix of house types and sizes to be provided to contribute to meeting local housing needs, including for affordable housing and specialist housing.
- 7.5.4 Redevelopment should positively integrate the 0.8ha of open space that exists on site within a larger multifunctional open space of approximately 1.15ha designed to address future residents' needs. The size should reflect the open space standards set out in Policy ST44.
- 7.5.5 The site currently accommodates the former school's playing field, comprising three junior playing pitches. As required by national policy and Policy ST45 it is important that the development does not result in the loss of playing fields, particularly when the Playing Pitch Strategy 2019<sup>17</sup> identifies a current shortfall. On that basis, a financial contribution - equivalent to the loss of three junior playing pitches - will be sought to improve the quality of playing fields in the locality to benefit future residents and the existing community.
- 7.5.6 The redevelopment of underused and brownfield land provides an opportunity to enhance the management of surface water, and secure environmental and water quality benefits. The Level 2 Strategic Flood Risk Assessment 2022<sup>16</sup> recommends that a flood risk assessment be undertaken to ensure surface water is appropriately managed through the use of sustainable drainage (in line with Policy ST50).
- 7.5.7 Through careful design, opportunities should be taken to provide quality, safe, legible connections for pedestrians and cyclists through the site. On that basis,

sustainable transport links between Kingston Road and South Avenue should be reinstated.

- 7.5.8 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>. Such provision will be made in accordance with Policy ST56.

## **POLICY 17: Site HS4 Former Manton Primary School, Worksop**

1. Land at the Former Manton Primary School, Worksop, as identified on the Policies Map will be developed in this plan period for approximately 100 dwellings and supporting infrastructure as identified by the Infrastructure Delivery Plan 2023<sup>13</sup>, as part of a safe, sustainable, quality living environment.
2. The proposed development on land at the Former Manton Primary School site will be expected to deliver a scheme in accordance with a masterplan for the site consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate residential amenity for existing and future residents and provide natural surveillance of on site open space in accordance with Policy 46;
- b) a surface water management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), informed by a Flood Risk Assessment. Whole life management and maintenance arrangements must be agreed through the planning application process;

### **Mix of uses**

- c) a mix of housing types, sizes and tenures to meet local needs, including affordable housing, specialist housing, and serviced plots for self-build and custom homes, where appropriate, in accordance with Policy ST28;

### **Green/blue infrastructure**

- d) approximately 1.15ha of multifunctional open space on site in accordance with the open space standards in Policy ST44 to incorporate the existing 0.8ha of on site amenity open space;
- e) an appropriate financial contribution, equivalent to the provision of three junior playing pitches, to be used to enhance the quality of existing junior pitch provision in the locality in accordance with the Bassetlaw Playing Pitch Strategy<sup>17</sup> or any successor;

### **Social and community facilities**

- f) new and/or improved social and community infrastructure to meet the needs of the development;

### **Transport and connectivity**

- g) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, as evidenced by a Transport

Assessment and Travel Plan for the proposal. This should include but not be limited to:

- i. safe access to the site for vehicles, cyclists and pedestrians from Kingston Road (south) via the current school entrance and adjacent land; and, a second access from Kingston Road (east) beyond the Kingston Community Centre;
- ii. quality, safe and direct footpath and cycle links between Kingston Road and South Avenue, and between Kingston Road (east) and Kingston Road (south) to integrate the development with the surrounding neighbourhoods.



## 7.6 SITE HS5: Talbot Road, Worksop

- 7.6.1 Situated in south-east Worksop, Talbot Road is located within a primarily residential area, on the corner of Talbot Road and Lincoln Road. The development of this small scale 0.44ha site (see Figure 16) provides an opportunity to make a positive contribution to the local streetscene. It will also address Council Plan<sup>15</sup> and Local Plan priorities to improve the wider environment for Bassetlaw's communities, complementing the proposed redevelopment of nearby HS3: Radford Street for affordable housing.
- 7.6.2 The site is well located for employment, with local services and the town centre accessible by foot, bike and public transport, thus reducing the need to travel by car.

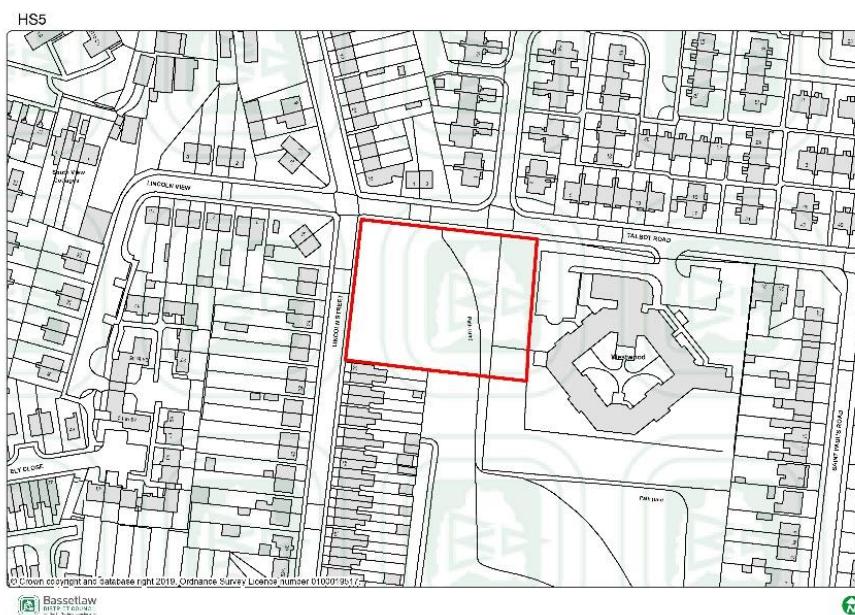


Figure 16: Talbot Road, Worksop

- 7.6.3 The site is expected to provide for approximately 15 units to contribute to meeting local housing needs. Site HS5 should positively enhance the housing offer available in the area. On that basis, Policy 18 requires the mix to include affordable homes.

- 7.6.4 The site is currently part of a wider area of amenity greenspace, but the Open Space Assessment Update 2020 indicates it is of limited quality<sup>18</sup>. The development of this site provides an opportunity to improve the quality of the remaining open space by enhancing its multi-functionality. Open space improvements should be agreed through consultation with the local community. An appropriate landscaping buffer should be established along the eastern boundary of site HS5 to provide residents of the adjoining care home with privacy.
- 7.6.5 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>. Such provision will be made in accordance with Policy ST56.

## **POLICY 18: Site HS5: Talbot Road, Worksop**

1. Land at Talbot Road, Worksop, as identified on the Policies Map will be developed within the plan period for approximately 15 dwellings and supporting infrastructure as identified by the Infrastructure Delivery Plan 2023<sup>13</sup>, as part of a safe, sustainable and quality living environment.
2. The proposed development of land at Talbot Road will be expected to deliver a scheme consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate amenity for existing and future residents and provide natural surveillance of the adjoining open space in accordance with Policy 46;

### **Mix of uses**

- b) a mix of housing types, sizes and tenures to meet local needs including for affordable housing in accordance with Policy ST28;

### **Green/blue infrastructure**

- c) any appropriate financial contribution to improve the quality of the adjoining Talbot Road amenity greenspace to address impacts arising from the proposal;
- d) a landscape buffer along the eastern boundary of the site to provide appropriate amenity to the adjoining residential care home;

### **Social and community facilities**

- e) new and/or improved social and community infrastructure to meet the needs of the development;

### **Transport and connectivity**

- f) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, which shall include but not be limited to:
  - i. an appropriate link road between Talbot Road and Lincoln Road to accommodate vehicles, cyclists and a footway either side of the link road to accommodate pedestrians.



## 7.7 SITE HS7: Trinity Farm, Retford

- 7.7.1 Situated on the north-west edge of Retford, Trinity Farm is adjacent to a growing mixed-use area. Planning permission has been granted for Phase 1 (in blue in Figure 17) comprising 196 dwellings and 11.11ha of employment/employment generating uses (2.7ha allocated for employment uses by Policy ST5) and supporting infrastructure.
- 7.7.2 Site HS7 forms a logical, sustainable extension – for approximately a further 305 dwellings on 11.15 ha - to contribute to meeting Retford's housing needs in the longer term. The site will have good access to a range of employment, retail and community facilities within the wider planned development and Retford itself.

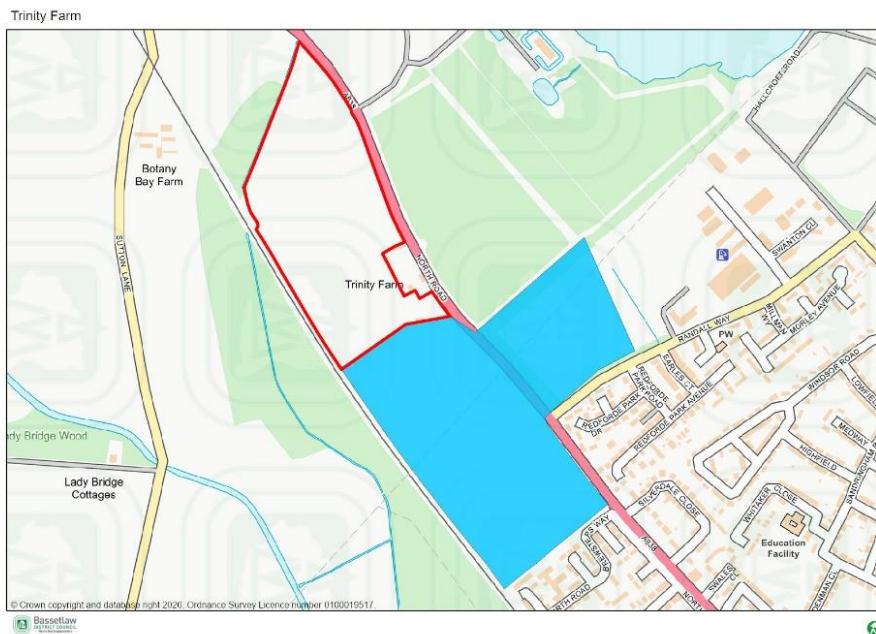


Figure 17: Trinity Farm, Retford

- 7.7.3 Site HS7 will be guided by a comprehensive masterplan framework, including an agreed suite of supporting strategies, a design code, delivery strategy and phasing plan in accordance with Policy ST56. The masterplan framework should be prepared in such a way so that both phases of development form one cohesive neighbourhood. All will require community consultation and Council approval.
- 7.7.4 Site HS7 should seek to diversify the housing offer available in the area, ensuring that there is a better range of quality homes available. On that basis, Policy 19 requires a mix of house types and sizes to be provided to contribute to meeting local housing needs, including for affordable homes and specialist housing. Retford has a slightly higher proportion of residents aged over 65 than the other Main Towns in the District<sup>19</sup>. Opportunities to provide retirement accommodation, extra care and/or a care home should therefore be considered.

- 7.7.5 Site HS7 lies within the impact zone of the nearby Sutton and Lounds Gravel Pits SSSI. In line with Policy ST38, all relevant assessments should be undertaken to ensure there is no adverse impact upon this protected site. On that basis, a high quality, green/blue infrastructure-led design influenced by its rural fringe location is required. Opportunities to maximise ecological connectivity to the nearby Sutton and Lounds Gravel Pits SSSI and Idle Valley Nature Reserve, as well as to woodland to the north and Retford Beck should be taken.
- 7.7.6 As a result of Retford Beck running along the northern boundary this part of the site lies within Flood Zone 3 and Flood Zone 2. In accordance with national policy, residential development will be located in the sequentially preferable part of the site i.e. in Flood Zone 1, with open space occupying the land at higher flood risk adjacent to the beck. A Flood Risk Assessment will be required to inform the design to ensure the housing can be safely accommodated and that the development generates no increase in flood risk elsewhere. Consequently, the design will also be required to incorporate a comprehensive sustainable drainage scheme in order to mitigate any future flood risk.
- 7.7.7 The northern part of the site lies within an archaeological zone. Cropmarks on site indicate the potential for archaeology of regional importance. The site was also the location of a Second World War aircraft crash site. A planning application should therefore be informed by a heritage statement and archaeological assessment consistent with Policy 41 which includes a desk based assessment and site evaluation including a geophysical survey and, where required, intrusive site investigations which will inform the design and layout of development and will ensure assets and their settings are protected and where possible enhanced. Where appropriate, archaeological remains should be preserved and left in situ, forming part of the green/blue infrastructure network for example.
- 7.7.8 Overhead power lines cross the site. The design should be in accordance with relevant National Grid guidance<sup>20</sup>; the siting of buildings and their height must be carefully considered and access for maintenance maintained. Positive use of land underneath and in proximity of the overhead lines for green/blue infrastructure would be supported.
- 7.7.9 The site has the capacity to accommodate a multifunctional open space to meet new residents' needs. This should include space for children's play, amenity greenspace and allotments. Green/blue infrastructure should also provide a substantial landscape buffer to the railway line along the western boundary, to protect future residents' amenity.
- 7.7.10 Opportunities should be taken to enhance provision for active travel and public transport, particularly to nearby facilities and employment opportunities. Cycle routes in particular should cross the wider site, connect to the green/blue infrastructure network, the new housing development to the south, and Retford town centre. Connection to a public right of way to the north east of the site will be sought to improve recreational access to the countryside, whilst the existing shared use path provision along North Road should be extended along the site frontage. More detailed evidence in relation to traffic impacts will be required through a Transport Assessment for the site.

- 7.7.11 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>. Such provision will be made in accordance with Policy ST56.

## **POLICY 19: Site HS7: Trinity Farm, Retford**

1. Land at Trinity Farm, Retford, as identified on the Policies Map will be developed in the plan period for approximately 305 dwellings and supporting infrastructure as identified by the Infrastructure Delivery Plan 2023<sup>13</sup>, as part of a safe, sustainable, quality living environment.
2. The proposed development on land at Trinity Farm will be expected to deliver a scheme in accordance with a comprehensive masterplan framework for the site consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate residential amenity for existing and future residents in accordance with Policy 46;
- b) a flood management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), including green/blue infrastructure measures, informed by a Flood Risk Assessment (FRA), a hydrology assessment and, a Surface Water Management Masterplan and Strategy, in accordance with Policy ST50. Whole life management and maintenance arrangements must be agreed through the planning application process;
- c) a scheme that positively responds to the National Grid assets present within the site and the Network Rail assets along the western boundary, informed by relevant National Grid and Network Rail guidance which demonstrates that the impact of the assets has been reduced;
- d) a scheme of an appropriate scale, layout, form and materials which respects the significance and setting of affected heritage assets supported by a heritage statement and archaeological evaluation, and a mitigation strategy;

### **Mix of uses**

- e) a mix of housing sizes and tenures to meet local needs, including affordable housing and specialist housing, and serviced plots for self-build and custom homes, where appropriate in accordance with Policy ST28;

### **Green/blue infrastructure**

- f) a quality multifunctional, biodiverse, coherent and connected green/blue infrastructure network that integrates with Phase 1 of the Trinity Farm development to the south, the adjoining Retford Beck, the woodland to the north and Sutton and Lounds Gravel Pits SSSI;
- g) high quality, multifunctional publicly accessible open space, in accordance with Policy ST44;
- h) appropriate landscaping throughout the site, including along the western boundary to provide appropriate separation with new residential properties;

## Social and community facilities

- i) new and/or improved social and community infrastructure and facilities to meet the needs of the development;

## Transport and connectivity

- j) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, as evidenced by a Transport Assessment and Travel Plan, for the proposal. This should include but not be limited to:
  - i. an appropriate access point to the site from North Road, capable of accommodating public transport;
  - ii. a well-connected street hierarchy that provides high quality, safe and direct walking, cycling and public transport routes within the site, to Phase 1 of the Trinity Farm development, and to neighbouring areas;
  - iii. a new footway and cycle path along the North Road frontage to connect to the existing shared use path to the south of the site;
  - iv. any appropriate financial contribution towards improving public transport infrastructure to address public transport usage associated with the development;
  - v. appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site;
  - vi. a public right of way through the site to connect to the existing network to the north east;
  - vii. a strategy assessing potential adverse safety impacts at the nearby Botany Bay level crossing on Sutton Lane, and where necessary appropriate mitigation, through early consultation with Network Rail;
  - viii. any appropriate proportionate financial contribution towards improving highways infrastructure in the locality of the site.
- 3. Infrastructure shall be secured by planning condition, agreement and/or other mechanism considered appropriate by the relevant infrastructure partners, the Council and the developer.



## 7.8 SITE HS8: Milncroft, Retford

- 7.8.1 Situated in north-west Retford, surrounded by residential properties, this small site (0.45ha) can be accessed via a private drive from Leaffield (see Figure 18). The development of this underused site provides an opportunity to improve the wider environment for Bassetlaw's communities and add to the Council's affordable housing stock in the town, both priorities of the Council Plan<sup>15</sup> and this Local Plan.



Figure 18: Milnercroft, Retford

- 7.8.2 The site is well located for employment, close to the Town Centre, with local services and open space nearby, and with good access to public transport, thus reducing the need to travel by car.
- 7.8.3 Its development will enable a small scheme of approximately five affordable homes to be developed to help meet the District's housing need for social rent or affordable rent properties. The site will need to be carefully designed and sensitively developed to ensure that the amenity of existing residents is protected.
- 7.8.4 The site is currently identified as allotments, but the Open Space Assessment Update 2020<sup>18</sup> states it has limited quality with only one plot currently rented. To ensure no loss of provision, all active plots will be re-provided within the locality. This should be agreed with the Council's Parks and Open Space team. The new allotments should be operational prior to the development of Milnercroft to ensure no loss of provision for local people.
- 7.8.5 The redevelopment of underused land in the urban area provides an opportunity to enhance the management of surface water, and secure environmental and water quality benefits. The Level 2 Strategic Flood Risk Assessment 2022<sup>16</sup> recommends that a flood risk assessment be undertaken to ensure surface water is appropriately managed through the use of sustainable drainage (in line with Policy ST50).
- 7.8.6 Safe access to the site should include provision for pedestrians and cyclists and be agreed with the Local Highways Authority.

## **POLICY 20: Site HS8: Milnercroft, Retford**

1. Land at Milnercroft, Retford as identified on the Policies Map will be developed in this plan period for approximately five affordable dwellings, a community garden and supporting infrastructure, as identified by the Infrastructure Delivery Plan 2023<sup>13</sup> as part of a safe, sustainable and quality living environment.

2. Proposals to develop Milnercroft will be expected to deliver:

**Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate residential amenity for existing and future residents in accordance with Policy 46;
- b) a surface water management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), informed by a Flood Risk Assessment. Whole life management and maintenance arrangements must be agreed through the planning application process.

**Green/blue infrastructure**

- c) through consultation with the Council's Parks and Open Space team, the re-provision of active allotment space to an existing site in the locality which must be operational before development commences on site HS8: Milnercroft;
- d) a community garden on site to be available for use by local residents;

**Transport and connectivity**

- e) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, which shall include but not be limited to:
  - i. an appropriate private drive from Leafield of at least 5.8m width to accommodate vehicles and cyclists;
  - ii. a pedestrian footway connecting the site to the existing footway on Leafield. This should provide for appropriate space at the rear of the footway to accommodate communal bin storage.



## 7.9 Site HS9: Former Elizabethan High School

- 7.9.1 Situated in north-west Retford, the former Elizabethan High School site is located within a primarily residential area (see Figure 19), currently accessed from West Furlong and Leafield. The reuse of this mostly brownfield site (1.3ha) provides a significant opportunity to positively redevelop a longstanding vacant site in this part of the town. This will also address Council Plan<sup>15</sup> and Local Plan priorities to improve the wider environment for Bassetlaw's communities.
- 7.9.2 The site is well located for local services, health facilities and employment, is adjacent to open space and a play area, is highly accessible by foot/bike and benefits from a good bus service along North Road, thus reducing the need to travel by car.
- 7.9.3 A number of heritage assets are in the locality including Retford Hospital and Retford Cemetery. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure that these assets and their settings are protected and where possible enhanced.



Figure 19: Former Elizabethan School, Retford

- 7.9.4 The site is expected to provide for approximately 46 units, to include a mix of house types and sizes to diversify the housing offer available to local residents in the area, ensuring that there is a better range of high quality homes available. On that basis, Policy 21 requires housing to contribute to meeting local housing needs, including for affordable homes.
- 7.9.5 Quality design should positively integrate the site with the adjoining open space to the south-west to promote natural surveillance and positive use and a safe, healthy environment particularly for children and young people.
- 7.9.6 High quality, safe, legible connections for pedestrians and cyclists should be made through the site, particularly between Leafield and West Furlong and to enable easy access to the adjoining open space. Sustainable transport links to West Furlong should be reinstated.
- 7.9.7 The redevelopment of brownfield land provides an opportunity to enhance the management of surface water, and secure environmental and water quality benefits. The Level 2 Strategic Flood Risk Assessment 2022<sup>16</sup> recommends that a flood risk assessment be undertaken to ensure surface water is appropriately managed through the use of sustainable drainage (in line with Policy ST50).
- 7.9.8 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>. Such provision will be made in accordance with Policy ST56.

## POLICY 21: Site HS9: Former Elizabethan High School

1. Land at the Former Elizabethan High School, Retford, as identified on the Policies Map, will be developed in the plan period for approximately 46 dwellings and supporting infrastructure as set out in the Infrastructure Delivery Plan 2023<sup>13</sup>, as part of a safe, sustainable quality living environment.
2. The proposed development on land at the Former Elizabethan High School will be expected to deliver a scheme consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate amenity for existing and future residents and provides natural surveillance of the adjoining open space to the south-west in accordance with Policy 46;
- b) a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment and/or field evaluation;
- c) a surface water management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), informed by a Flood Risk Assessment. Whole life management and maintenance arrangements must be agreed through the planning application process;

### **Mix of uses**

- d) a mix of housing types, sizes and tenures, to meet local needs including for affordable housing in accordance with Policy ST28;

### **Green/blue infrastructure**

- e) any appropriate financial contribution towards the improvement of the adjoining open space to address impacts arising from the proposal;

### **Social and community facilities**

- f) new and/or improved social and community infrastructure to meet the needs of the development;

### **Transport and connectivity**

- g) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, which should include but not be limited to:
  - i. safe access to the site for vehicles onto Leafield;
  - ii. quality, safe and direct footpath and cycle links between Leafield and West Furlong and to the open space to the south-west;
  - iii. any appropriate financial contribution towards enhancing bus service provision in the locality;
  - iv. any appropriate, proportionate financial contribution towards improving highways infrastructure in the locality of the site.



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

- 7.10.1 Situated in north-west Retford, to the rear of the West Retford Hotel, St Michael's View (0.38ha) is located within a primarily residential area (see Figure 20), accessed from Hallcroft Road. The reuse of this former support centre will make good use of a brownfield site and make a positive contribution to the local streetscene.

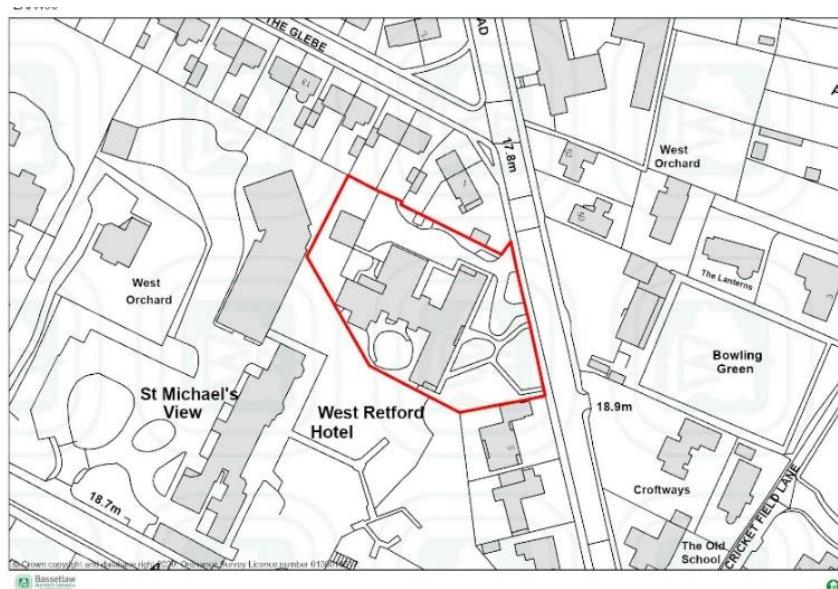


Figure 20: St Michael's View, Retford

- 7.10.2 The site is within an easy walk and cycle of local services, open space, the town centre and employment areas, with public transport nearby, thus reducing the need to travel by car.
- 7.10.3 The site is expected to provide for approximately 20 dwellings. Site HS10 should seek to diversify the housing offer available in the area, ensuring that there is a better range of high quality homes available. On that basis, Policy 22 requires a mix of house sizes to be provided to contribute to meeting local housing needs, including for affordable homes.
- 7.10.4 Mature trees exist on site. An arboriculture assessment will be required to inform the design and layout of the scheme. Where appropriate, residential development should be positively integrated with the tree canopy ensuring its biodiversity value is protected and enhanced.
- 7.10.5 A number of heritage assets are in the locality including the West Retford Hotel and the Retford Conservation Area. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design,

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

- 7.10.6 The redevelopment of brownfield land provides an opportunity to enhance the management of surface water, and secure environmental and water quality benefits. The Level 2 Strategic Flood Risk Assessment 2022<sup>16</sup> recommends that a flood risk assessment be undertaken to ensure surface water is appropriately managed through the use of sustainable drainage (in line with Policy ST50).
- 7.10.7 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>. Such provision will be made in accordance with Policy ST56.

## **POLICY 22: Site HS10: St Michael's View, Retford**

- 1. Land at St Michael's View, Retford, as identified on the Policies Map will be developed in the plan period for approximately 20 dwellings and supporting infrastructure as set out in the Infrastructure Delivery Plan 2023<sup>13</sup>, as part of a safe, sustainable and quality living environment.
- 2. The proposed development on land at St Michael's View will be expected to deliver a scheme consistent with Policy ST56 which makes provision for:

**Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate residential amenity for existing and future residents in accordance with Policy 46;
- b) a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement to include the results of an archaeological desk based assessment and/or field evaluation;
- c) a surface water management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), informed by a Flood Risk Assessment. Whole life management and maintenance arrangements must be agreed through the planning application process.

**Mix of uses**

- d) a mix of housing sizes and tenures to meet local needs including for affordable housing in accordance with Policy ST28;

**Green/blue infrastructure**

- e) the protection and enhancement of quality mature trees on site informed by an arboriculture assessment;

**Social and community facilities**

- f) new and/or improved social, community infrastructure and green infrastructure to meet the needs of the development;

**Transport and connectivity**

- g) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, which shall include but not be limited to:
- safe access onto Hallcroft Road for vehicles, pedestrians and cyclists;
  - any appropriate financial contribution towards enhancing bus service provision in the locality;
  - any appropriate, proportionate financial contribution towards improving highways infrastructure in the locality of the site.



## 7.11 SITE HS11: Fairygrove, Retford

- 7.11.1 Situated off London Road, Retford, land at Fairygrove is located within a primarily residential area (see Figure 21), accessed from Grove Road. The site (2.7ha) is well located for local services, health facilities and employment, and is highly accessible by foot/bike and benefits from a good bus service along London Road into the town centre, thus reducing the need to travel by car.
- 7.11.2 The site is expected to provide for approximately 61 dwellings including a mix of house types and sizes to diversify the housing offer available to local residents in the area, ensuring that there is a better range of high quality homes available. On that basis, Policy 23 requires housing to contribute to meeting local housing needs, including for affordable homes.
- 7.11.3 The site is located within the Retford South Conservation Area. A planning application should be informed by a heritage statement and archaeological assessment, which will inform the design, scale, layout and materials of development and will ensure these assets and their settings are protected and where possible enhanced.



Figure 21: Fairygrove site

- 7.11.4 Additionally, site HS11 contains a distinctive mix of mature trees and hedgerows along the London Road and Grove Road boundaries. An arboriculture assessment will be required to ensure these features are appropriately protected, enhanced and positively integrated into the design and layout of the scheme.
- 7.11.5 The site is adjacent to the East Coast Mainline and associated level crossing on Grove Road. Network Rail require that the access road to the site should be at least 150 metres from the level crossing on Grove Road, and safety improvements to the level crossing, including; signal lighting, new road markings and speed restrictions may be required to address identified impacts of additional traffic and use associated with the development. The Transport Statement for the development will evidence the approach taken through the planning application process.
- 7.11.6 Careful design, including use of green infrastructure, will be required to ensure any potential impacts from the railway line from noise and vibration upon future residents are appropriately mitigated.
- 7.11.7 The design should also ensure that opportunities are taken to provide quality, safe, legible connections for pedestrians and cyclists through the site. Easy access to nearby public rights of way to the south-east and west should be provided.
- 7.11.8 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>. Such provision will be made in accordance with Policy ST56.

## **POLICY 23: Site HS11 Fairygrove, Retford**

1. Land at Fairygrove, Retford, as identified on the Policies Map, will be developed in the plan period for approximately 61 dwellings and supporting infrastructure as set out in the Infrastructure Delivery Plan 2023<sup>13</sup>, as part of a safe, sustainable high-quality living environment.
2. The proposed development on land at Fairygrove will be expected to deliver a scheme in accordance with a masterplan for the site consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate amenity for existing and future residents in accordance with Policy 46;
- b) a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment and/or field evaluation;
- c) a design and layout which retains and enhances the mature trees and hedgerows along the London Road and Grove Road boundaries, informed by an arboriculture assessment;

### Mix of uses

- d) a mix of housing types, sizes and tenures, to meet local needs including for affordable housing in accordance with Policy ST28;

### Social and community facilities

- e) new and/or improved social, community and green infrastructure to meet the needs of the development;

### Transport and connectivity

- f) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, as evidenced by a Transport Statement for the proposal. This should include but not be limited to:
- two points of safe access from Grove Road for vehicles, cyclists and pedestrians. Access should be located at least 150m from the level crossing on Grove Road;
  - any proportionate financial contribution towards improving level crossing safety at Grove Road to accommodate vehicles and use associated with the development;
  - any appropriate financial contribution towards improving public transport infrastructure to address public transport usage associated with the development;
  - a pedestrian footpath connecting the site to the existing public Right of Way to the south-east and west;
  - any appropriate, proportionate financial contribution towards improving highways infrastructure in the locality of the site.



## 7.12 SITE HS12: Station Road, Retford

- 7.12.1 Situated in Central Retford, opposite Retford Railway Station, Station Road is located within a primarily residential area, on the corner of Station Road and Victoria Road (see Figure 22). The redevelopment of this small-scale 0.1ha site provides an opportunity to make a positive contribution to the local streetscene. It will also address Council Plan<sup>15</sup> and Local Plan priorities to improve the wider environment for Bassetlaw's communities.
- 7.12.2 The site is well located for employment, in close proximity to the town centre, with local services and open space nearby, and with good access by public transport, thus reducing the need to travel by car.
- 7.12.3 The site is expected to provide for approximately five dwellings to meet local housing needs.



Figure 22: Station Road, Retford

- 7.12.4 The site is located within the Retford Station and West Fields Conservation Area. It is also within the setting of Retford Railway Station, a Grade II Listed Building. A planning application should be informed by a heritage statement, which will inform the design, scale, layout and materials of development and will ensure these assets and their settings are protected and where possible enhanced.
- 7.12.5 The redevelopment of brownfield land provides an opportunity to enhance the management of surface water, and secure added benefits in terms of environmental and water quality. The Level 2 Strategic Flood Risk Assessment 2022<sup>16</sup> recommends that a flood risk assessment be undertaken to ensure surface water is appropriately managed through the use of sustainable drainage (in line with Policy ST50).
- 7.12.6 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>.

## POLICY 24: Site HS12: Station Road, Retford

1. Land at Station Road, Retford, as identified on the Policies Map will be developed in the plan period for approximately five dwellings and supporting infrastructure as set out in the Infrastructure Delivery Plan 2023<sup>13</sup> as part of a safe, sustainable and quality living environment.
2. Proposals to develop Station Road will be expected to deliver:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate amenity for existing and future residents in accordance with Policy 46;
- b) a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement;

- c) a surface water management scheme which incorporates an appropriate Sustainable Drainage System (SuDS), informed by a Flood Risk Assessment. Whole life management and maintenance arrangements must be agreed through the planning application process;

#### **Transport and connectivity**

- d) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, which shall include a safe access into the site from Victoria Road for vehicles, cyclists and pedestrians.



## **7.13 SITE HS13: Ordsall South**

- 7.13.1 Situated on the southern edge of Ordsall, Retford, Ordsall South (in Figure 23) is adjacent to an existing residential area. The site (106.5ha) provides an opportunity to create a sustainable and well-integrated extension – for 1250 dwellings, open space and community uses - to significantly contribute to Retford's housing needs in this plan period, and the next.

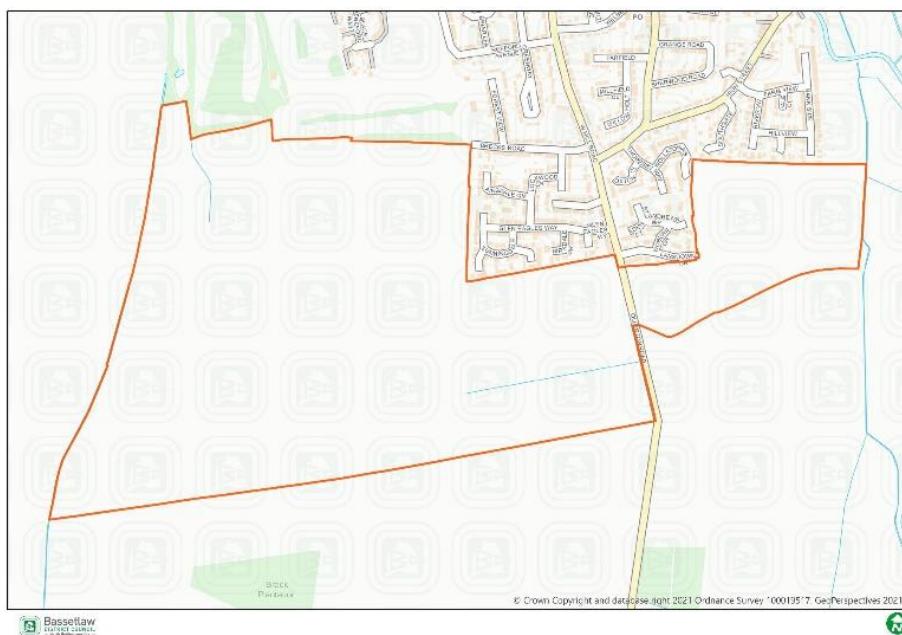


Figure 23: Ordsall South

- 7.13.2 The site is well located to a range of local employment and other local services, with additional facilities planned within the development and is accessible by foot/bike, thus reducing the need to travel by car.
- 7.13.3 Given the complex nature of delivering a large urban extension, it is considered appropriate to set a Local Plan growth target of 960 dwellings to help meet local housing needs and strategic infrastructure priorities in this plan period, with the

remaining homes to be delivered thereafter. On that basis, the Housing Trajectory shows that housing delivery is not expected to start on site until at least 2026-2027.

- 7.13.4 The site (see Figure 23) includes an area of land currently used by Retford Golf Club as a training range. In accordance with national policy the loss of the training range will be mitigated by alternative enhanced sports provision on site, accessible for use by the new community.
- 7.13.5 Site HS13 will be guided by a comprehensive masterplan framework, including an agreed suite of supporting strategies, a design code, a delivery strategy and phasing plan in accordance with Policy ST56. Together these will provide a visionary framework appropriate to the site's delivery timeframe, as required by national policy. The masterplan framework should be prepared in such a way so that all the land parcels are designed to function as one scheme. All will require community consultation and Council approval.
- 7.13.6 The scale of the site will enable the provision of a range of house types and sizes to contribute to meeting local housing needs. These should include affordable homes, family homes, specialist housing and the opportunity to provide self-build plots should demand exist. Sustainable, innovative design of new development will be supported.
- 7.13.7 Retford has the highest number of residents aged over 75 in the District (10.6%)<sup>19</sup>. Ordsall South provides a significant opportunity to make provision for this age group, so that they can 'age well in place'. On that basis, in addition to the requirements of Policy ST29 5% of market housing will be designed to the higher Building Regulation wheelchair standard (M4 (3)), and provision will be made for extra care accommodation. Proximity to the community hub will therefore be a requirement so that residents can enjoy community life and retain their independence.
- 7.13.8 The GG7: Retford-Eaton Green Gap (see Policy ST36) will ensure the continued separation of Ordsall and Retford from Eaton. The built development will adjoin the green gap, therefore a landscape-led design appropriate to local context will be required. To sensitively integrate the development into the landscape, consideration should be given to the design techniques identified by the Site Allocations: Landscape Study 2019<sup>20</sup>; use of green/blue infrastructure, strong boundary treatments and species of local provenance particularly along the western and southern peripheries, will strengthen landscape quality whilst maintaining long views south to Eaton and across the Idle Valley. A new 23ha country park on the western boundary will also integrate the site with Whisker Hill to the north whilst providing significant opportunities for recreation for residents.
- 7.13.9 National policy is supportive of creating beautiful places that reflect local character. It states that design codes should be used to provide a local framework for creating beautiful and distinctive places with a consistent and high quality design. The National Design Guide 2019<sup>21</sup> adds that where the scale or density of new development is different to the existing place, it may be appropriate to create a new identity. Character may also respond to how the communities' lifestyles could evolve in the future for example.

- 7.13.10 On that basis, Policy 25 recognises that Ordsall South may benefit from a variety of character areas so that different neighbourhoods each have their own identity and density, appropriate to location on site, whether it is edge of urban area or rural fringe for example. The approach taken should be detailed through a design code and density plan for the site.
- 7.13.11 The creation and enhancement of an extensive multifunctional green/blue infrastructure network will provide space for recreation, sport, play for children and young people, active travel, food production and wildlife, ensuring all neighbourhoods have easy access to quality greenspace to meet their needs. A green buffer around the periphery should help integrate the existing development with the new, whilst providing sufficient space to protect the amenity of existing and new residents.
- 7.13.12 Opportunities exist to strengthen the biodiversity value on site. This could include the expansion of nearby lowland heath into the country park, and a greater mix of habitats within the buffers alongside all waterways adjoining the site (e.g. watercourses, drainage channels). Careful design to incorporate a 2km walking/cycling route would deliver a Suitable Alternative Natural Greenspace helping to address wider recreational impacts upon protected sites. Such measures would also contribute to the Local Plan requirement for at least 10% biodiversity net gain (see Policy ST38). Proposals must be accompanied by an Ecological Impact Assessment, in accordance with relevant national legislation.
- 7.13.13 The River Idle is in close proximity to the eastern boundary, the western boundary is bounded by an unnamed watercourse, and drainage channels are in proximity to both. The outer edges of these boundaries slightly lie within Flood Zone 3 and Flood Zone 2. In accordance with national policy, residential development will be located in the sequentially preferable part of the site i.e. in Flood Zone 1, with open space occupying the land adjacent to the watercourses.
- 7.13.14 The Level 2 Strategic Flood Risk Assessment 2022<sup>16</sup> shows that surface water ponding and run off occurs on site. Existing flow paths should be retained and integrated within green/blue infrastructure. A range of measures should be considered to manage surface water run-off on site; including, permeable surfaces, grey water recycling, soft landscaping, as well as de-culverting the drainage channel along the western boundary. On that basis, a Surface Water Management Masterplan and Strategy will be required to ensure that the risk of flooding on or off site is not increased and that the approach taken to sustainable drainage manages flood risk appropriately but delivers wider benefits for biodiversity, amenity, water quality and recreation.
- 7.13.15 Provision for active travel and public transport to and within the site will ensure that existing and new communities are well-integrated and connected. Opportunities to extend the public rights of way network should be taken. The design should ensure that most residents are within a 20 minute walk/cycle of local services and public transport. On that basis, the new on site Local Centre, health hub and community hub/sports facilities, new primary school and open space should be appropriately located to encourage sustainable access within the site and to neighbouring areas, to reduce car use for local journeys.

- 7.13.16 A new two-point distributor standard access will be required to enable safe access from Ollerton Road to the western part of the site, and a single point distributor road access to the east. This should be designed to allow a bus loop to run through the whole site, bringing public transport within easy reach of existing and future residents. It will also have the added benefit of slowing traffic on Ollerton Road.
- 7.13.17 The Retford Transport Assessment, 2022<sup>22</sup> considers the impact of Ordsall South on a number of strategic and local highways junctions in Ordsall, Retford and in the wider area. As a consequence of the increase in traffic expected to be generated by the development, Policy 25 recognises that highways infrastructure in the locality may require improvements, and traffic management schemes in Ordsall Old Village and at Main Road, Eaton will help manage traffic flow through the wider area. The definitive provisions for transport infrastructure will be agreed at planning application stage, informed by a detailed Transport Assessment and Travel Plan for the site, undertaken by the promoters, to be agreed with the Local Highways Authority.
- 7.13.18 Demand management measures will be sought to help manage transport demand on the local network over the construction lifetime. Measures should seek to promote public transport use, including provision of a high frequency bus service to Retford town centre and active travel from the first phase of development, and be responsive to changing travel patterns in each phase of development to reduce vehicle use on the network particularly for short journeys.
- 7.13.19 Policy 25 requires that the delivery strategy be reviewed to accompany each development phase. This will ensure that each phase of development appropriately mitigates its impact on strategic and local infrastructure and contributes to the delivery of the Infrastructure Delivery Plan 2023<sup>13</sup> in a timely manner.

## **POLICY 25: Site HS13: Ordsall South, Retford**

1. Land at Ordsall South, Retford (106.5ha), as identified on the Policies Map will be developed for a total of 1250 dwellings of which 960 dwellings and supporting infrastructure, as identified by the Infrastructure Delivery Plan 2023<sup>13</sup> will be delivered in this plan period with the balance of housing and associated infrastructure thereafter as part of a safe, sustainable, quality living environment.
2. The proposed development on land at Ordsall South will be expected to deliver a scheme in accordance with a comprehensive masterplan framework for the site consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) a landscape-led scheme with a design that responds visually to topography, aspect and local context, informed by a landscape statement and density plan, which protects and enhances the openness within GG7: Retford South-Eaton Green Gap in accordance with Policy ST36 and maintains sightlines and long open views across the Idle Valley and to Eaton;
- b) the sensitive design and location of buildings that maintain appropriate residential amenity for existing and future residents in accordance with Policy 46;

- c) a flood management scheme informed by a Flood Risk Assessment (FRA), and, a Surface Water Management Masterplan and Strategy, in accordance with Policy ST50, which ensures that development is located in the most sequentially preferable parts of the site in areas at least risk of flooding; and, which incorporates an appropriate Sustainable Drainage System (SuDS), including green/blue infrastructure measures. Whole life management and maintenance arrangements must be agreed through the planning application process;

### **Mix of uses**

- d) a mix of housing types, sizes and tenures to meet local needs including:
  - i. sheltered housing courts for older people;
  - ii. 5% of dwellings to be designed to Building Regulations standard M4(3) to be accessible to those in wheelchairs;
  - iii. extra care accommodation; and
  - iv. where appropriate serviced plots for self-build and custom homes;

### **Green/blue infrastructure**

- e) a multifunctional, coherent and connected green/blue infrastructure network to promote climate resilience that links existing woodland and important hedgerows with tree planting, publicly accessible open space and SuDS;
- f) a new 23ha country park to include a Suitable Alternative Natural Greenspace on the western boundary of the site;
- g) appropriate landscaping throughout the site including: a new permanent defensible southern landscaped edge, appropriate separation with existing residential properties to the north and, alongside waterways;
- h) de-culverting of the drainage channel along the western boundary to enhance biodiversity value and flood management;
- i) space for local food production, such as for allotments and community planting;
- j) a long term management and maintenance plan must be agreed through the planning application process;

### **Social and community facilities**

- k) a Local Centre on site to include a convenience goods store of an appropriate size, commensurate to its location, as well as other local shops and services;
- l) a health hub on site to include space for a general practitioners branch surgery and ancillary community health care facilities;
- m) a built community facility on site to include indoor and outdoor space for sport and ancillary accommodation, informed by the Bassetlaw Playing Pitch Strategy<sup>17</sup> and the Bassetlaw Built Facilities Strategy<sup>23</sup>;
- n) 1.5ha of serviced land to accommodate a 1.0 Form Entry primary school and early years facility and associated supporting infrastructure; and an appropriate financial contribution towards enabling primary school education to address pupil growth associated with the development;
- o) a local recycling ‘bring’ bank;

### **Transport and connectivity**

- p) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, as evidenced by a Transport Assessment(s) and Travel Plan(s), for the proposal. This should include but not be limited to:

- i. a two-point distributor standard access to the west part of the site and a single point distributor road access to the east part of the site from Ollerton Road for vehicles, cyclists and pedestrians;
  - ii. a well-connected street hierarchy that provides high quality, safe and direct walking, cycling and public transport routes within the site and to neighbouring areas by non vehicular modes of transport;
  - iii. any appropriate proportionate financial contribution towards improving highways infrastructure in the locality of the site;
  - iv. any appropriate proportionate financial contribution towards the provision of off-site traffic management schemes along Main Road, Eaton and at Ordsall Old Village;
  - v. appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site;
  - vi. new and improved pedestrian and cycle links from the site to neighbouring areas including to Old Ordsall Village;
  - vii. a new footway and marked cycle path along the Ollerton Road frontage (east and west) to connect to the existing network at Ordsall;
  - viii. improvements to the existing public rights of way that cross the site and run along its boundaries;
  - ix. any appropriate financial contribution towards a high frequency bus service from the site to Retford town centre and the wider area supported by appropriate public transport infrastructure within the site.
3. Infrastructure shall be secured by planning condition, agreement and/or other mechanism considered appropriate by the relevant infrastructure partners, the Council and the developer.



## 7.14 SITE HS14: Land off Ollerton Road, Tuxford

- 7.14.1 Situated on the western edge of Tuxford, land at Ollerton Road (2.9ha) adjoins a primarily residential area (see Figure 24). The site is well-located in close proximity to Tuxford centre, with local services, the primary school, open space and public transport nearby, and with good access by walking and cycling, thus reducing the need to travel by car.
- 7.14.2 The development of the site provides an opportunity to deliver approximately 75 homes to contribute to meeting local housing needs. On that basis, site HS14 seeks to provide a housing mix that includes affordable homes.
- 7.14.3 The site is located in close proximity to a number of heritage assets, including Tuxford Conservation Area. A planning application should be informed by a heritage statement and archaeological assessment consistent with Policy 41, which will inform the design, scale, layout and materials of development and will ensure these assets and their settings are protected and where possible enhanced.

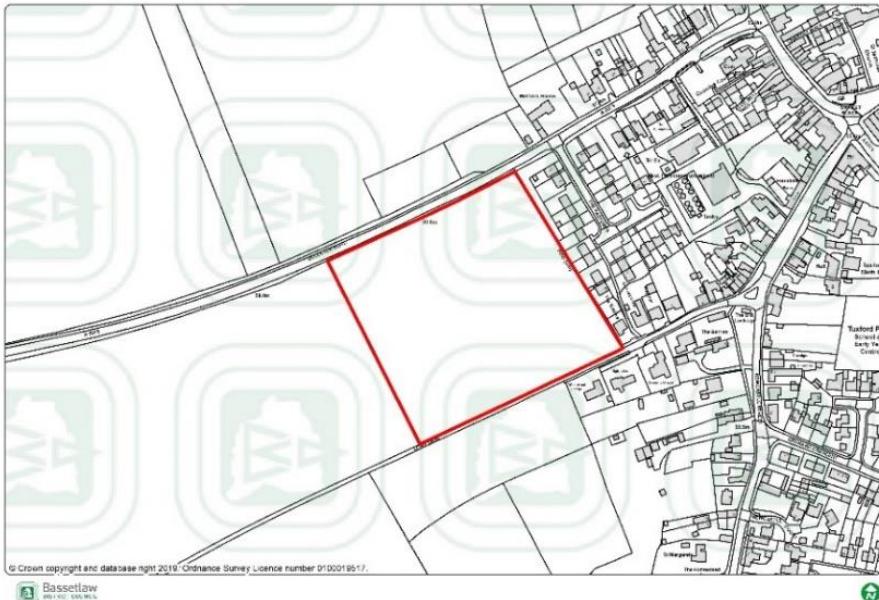


Figure 24: Ollerton Road, Tuxford

- 7.14.4 The site adjoins the edge of Tuxford and is therefore in a semi-rural location. Sensitive design must respond appropriately to the characteristics of the site identified by the Site Allocations: Landscape Study 2019<sup>12</sup>, and the Landscape Assessment 3<sup>rd</sup> Addendum 2022<sup>24</sup> ensuring the scheme has a positive impact on the setting of the landscape and on views, particularly from the north and west towards the surrounding countryside. Appropriate landscaping should be incorporated along the eastern and southern boundaries to provide residents of neighbouring dwellings along Long Lane and The Pastures with appropriate amenity.
- 7.14.5 Opportunities should be taken to provide high quality walking and cycling connectivity to Tuxford centre via Ollerton Road and Long Lane. Improvements to the surfacing of the footway along Long Lane will be required to ensure safety. Public rights of way running along the site boundary should be maintained and enhanced to ensure connectivity to the wider countryside.
- 7.14.6 A new safe and suitable vehicular access will be required from Ollerton Road into the site. Further detailed assessment of vehicular traffic upon the local highways network will be evidenced through the developers Transport Statement for the site.
- 7.14.7 The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023<sup>13</sup>. Such provision will be made in accordance with Policy ST56.

## POLICY 26: Site HS14: Ollerton Road, Tuxford

1. Land at Ollerton Road in Tuxford, as identified on the Policies Map, will be developed in the plan period for approximately 75 dwellings and supporting infrastructure as identified by the Infrastructure Delivery Plan 2023<sup>13</sup>, as part of a safe, sustainable, quality living environment.

2. The proposed development on land at Ollerton Road, Tuxford will be expected to deliver a scheme in accordance with a masterplan for the site consistent with Policy ST56 which makes provision for:

### **Good quality design and reflects local character**

- a) the sensitive design and location of buildings that maintain appropriate amenity for existing and future residents along Long Lane and The Pastures in accordance with Policy 46;
- b) an appropriate landscaping scheme, informed by a landscape statement, that sensitively integrates the site with the surrounding countryside, including along the prominent western boundary;
- c) a scheme of an appropriate scale, layout, form, materials and density which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement and archaeological desk based assessment comprising a geophysical survey and where necessary a field evaluation.

### **Mix of uses**

- d) a mix of housing types, sizes and tenures to meet local needs, including for affordable housing in accordance with Policy ST28;

### **Social and community facilities**

- e) new and/or improved social, community and green infrastructure to meet the needs of the development;

### **Transport and connectivity**

- f) all necessary transport infrastructure improvements through direct mitigation or contributions to new and improved infrastructure, evidenced by a Transport Statement for the proposal. This should include but not be limited to:
  - i. one point of safe access from Ollerton Road for vehicles, cyclists and pedestrians, designed to accommodate public transport;
  - ii. any appropriate financial contribution towards improving public transport infrastructure in the locality to address public transport usage associated with the development;
  - iii. a suitable pedestrian footway along the Ollerton Road frontage to connect to the existing footway on Ollerton Road with The Pastures;
  - iv. a pedestrian/cycle path connection from the southern edge of the site to Long Lane, and provision of any appropriate financial contribution towards improving its surface quality to Tuxford centre to ensure the safety of additional users;
  - v. the retention of the existing Public Right of Way between Ollerton Road and Long Lane along the eastern boundary.



## 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 Council<sup>15</sup> 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 2021<sup>25</sup>.
- 7.17.2 The definition of 'affordable housing' is set out in the National Planning Policy Framework 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 policy 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<sup>5</sup> 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 ST27 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 guidance<sup>26</sup> 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 ST27. Policy ST27 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 2020<sup>19</sup> and the Whole Plan Viability Assessment 2022<sup>5</sup> but also ensures the national policy requirement is met.
- 7.17.5 A Written Ministerial Statement (May 2021)<sup>27</sup> requires First Homes to be secured first. These should account for at least 25% of all affordable housing units delivered by developers through planning obligations.
- 7.17.6 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 guidance<sup>28</sup> as well as any locally agreed criteria. National planning practice guidance<sup>28</sup> ensures that on first and subsequent sales, this discount will be passed on, secured via a s106 legal agreement.
- 7.17.7 Additionally, national policy 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 ST29); self-build development (see Policy ST28); where a development is solely for affordable housing, or for a rural or First Homes exception site.

- 7.17.8 The evidence<sup>19</sup> concludes that there is a need for 214 rented affordable homes per annum across the District in this plan period. Therefore, this plan is justified in seeking affordable rented housing from all liable major residential development. As required by national planning guidance<sup>29</sup> Policy ST27 clarifies the expectations for social rent and affordable rent provision in the District.
- 7.17.9 There are households in the District that are unable to buy a home on the open market<sup>19</sup> – 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.
- 7.17.10 There are a number of affordable home ownership products available but the evidence<sup>19</sup> recommends that shared ownership is the most appropriate option in Bassetlaw. This product has a lower deposit and lower overall costs (the rent would be subsidised) so helps those unable to buy on the open market.
- 7.17.11 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.
- 7.17.12 The Housing and Economic Development Needs Assessment 2020 identifies the discount that would be required in Bassetlaw<sup>19</sup>. 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.
- 7.17.13 National policy 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.
- 7.17.14 Overall, the identified mix for affordable housing is evidenced as a demand for 2 and 3 bed properties<sup>19</sup>. 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 ST27). Housing needs will be updated regularly so should therefore be used as a starting point for discussions.
- 7.17.15 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 ST27 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.

- 7.17.16 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 ST33.
- 7.17.17 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.
- 7.17.18 The Whole Plan Viability Assessment 2022<sup>5</sup> recognises that delivering affordable housing through market housing schemes in the District is challenging. Policy ST27 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 policy, Policy ST27 and Policy ST56.
- 7.17.19 Consistent with national planning practice guidance<sup>29</sup>, 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 540 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 680 affordable dwellings by 2038. These are in addition to those delivered in this plan period (1 April 2020-31 March 2023), 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.

### **Exception Sites**

- 7.17.21 Exception sites are small sites brought forward adjacent to eligible Large or Small Rural Settlements identified by Policy ST1, in order to deliver affordable housing. In accordance with national policy, these consist of rural exception sites and First Homes exception sites<sup>29</sup>. They should be proportionate in size to the adjacent

settlement, comply with local design policies and standards and be consistent with other policies in the development plan.

- 7.17.22 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 a site where there is significant identified local need.
- 7.17.23 To progress an exceptions site, the developer must demonstrate that there is a need for affordable housing in that parish and that the housing provided would be available at a price which local people can afford. A detailed Local Housing Needs 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).
- 7.17.24 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.
- 7.17.25 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.

- 7.17.26 Further details about the implementation of Policy ST27 will be found in the Affordable Housing and Developer Contributions Supplementary Planning Document that will be published after adoption of the Local Plan.

## POLICY ST27: 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.
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	20%	Of these affordable homes, 25% should be for First Homes; 25% should be for affordable housing for rent and 50% should be for affordable home ownership.
Greenfield	25%	

Figure 25: Affordable housing requirement

3. All First Homes 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 25. In determining the type and size of affordable housing to be provided, the Council will also have regard to the latest Housing Market Needs Assessment informed by advice from the Council's Strategic Housing Team;
5. 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 where it can be demonstrated that the management of the building(s) would make it difficult to provide affordable housing on-site (such as sheltered or extra care accommodation);
  - c) Where, to create a mixed and balanced community, it can be demonstrated that it is not practicable to provide all or part of the requirement on site;
6. In the exceptional circumstances identified by 5 a-c above the requirement should be provided off-site on developer owned land or as a financial contribution, of equivalent value, to be used by the Council to meet affordable housing needs within the district.
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. 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 ST56, 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) where relevant, satisfactory arrangements will be put in place 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 market housing 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.

12. Planning obligations will be used to ensure that the above conditions are met.



## **7.18 Housing Mix**

- 7.18.1 The profile of our residents and their lifestyles has changed significantly over the past decade. Ensuring that the right type and mix of housing is developed in the District to meet the needs of local people is critical to supporting sustainable communities. The health benefits of delivering the right types of housing in the right places helps to prevent both physical and mental illness. Ensuring there are the right type of homes available for working age residents is critical in terms of providing a local labour force and ensuring local residents benefit from the economic growth identified by the spatial strategy.
- 7.18.2 National policy states that local authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities by optimising the use of land where consistent with other policies in this Plan. This should include use of minimum densities in

town centres and locations well-served by public transport (or that can be made accessible). This is covered further in Policy ST33.

- 7.18.3 A range of factors will influence demand for different sizes of homes over the plan period, including demographic changes; future growth in wages and households' ability to save; and housing affordability. Policy ST28 seeks to ensure sufficient homes are built of a size and type that meet the needs of local people such as; to enable older people to downsize to accommodation better suited to their long-term needs; and/or to support smaller family households with one dependent child; and/or, to provide affordable homes for younger people, helping to retain a local workforce that can help support the district's economy.
- 7.18.4 The Housing and Economic Development Needs Assessment 2020<sup>19</sup> concludes that the recommended mix District-wide is:

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

Figure 26: Estimate of need for different types of housing in Bassetlaw

- 7.18.5 But it is acknowledged that depending on the nature of the site and character of the area, some sites, particularly larger sites, may present a greater opportunity to secure a mix of different size properties. Consideration will also be given to the existing mix and turnover of properties at the local level and the needs of the local community. For instance, demand is stronger for 2 or 3 bed market homes rather than flats<sup>19</sup>, but it is important that local character is considered particularly for inner urban areas and town centres where apartments may be more appropriate to local context and may make better use of brownfield land.
- 7.18.6 On that basis, applicants should use the Council's evidence<sup>19</sup> as a starting point for discussion; up to date evidence of local need will be required to justify a proposed mix that differs significantly from the Council's up to date needs assessment. This could include information within made neighbourhood plans and an associated Local Housing Needs Assessment.
- 7.18.7 The District is expected to see a 40% increase in its ageing population (over 65's) over the plan period<sup>19</sup>. As well as specialist products, choice should be provided in the housing stock so that those that wish to stay within their own home can do so, such as through level access accommodation, bungalows or a smaller property, but which may also suit the needs of others. Policy ST29 provides more information relating to specialist housing provision.

### **Self and Custom Build**

- 7.18.8 National legislation and planning policy is clear that the Government wants more people to have the opportunity to build their own homes. Self-build projects are defined as those where someone directly organises the design and construction of

their own home. This covers a wide range of projects including a traditional DIY self-build home, to projects where the self builder employs someone to build their home for them. Custom build homes are where a person works with a developer as an individual to help provide their own home. The developer may help to find a plot, manage the construction and arrange the finance for the new home but the home is tailored to match the individual's requirements.

- 7.18.9 As of October 2020 the Council had 91 individual registrations on its self-build register. Bassetlaw has a good track record of granting planning permission for self and custom build properties. Permissions granted in the past three years have been in excess of the number of registrations on the Self Build Register. The Self-build and Custom Housebuilding Act 2015 places a duty on the Council to have regard to this register in carrying out its planning function.
- 7.18.10 The Self-Build and Custom Housebuilding PPG<sup>30</sup> indicates that to ensure enough serviced plots with suitable permission come forward for self-build housing, various options should be considered including requiring a number of units as part of certain allocated sites, or on certain types of site. Whilst it is recognised that not all self-builders want to build their homes on larger developments, they should be provided with an opportunity to do so. Serviced plots - with a right of access to the public highway, and electricity, water and waste water connection to the boundary of the site - that form part of the 2% site requirement in Policy ST28 should be offered to individuals and households on the self-build register to contribute towards local need. If, within 12 months of commencing marketing on that phase, there is no commitment from households on the Self Build Register to purchase a plot, the plots will revert to market housing to be delivered as part of the wider scheme.
- 7.18.11 Elsewhere, Policy ST28 expects opportunities to be identified through consultation with parish councils/town councils and neighbourhood plan groups, such as on smaller sites, consistent with other policies in this Plan.

## **POLICY ST28: Housing Mix**

1. New residential development should assist in the creation of sustainable and inclusive communities through the provision of an appropriate mix of dwellings in terms of size, type and tenure by:
  - a) making efficient use of land, while respecting the character of the area;
  - b) providing an appropriate mix and type of market housing, affordable housing and specialist housing for older people and disabled persons informed by the Council's most up-to-date evidence of housing need, as identified in Policy ST27 and Policy ST29;
  - c) supporting proposals for the development of community-led housing schemes.

### **Self and custom build**

2. The Council will support proposals for self-build and custom build housing that help meet the needs of those on the Self Build and Custom Housebuilding Register, provided they are compliant with other Local Plan policies;

3. 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. Serviced Plots should be made available to households on the Self-Build Register for a period of 12 months. If after that time plots have not been purchased or reserved by households on the Self-Build Register, they may either remain on the open market as self-build or be built out by the developer as market housing;
4. Neighbourhood Plans will be expected to consider the local need for self-build housing and where appropriate identify allocations for self-build and custom housing.



## 7.19 Specialist Housing

- 7.19.1 In 2018, 22% of Bassetlaw's residents (25,512 people) were aged 65 and over, which although slightly higher than the regional (19%) and national (18%) picture<sup>19</sup>, reflects the national trend of more people living longer, and needing more accessible accommodation.
- 7.19.2 By 2037, the Housing and Economic Development Needs Assessment 2020<sup>19</sup> forecasts that approximately 29% of Bassetlaw's population (35,713 people) will be aged 65 or over. This compares with an overall population growth of 5.9% (an increase of 6,857 people). In effect, the over 65 population will grow by 40% over the plan period.
- 7.19.3 44% of those on the Council's housing waiting list (at January 2020) are older people requiring specialist accommodation now and in the short term. The Council spends close to £1million per annum on adaptations to ensure that tenants can remain in their home. Population growth means that the number of older households can only increase this issue further. Meeting older peoples housing needs over the plan period is therefore a priority for the Council<sup>15</sup> and this Local Plan.
- 7.19.4 The National Planning Policy Framework requires Local Plans to meet housing needs, including for older people and people with disabilities. One of the ways the planning system can contribute is by ensuring that sufficient accommodation is provided to meet peoples' needs as they change over their lifetime. This can include the provision of bungalows or smaller accommodation to allow people to downsize; provision of level access accommodation; or by ensuring that new homes are built to the 'optional' accessible and adaptable dwellings (Part M4(2)) Building Regulations standard.
- 7.19.5 Part M4(2) addresses issues such as getting in and out of dwellings and getting around within them, including, for example, the ability to access a toilet and sink without having to go up any stairs. These straightforward measures enable residents to remain independent and age well in place.

- 7.19.6 In assessing the appropriate level of accessible and adaptable homes to be delivered through the Local Plan the Council had regard to the Whole Plan Viability Assessment 2022<sup>5</sup>. This shows that all new market dwellings can be designed to the Part M4(2) standard. This evidence<sup>5</sup> states that the relatively small additional cost per dwelling can be sought as part of viable development proposals District-wide. This forms part of the housing requirement due to its C3 use class.
- 7.19.7 The Bassetlaw Housing and Economic Development Needs Assessment<sup>19</sup> also indicates a need to increase the supply of homes built to M4(3) standard: Wheelchair user dwellings. But, the Whole Plan Viability Assessment 2022<sup>5</sup> confirms this would be unviable alongside other policy requirements in this Plan. As a starting point, 48 market dwellings will be provided at HS13: Ordsall South in this plan period.
- 7.19.8 The Local Plan recognises that the planning system will only be one mechanism for delivering specialist housing. The Council will - through the Bassetlaw Housing Strategy 2021<sup>25</sup> - continue to facilitate the provision of specialist homes through other routes, such as; schemes that solely provide specialist housing brought forward by Registered Providers, through Council owned housing sites, through Nottinghamshire County Council led schemes for supported housing, such as at the former Worksop Police Station; and/or, by continuing to work positively with our rural communities through neighbourhood planning.
- 7.19.9 Annual monitoring of specialist housing delivery and mix will be reported in the Authority Monitoring Report. This will inform future reviews of the Bassetlaw Local Plan.

### **Residential Care**

- 7.19.10 While many older people remain healthy and active, inevitably as people live longer they face increasing health problems and higher levels of disability, including conditions such as dementia, that may require some form of care.
- 7.19.11 There is a need for around 900 extra care units in the District over the plan period<sup>19</sup>. The Bassetlaw Housing and Economic Development Needs Assessment 2020<sup>19</sup> recognises that extra care schemes have higher delivery costs as a result of the higher accessibility standards required so may not be appropriate in every location. This means that extra care will need to be negotiated in partnership with Nottinghamshire County Council on a site by site basis in accordance with Policy ST29, as opportunities arise. This Plan contributes through a new extra care scheme at HS13: Ordsall South.
- 7.19.12 Residential, Nursing and Close Care Homes (Class C2) play an important role in meeting residents' needs but they are usually commercial enterprises which make it difficult to commission new developments strategically or regulate in terms of meeting local need. Appropriate proposals will be supported in accordance with Policy ST29.

## **Delivering Specialist Housing**

- 7.19.13 Housing our Ageing Population: Positive Ideas (HAPP13) – Making retirement living a positive choice<sup>31</sup> identifies that 85% of older people would like to ‘age in place’, in a familiar environment. Policy ST29 therefore requires that specialist housing (in Class C3) should be located in a pedestrian friendly environment, close to local shops, services and/or public transport (or where the design of a proposal enables this to take place) which allows residents to maintain mobility and live independently.
- 7.19.14 Specialist housing, such as retirement housing or sheltered accommodation, can be costly to run in the long term. Policy ST29 requires evidence to be submitted as part of the planning application that revenue funding can be secured to maintain the long term viability of the scheme. This is from: purchase price and rents; service charges, which must be set at levels that realistically cover operating costs but remain affordable for the target resident; and, costs of funded care and support services provided.
- 7.19.15 In some cases, the development of older peoples housing can lead to a potential increase in demand for services in that location. All proposals must therefore have the written support of the relevant statutory agencies that would be expected to commission services or provide ancillary care and support to future residents. This includes NHS Bassetlaw ICP, Nottinghamshire County Council (Public Health and Social Care), a Registered Provider where relevant, as well as the Council’s Housing Services.

## **POLICY ST29: Specialist Housing**

1. Proposals for well-designed specialist housing such as homes for older people, people with disabilities, or homes for other specific groups who may require properties that are specifically designed will be supported where:
  - a) the location is able to meet the social and housing needs of the intended residents;
  - b) the proposal will not lead to an over concentration of similar uses that would be detrimental to the character and function of an area and/or amenity;
  - c) it can be demonstrated that the development, where applicable, can be accommodated within the capacity of public services, and has the support of the relevant statutory agencies including health and social care;
  - d) the site is in close proximity to everyday services, with safe and suitable walking/cycling routes or public transport connections appropriate for the intended occupier;
  - e) it can be demonstrated that the development will be designed and managed to provide the most appropriate type and level of support to its target resident; and
  - f) it can be evidenced that, where relevant, revenue funding can be secured to maintain the long term viability of the scheme.
2. Proposals which result in the loss of specialist accommodation will not be supported unless it can be demonstrated that there is no longer a need for such accommodation in the District, or alternative provision is being made available locally through replacement or new facilities.

3. Proposals for residential market housing in Class C3 should be designed to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations. Exceptional circumstances will be where it can be demonstrated that the requirements will not be feasible or viable. Such proposals will be determined on a case by case basis.

### **Residential care homes**

4. Proposals for residential accommodation within Class C2 will be supported where:

- a) the scheme meets an identified need;
- b) it can be demonstrated that the development has the support of the relevant statutory agencies; and
- c) it is located in close proximity to everyday services, with safe and suitable walking/cycling routes or public transport connections.



## **7.20 Providing for Gypsies, Travellers and Travelling Showpeople**

- 7.20.1 The overarching aim of the National Planning Policy for Traveller Sites<sup>32</sup> is to ensure fair and equal treatment of the travelling community, in a way that facilitates their traditional and nomadic way of life while respecting the interests of the settled community. As part of this, the Council is required to proactively plan to meet the housing needs of Gypsies, Travellers and Travelling Showpeople in the District.
- 7.20.2 There have been three Bassetlaw Gypsy and Traveller Accommodation Needs Assessments undertaken; in 2019<sup>33</sup>, 2021<sup>34</sup> and an Update<sup>35</sup> in 2022. These identify Gypsy and Traveller ethnic 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 The 2022 Update<sup>35</sup> identifies a need for a minimum of 49 additional permanent pitches by 2037-2038 with 27 pitches by 2028-2029. The evidence<sup>35</sup> 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 The evidence<sup>35</sup> shows that the District has a healthy supply of land which is capable of meeting the identified needs for the first ten years of the plan. This will be achieved through a combination of methods identified by Policy ST30: establishing or re-establishing pitches within existing sites; intensifying and/or extending authorised sites; and/or requiring current arrangements on sites owned by Gypsies and Travellers - who accord with the national policy definition - to be formalised.
- 7.20.5 Due to the nature and size of land required for Gypsy and Traveller accommodation, the evidence<sup>35</sup> and the Land Availability Assessment 2022<sup>1</sup> identified – through

engagement with the Gypsy and Traveller community - deliverable sites for allocation in Policy ST30.

- 7.20.6 Policy ST30 sets out the criteria against which planning applications will be assessed to meet the needs of Gypsy and Travellers beyond 2028-2029. These criteria will also provide a robust framework to consider any unidentified needs of the community during the plan period. As with sites identified for the settled community, it is important that each Gypsy and Traveller site is considered in accordance with the principles of sustainable development: National guidance<sup>32</sup> 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 ST42 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.
- 7.20.9 The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment 2019<sup>33</sup> 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 ST30: 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 49 permanent pitches by 2037-2038, with approximately 27 permanent pitches to be delivered by 2028-2029, through a combination of:
  - a) the establishment or re-establishment of pitches within an existing authorised Gypsy and Traveller site 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 10 additional pitches);
  - iii. GT003: Land at Daneshill (for 6 additional pitches)
- b) 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)
2. Proposals for new Gypsy and Traveller sites, and/or the extension, and/or intensification of existing authorised Gypsy and Traveller sites to address needs beyond 2028-29 should:
- a) be located outside high flood risk areas as defined by national policy;
  - b) 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;
  - c) provide satisfactory access to a range of services such as health and education provision;
  - d) be of a scale that is appropriate to local character, its local services and infrastructure and would not dominate the nearest settled community;
  - e) have suitable, safe and convenient access to the highway network;
  - f) 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;
  - g) have the ability to be well integrated into the local townscape or landscape, have no unacceptable impact on biodiversity and/or heritage assets and use boundary treatments and screening materials which are sympathetic to the existing urban or rural form;
  - h) ensure the amenity of the Gypsy and Traveller community and the settled community is managed appropriately in accordance with Policy 46; and
  - i) 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 Part 2 of this policy.
4. Any development granted under this policy will be subject to a condition limiting occupancy to Gypsies and Travellers.
5. Proposals which result in the loss of existing authorised Gypsy and Traveller sites will not be supported unless it can be demonstrated that there is no longer a need for such accommodation in the District.



## 7.21 Houses in Multiple Occupation

- 7.21.1 Houses in Multiple Occupation (HMOs) - a building or part of a building occupied by at least three people who are not from one 'household' (e.g. a family) but share facilities like a toilet, bathroom and kitchen - can make a valuable contribution to the private rented housing stock across the District. They provide an affordable type of accommodation and contribute to the mix of housing types and tenures available in Bassetlaw. They are often suited to young and single people, and those on low incomes.
- 7.21.2 But HMOs can have a negative impact on residential character and community cohesion. High concentrations within neighbourhoods can result in imbalanced and unsustainable communities, create an adverse impact upon the physical environment and streetscape, and the amenities of local residents and businesses, particularly if an existing property is surrounded by an HMO. Importantly, their provision can result in the loss of family sized properties in the District, for which there is an evidenced need (by Policy ST28).
- 7.21.3 In balancing the case for and against proposals, the need for HMO accommodation in that location is a key factor. Policy 31 requires developers to provide evidence of need in support of their application. But, it is important that an appropriate balance is struck between meeting housing need and impact on character, amenity and streetscape in that location. In addition, it is also important for HMOs to incorporate adequate provision for parking and manoeuvring informed by the applicable adopted standards to ensure proposals are accessible for all users.

### **Worksop Central**

- 7.21.4 A good mix of quality housing that meets the needs of a wide range of residents, including families is essential to deliver regeneration in Worksop Central, as prioritised by Policy ST3 over the plan period.
- 7.21.5 In June 2020, an Article 4 Direction<sup>36</sup> was introduced by the Council for the majority of Worksop Central. The Direction sought to address concerns about the over concentration of HMOs within the area by removing permitted development rights to change a dwelling house into a small HMO; such change of use has subsequently required planning permission. An implementation guide<sup>37</sup>, reflecting the approach of Policy 31, for owners and developers is available on the Council's website [www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)
- 7.21.6 Using planning permission information, Council Tax and licensing data, the Council will continue to monitor the supply of new small HMOs to avoid high concentrations of non-family dwellings that can create community imbalance and put pressure on the District's housing stock and community infrastructure.

## POLICY 31: Houses in Multiple Occupation

1. Proposals for new Houses in Multiple Occupation (HMOs) in the District will be supported if:
  - a) there is a proven need for this type of accommodation and that need cannot be reasonably met within existing HMO accommodation;
  - b) it would not create unacceptable noise and disturbance to the detriment of neighbouring residential amenity, which could not be mitigated by careful planning of room layout and the use of sound insulation;
  - c) it provides an appropriate level of vehicle and cycle parking informed by the most up to date Nottinghamshire Parking Standards<sup>38</sup>, unless it can be demonstrated that it is not viable or feasible to do so;
  - d) adequate provision is made for the storage of refuse and recycling whereby the containers are not visible from an area accessible by the public, and the containers can be moved.
2. To support mixed and balanced communities and to ensure a range of housing needs continue to be accommodated in Worksop Central Area's Article 4 Direction Area<sup>36</sup>, applications for Homes in Multiple Occupation will not be supported unless:
  - a) 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
  - b) the application site does not locate a C3 dwelling unit between two HMO properties.



## 7.22 Rural Workers Dwellings

- 7.22.1 As a predominantly rural area, parts of Bassetlaw are within the countryside, where urban forms of development would not be appropriate or sustainable and not in accordance with the spatial strategy (identified by Policy ST1). However, it is necessary to balance and integrate the requirement to protect the countryside with the need to sustain and encourage the vitality and viability of the rural economy, including agriculture and forestry operations. Many require full time workers to be accommodated on site or nearby to attend at short notice or to be available during night and day. The affordability of accommodation in the countryside can often mean that there is no suitable housing for such rural workers.
- 7.22.2 Whilst it is important to provide accommodation to meet these needs, it is also important that this does not result in a proliferation of new dwellings in the countryside. Policy 32 ensures that the provision of rural workers dwellings will only be supported where it is essential to meet the needs of a rural enterprise.
- 7.22.3 This approach is reinforced by national policy which states that the special circumstances for new isolated dwellings in the countryside include where 'there is

an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside'.

- 7.22.4 On that basis, all applications for rural workers dwellings will be assessed taking account of the history of the rural enterprise. Policy 32 requires evidence to demonstrate whether there are existing dwellings within the site/holding or in the locality which could fulfil the functional need for that dwelling. To assess whether the existing business is viable, financial information from the three years prior to the planning application will be required to show that the business was profitable for at least one of those years.
- 7.22.5 Where planning permission is granted for a rural workers dwelling, occupancy restriction conditions will be imposed to ensure the dwelling is used for that purpose and remains available for that purpose in the future. As such, rural workers dwellings will be considered as an exception to the general residential policies in this Local Plan.
- 7.22.6 To avoid new isolated market housing in the countryside, proposals to remove occupancy restriction conditions will rarely be approved. Any application to remove an occupancy condition will need to demonstrate, in accordance with Policy 32, that the need for which the dwelling was approved, no longer exists. This includes demonstrating that there is no longer a need for the accommodation to support the business; that the dwelling is not needed to provide for affordable housing; or, to meet rural accommodation needs in the locality.

## **POLICY 32: Rural Workers Dwellings**

1. Proposals for new rural workers dwellings in the countryside will be acceptable where:
  - a) there is a clearly established existing functional need for a worker to be accommodated to meet the needs of that rural operation;
  - b) the need could not be fulfilled by another existing dwelling or accommodation in the area which is suitable and available, or could be converted to do so;
  - c) the need relates to a full time worker, or one who is primarily employed in the rural sector, and does not relate to part time employment;
  - d) the rural activity has been established for at least three years, has been profitable for at least one of them, is financially sound and can be demonstrated by financial evidence or a detailed business plan and has a clear prospect of remaining so; and
  - e) the proposed dwelling is sensitively designed and is of a scale that reflects its functional role to support the rural activity.
2. Where a dwelling is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person or persons currently employed in rural employment. Applications for the removal of an occupancy restriction related to rural workers will only be supported where it can be demonstrated that:
  - a) there is no longer a need for accommodation on the holding/business and in the local area;

- b) the property has been marketed to ensure proper coverage within the relevant sector for at least one year at a price which reflects the existence of the occupancy condition; and
  - c) the dwelling has been made available to a minimum of three Registered Providers operating locally on terms that would prioritise its occupation by a rural worker as an affordable dwelling, and that option has been refused.
3. If a rural operation is new, then for the first three years (from the date of the decision notice for the rural operation), only temporary accommodation will be permitted to support the operation. After the three year period and the temporary use has expired, Part 1, and where applicable, Part 2 of this policy will apply.



## References

- <sup>1</sup>Bassetlaw Land Availability Assessment, BDC, 2022
- <sup>2</sup>Bassetlaw Sustainability Appraisal, LUC, 2023
- <sup>3</sup>Bassetlaw Heritage Methodology, BDC, 2022
- <sup>4</sup>Bassetlaw Site Selection Methodology, BDC, 2022
- <sup>5</sup>Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, NCS, 2022
- <sup>6</sup>Bassetlaw Housing Background Paper, BDC, 2023
- <sup>7</sup>Community Infrastructure Levy PPG, Paragraph: 026 Reference ID: 25-026-20190901, Revision date: 01 09 2019
- <sup>8</sup>Peaks Hill Farm Concept Plan, Hallam Land Management, 2020
- <sup>9</sup>Draft Bassetlaw Local Plan, BDC, November 2020
- <sup>10</sup>Bassetlaw Further Employment Note, Iceni Projects, 2023
- <sup>11</sup>Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018
- <sup>12</sup>Site Allocations: Landscape Study, Carroll Planning & Design, 2019
- <sup>13</sup>Bassetlaw Infrastructure Delivery Plan 2023, BDC, 2023
- <sup>14</sup>Bassetlaw Transport Study, Tetra Tech, 2022
- <sup>15</sup>Council Plan, BDC, 2019
- <sup>16</sup>Bassetlaw Strategic Flood Risk Assessment Level 2, JBA Consulting, 2022
- <sup>17</sup>Bassetlaw Playing Pitch Strategy, KKP, 2019
- <sup>18</sup>Bassetlaw Open Space Assessment Update, BDC, 2020
- <sup>19</sup>Bassetlaw Housing and Economic Development Needs Assessment, GL Hearn, 2020
- <sup>20</sup>Design guidelines for development near overhead power lines, National Grid, 2002
- <sup>21</sup>National Design Guide, MHCLG, 2019
- <sup>22</sup>Retford Transport Assessment, Tetra Tech, 2022
- <sup>23</sup>Bassetlaw Built Facilities Study, Tetra Tech, 2021
- <sup>24</sup>Landscape Availability Assessment 3<sup>rd</sup> Addendum, Clive Keble Consulting, 2022
- <sup>25</sup>Bassetlaw Housing Strategy, BDC, 2021
- <sup>26</sup>First Homes Planning Practice Guidance, May 2021, Paragraph: 015 reference ID: 70-015-20210524
- <sup>27</sup>Affordable Homes Written Ministerial Statement, Minister of State for Housing, May 2021
- <sup>28</sup>First Homes Planning Practice Guidance, May 2021, Paragraph: 002 reference ID: 70-002-20210524
- <sup>29</sup>Housing Needs of Different Groups Planning Practice Guidance, Paragraph: 008 Reference ID: 67-008-20190722, Revision date: 22 07 2019
- <sup>30</sup>Self-build and custom housebuilding Planning Practice Guidance, Paragraph: 025 Reference ID: 57-025-20210508 Revision date: 08 02 2021
- <sup>31</sup>Housing our Ageing Population: Positive Ideas (HAPPI3), All party parliamentary group on housing and care for older people, June 2016

<sup>32</sup>National Planning Policy for Traveller Sites, DCLG, 2015

<sup>33</sup>Bassetlaw Gypsy and Traveller Accommodation Needs Assessment, RRR, 2019

<sup>34</sup>Bassetlaw Gypsy and Traveller Accommodation Needs Assessment Final Report Update, RRR, 2021

<sup>35</sup>Gypsy and Traveller Accommodation Assessment Update, RRR, 2022

<sup>36</sup>Worksop Central Area Houses in Multiple Occupation (HMO) Article 4 (1) Direction, BDC, June 2020

<sup>37</sup>Worksop Central Area – A guide for owners and occupiers, BDC, 2020

<sup>38</sup>Nottinghamshire Parking Standards, Nottinghamshire County Council, 2010

## **8.0 Local Character and Distinctiveness**

## 8.1 Promoting High-Quality Design

- 8.1.1 Creating high quality, beautiful and sustainable buildings and spaces is fundamental to creating a quality place. In accordance with national policy, Policy ST33 sets out the key design objectives that are critical in delivering high quality places and spaces. These must be considered at the outset and throughout the design process.
- 8.1.2 Successful places and buildings tend to be those that have a distinct identity or contribute to a sense of place. Policy ST33 therefore places value on the District's defining character and distinctiveness, its varying landscape and/or townscapes, the opportunities available for improving the character and quality of different areas as well as how a place functions. Natural and heritage assets help define character, as do how people and vehicles move through a place.
- 8.1.3 New development should therefore make a positive contribution to the character and appearance of the environment within which it is located, having regard to its local context. Important local features, both within the landscape and built environment in particular should be retained where practicable as part of the proposal. Character could also respond to the communities' changing lifestyles in the future. This should be set out in the Design and Access Statement that supports the application.
- 8.1.4 Design of new development is not just about aesthetics. It is important that new development delivers sustainable, inclusive and mixed communities in order to create successful places where people want to live, work and relax, that are well cared for and stand the test of time. Policy ST33 requires that new development be designed to meet the needs of relevant users such as the young and old, disabled, parents and carers. On that basis, it is also important that places are safe and that development is designed to reduce the opportunity for crime, as well as the fear of crime.
- 8.1.5 The quality of the spaces and public realm between buildings is as important as the buildings themselves. They are the setting for most movement and activity so could include space for: walking/cycling; parking; open space, sport, recreation and play; outdoor seating and enjoyment; and space for lighting, signage and public art. It is essential that public realm and outdoor space is designed appropriately to promote active lifestyles in accordance with Policy ST42.
- 8.1.6 Additionally, new development should incorporate adequate provision for parking, servicing and manoeuvring informed by the applicable adopted standards to ensure proposals are accessible for all users and maximise opportunities for pedestrian, wheelchair and cycle use.
- 8.1.7 The successful delivery of the spatial strategy requires that proposals optimise the capacity of sites, as required by Policy ST28. This growth needs to be carefully managed in order to ensure the delivery of inclusive, healthy and liveable neighbourhoods that are well supported by infrastructure and that respect the built and natural environment of the locality. Good urban design is also therefore a

useful tool for achieving many of the Local Plan's other policy objectives in a cost effective way.

- 8.1.8 Housing density should reflect place, taking into account local character and accessibility of an area and/or site. In most cases, the density within the Main Towns will be a minimum of 30 dwellings per hectare. However, Policy ST33 acknowledges that this may not always be appropriate in the Large Rural Settlements or Small Rural Settlements where density should reflect the character of the locality, or that promoted in neighbourhood plans. The National Design Guide 2019<sup>1</sup> recognises that larger scale new developments, such as an urban extension, may benefit from a variety of characters so that different areas or neighbourhoods each have their own identity.
- 8.1.9 To promote quality, raise standards and ensure development is appropriate to place, all proposals must be consistent with the District-wide design code focussed on a locally distinctive framework that addresses locally important design principles, consistent with the National Design Guide 2019<sup>1</sup> and the National Model Design Code<sup>2</sup>. The Bassetlaw Design Code will be published as part of the Design Quality SPD following adoption of this Local Plan. In the meantime, the principles of national guidance<sup>1</sup> will take effect.
- 8.1.10 Masterplans are an important tool used to set out the strategy for a new development and to demonstrate that the general layout, scale and other aspects of the design are based on good urban design principles. Additionally, in accordance with Policy ST56, masterplans will also ensure the phasing and infrastructure delivery is achieved in an appropriate manner.
- 8.1.11 In the case of the strategic sites at HS1: Peaks Hill Farm and HS13: Ordsall South, developers will be expected to prepare a masterplan framework accompanied by a site-specific design code and density plan at a neighbourhood/character area level to ensure the site is delivered in a comprehensive manner, within a coherent design framework.
- 8.1.12 The Council encourages communities preparing neighbourhood plans to consider what the positive features are in their local area and identify them as part of a made Plan and/or design code. Where these local features have been identified as part of a made neighbourhood plan, proposals should demonstrate that they have been incorporated into the design. Where these local features have not been identified, proposals should include a comprehensive contextual analysis that identifies them.
- 8.1.13 Developers should also have regard to the principles and design criteria set out in Sport England's Active Design principles<sup>3</sup> and other relevant guidance including Conservation Area Appraisals and Neighbourhood Plan Character Assessments.
- 8.1.14 Design and Access Statements are an important mechanism for communicating the design of a development. A checklist setting out when a Design and Access Statement is required as part of a planning application can be found on the Council's website.

## POLICY ST33: Design Quality

1. All development must be of a high quality design that:

- a) has a clear function, character and identity based upon a robust understanding of local context, constraints and distinctiveness, while reflecting the principles of relevant national and local design guidance, including Sport England's Active Design principles<sup>3</sup>, the Bassetlaw Design Quality SPD and the Bassetlaw Design Code;
- b) uses land efficiently and ensures density reflects local character:
  - i. within the Main Towns of Worksop, Retford and Harworth & Bircotes the density on sites in and adjoining town centres and transport hubs should be maximised, whilst densities elsewhere within the development boundary should be a minimum of 30 dwellings per hectare (net) unless it would result in an adverse effect on the character of the area, including the setting of a heritage asset and/or the integrity of a natural asset;
  - ii. within the Large Rural Settlements and Small Rural Settlements densities should reflect the character of the settlement and local housing needs, unless otherwise promoted through a neighbourhood plan;
  - iii. HS1: Peaks Hill Farm and HS13: Ordsall South will be expected to deliver a range of housing densities across each site informed by the site's masterplan framework, design code and density plan;
- c) where appropriate, positively preserves, enhances and integrates landscape and townscape features, and natural and heritage assets;
- d) respects the local context and complements the landform, layout, building orientation, scale, height, massing, type, materials, details and landscaping of the surrounding areas;
- e) maximises opportunities to create mixed-use developments which support the function and vitality of the area in which they are located;
- f) for housing, provides a high standard of accommodation, and does not differentiate between the design quality of market and affordable housing;
- g) integrates well with surrounding streets and open spaces, provides a clear and legible hierarchy of streets, routes and spaces that prioritises safe, easy and direct pedestrian, cycle and public transport movement, while ensuring the safe, convenient movement of all highway users;
- h) ensures that all the community, including those with disabilities, can easily and safely access buildings and spaces and move around;
- i) creates safe communities and reduces the likelihood of crime and the fear of crime through maximising natural surveillance and where appropriate use of active ground floor frontages and lighting;
- j) incorporates and/or links to a well-defined green/blue infrastructure network of well-managed and maintained public and open spaces;
- k) secures a high quality public realm that is attractive and aesthetically pleasing, that clearly distinguishes between public and private spaces;
- l) enhances the value of the District's Nature Recovery Network such as through the use of street trees;
- m) incorporates high quality landscape design and maximises opportunities for greening, particularly where a development site adjoins the countryside;

- n) is sustainable in design and construction, and utilises modern construction methods and durable materials, where practicable;
  - o) minimises energy consumption by maximising opportunities for passive solar energy and integrating renewable and low carbon technologies where practicable in accordance with Policy ST49;
  - p) mitigates flood risk and water run-off utilising the drainage hierarchy in accordance with Policy ST50, and integrates water management appropriate to place;
  - q) ensures an appropriate level of well-integrated, convenient and visually attractive areas for motor vehicle and cycle parking informed by the most up-to-date Nottinghamshire Parking Standards<sup>4</sup> unless it can be demonstrated that it is not viable or feasible to do so; and provides for external storage including waste disposal;
2. Where neighbouring or functionally linked sites come forward together, applicants will be expected to work together to ensure that proposals are, or can be, properly integrated.



## 8.2 Shop fronts and Signage

- 8.2.1 The principal function of any shop front and associated signage is to advertise and display the goods and services provided within the building. The secondary, less obvious role is to influence or improve the overall appearance and attractiveness of the street scene, public realm and accessibility to the community. Poorly designed or positioned signs and adverts can be harmful and result in visual clutter, obstructions and even hazards.
- 8.2.2 Policy 34 ensures that this secondary role is appreciated and taken into account, ensuring that the design of shop fronts and advertisements are sympathetic to their immediate and wider surroundings. This will support Council Plan<sup>5</sup> and Local Plan priorities to create vibrant town centres that people want to live and work in and visit and will also help with wider regeneration ambitions highlighted by Policy ST12.
- 8.2.3 The District's town centres, local centres and many of the village cores, have Conservation Area status and contain designated and non-designated heritage assets. In these areas, it is essential that shop fronts are sensitively designed to complement architectural details and historic features. In order to achieve this, the principles of Policy ST40 and Policy 41 will also be relevant. Further details around design will be set out in the Design Quality SPD following the adoption of the Local Plan.

## POLICY 34: Shop fronts, Signage and Security

1. Shop front design, signage and proposals to improve shop front security will be supported where:
  - a) they respect the scale, proportions, character, age, materials and decorative treatment of the façade of the host building and, where appropriate, adjoining buildings and the wider street scene;
  - b) they promote active frontages with security shutters being integrated into the design of the shop front to avoid harm to the visual amenity of the public realm, particularly during the daytime;
  - c) in the case of a heritage asset, the proposal reflects local character, and the design and materials are appropriate to local context.



### 8.3 Landscape Character

- 8.3.1 Bassetlaw is predominantly a rural District that is characterised by its diverse landscapes and arable countryside.
- 8.3.2 In addition to its agricultural value, the landscape is enjoyed and valued, for its ecological, recreational, conservation and aesthetic aspects.
- 8.3.3 Since human and natural activity evolves over time, landscape character also changes. Positive and beneficial management of that change, including restoration and protection where necessary, is essential to maintaining the quality, distinctiveness and vitality of the local environment.
- 8.3.4 The National Planning Policy Framework advises that a landscape character assessment should inform policy-making and planning decisions. The Bassetlaw Landscape Character Assessment 2009<sup>6</sup> defines five landscape character types in the District - the Magnesian Limestone Ridge, Sherwood, the Mid Nottinghamshire Farmlands, the Idle Lowlands and the Trent Washlands – based upon the visual character of the area. Figure 27 shows the landscape character areas.
- 8.3.5 It recognises types of landscapes with broadly similar combinations of geology, landform, vegetation, land use, field and settlement patterns, to provide an understanding of distinct sense of place and sensitivities to development and change.
- 8.3.6 Each landscape character type is supported by a number of Policy Zones which identify their main characteristics, their condition and ability to accommodate development without significant degradation. The evidence<sup>6</sup> identifies Landscape Actions for their protection and enhancement through either conserving, reinforcing, restoring or creating landscape quality across the District.

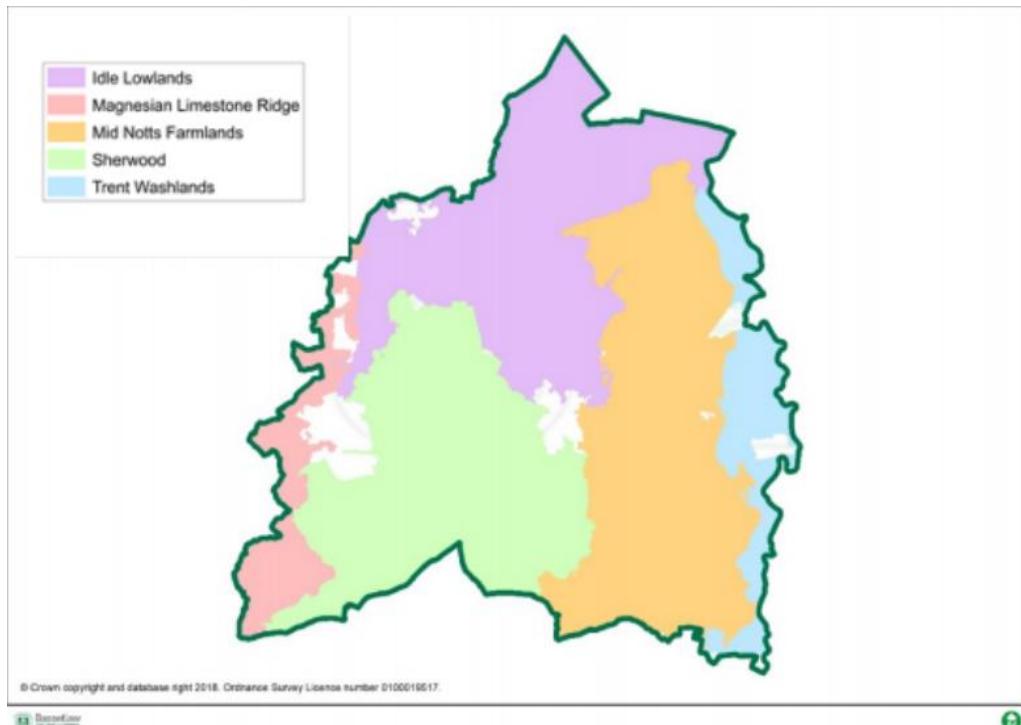


Figure 27: Bassetlaw Landscape Character Areas

- 8.3.7 National policy provides strong support towards protecting and enhancing valued landscapes. Valued landscapes in Bassetlaw are those areas highlighted by this evidence<sup>6</sup> and confirmed by the 2019 review<sup>7</sup> (within the Site Allocations: Landscape Study 2019<sup>7</sup> and the Landscape Assessment Addendums 2020<sup>8</sup>, 2021<sup>9</sup> and 2022<sup>10</sup>). The 2019 review<sup>7</sup> recommends several minor amendments where landscape has changed in the intervening period.
- 8.3.8 Together the Site Allocations: Landscape Study 2019<sup>7</sup> and the Landscape Assessment Addendums 2020<sup>8</sup>, 2021<sup>9</sup> and 2022<sup>10</sup> provide a more fine grained assessment of the landscape capacity of specific sites to accommodate development. They, therefore, provide a useful starting point for applicants seeking to assess the landscape impacts of their proposals. This includes the recognition that some landscapes are of particular importance - the Green Gaps (Policy ST36).
- 8.3.9 This policy, along with ST36 seeks to maintain and enhance the assets that make a fundamental contribution to the quality of the landscape character in Bassetlaw. Development can make a positive contribution towards conserving, reinforcing, restoring and creating landscape, by being influenced by local context, demonstrating an understanding of how the existing landscape character has evolved and using that understanding to positively and sensitively influence the design of new development.

## POLICY ST35: Landscape Character

1. Proposals that contribute to the nature and quality of Bassetlaw's landscapes will be supported where it can be demonstrated that:
  - a) it protects and where possible enhances the distinctive qualities of the relevant landscape character policy zone, as identified in the Bassetlaw Landscape Character Assessment 2009<sup>6</sup> by conserving, restoring, reinforcing or creating relevant landscape forms and features; and
  - b) in the case of the Local Plan site allocations, also promotes the development opportunities identified within the Site Allocations: Landscape Study 2019<sup>7</sup> and the Landscape Assessment Addendums 2020<sup>8</sup>, 2021<sup>9</sup> and 2022<sup>10</sup>.
2. Proposals in an edge of settlement location will be expected to create a positive interface between the urban and rural environments. This should be demonstrated through compliance with Part 1 of this Policy, and by giving appropriate consideration to layout, density, scale, massing and form of development in accordance with Policy ST33.



## 8.4 Green Gaps

- 8.4.1 In parts of the District, the Main Towns and Large and Small Rural Settlements are located close to one another, particularly in the west of the District. There is a risk that through further development, the separate identity of settlements which positively contribute to their distinctive landscape and historic character, could be lost through physical or visual coalescence.
- 8.4.2 At a local level, some made Neighbourhood Plans have identified the importance of landscapes through Green Gaps, Green Buffers or Settlement Breaks as a localised tool to help positively manage design and development quality and prevent settlement coalescence. For example, in places such as Carlton in Lindrick, landscape characterises the village character as a distinct and separate settlement from the nearby suburban areas of Worksop and Langold.
- 8.4.3 Policy ST36 seeks to provide a clear and consistent District-wide approach by providing a strategic policy framework. The use of Green Gaps will provide greater clarity for communities, developers and landowners to appropriately manage development between settlements in the future.
- 8.4.4 Green Gaps refer to land between settlements that have been identified by the Bassetlaw Green Gaps Report 2019<sup>11</sup> and the Green Gap Addendum reports<sup>12, 13</sup> as important in helping to define the character of settlements and in shaping the settlement pattern of the district, by providing a clear visual and physical break in the built environment. The Bassetlaw Landscape Character Assessment 2009<sup>6</sup> has classified the District into a number of Policy Zones. It identifies the distinctive

landscape features of each Zone and provides a set of Landscape Actions identified by Policy ST36 to conserve, reinforce, restore and create environments. In particular, Green Gaps support the principles of the Conserve Policy Zone which promote actions that encourage the conservation of established and distinctive features.

- 8.4.5 The purpose of identifying Green Gaps is to protect areas of predominantly open and undeveloped land between settlements which are often subject to development pressures. Development on the edge of settlements can reduce the physical extent of Green Gaps and development within them can reduce visual separation between settlements. The purpose of identifying Green Gaps is to protect these areas of land and to conserve and reinforce the structure of the settlement pattern in the district. They may also have other important benefits for local communities as areas with recreation, amenity and/or biodiversity value.
- 8.4.6 As such, Green Gaps are intended to enable appropriate high quality and sensitive development to continue to be proposed, but will ensure that development that adversely impacts on the physical separation of individual settlements or leads to the visual coalescence of settlements will be resisted.
- 8.4.7 To ensure the separation of settlements is maintained, proposals within a Green Gap should be accompanied by a landscape statement. This will need to demonstrate that the individual and cumulative effects of existing and proposed development will not lead to the physical or visual coalescence between settlements, and has considered any adverse effect(s) on the character and appearance of that Green Gap, through for example; the scale, type, siting, density, design and landscaping of new development.

## POLICY ST36: Green Gaps

1. The following Green Gaps are designated, as shown on the Policies Map:

Green Gap 1: Land around Harworth and Bircotes

Green Gap 2: Land between Oldcotes, Langold and Carlton in Lindrick

Green Gap 3: Land between Carlton in Lindrick and Worksop North

Green Gap 4: Land between Worksop West, Shireoaks and Rhodesia

Green Gap 5: Land between Retford, Clarborough and Welham

Green Gap 6: Land around Retford East

Green Gap 7: Land around Retford South

Green Gap 8: Land around Retford West

2. Proposals for the development, including the intensification of land, within a Green Gap will only be supported where it can be demonstrated through a landscape statement, that individually or cumulatively with other existing or planned development, the type, scale, density and design of the proposal will reinforce the landscape qualities of the Green Gap and will not lead to the physical or visual coalescence of individual settlements.



## 8.5 Multi-Functional Green and Blue Infrastructure

- 8.5.1 Green infrastructure is defined by national policy as ‘a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities’. In the case of blue infrastructure, it includes rivers, canals, waterways, ponds and water dependent habitats. It relates to spaces in public or private ownership, with or without public access.
- 8.5.2 In accordance with the National Planning Policy Framework, Policy ST37 adopts a landscape-scale approach to green and blue infrastructure, using and managing land and natural capital for what it is best suited to. It is planned, designed and managed to meet the environmental, social and economic needs of the community by providing opportunities for recreation and physical activity; supporting health and well-being; promoting biodiversity (see Policy ST38); enabling local communities to grow their own food; strengthening the economy; enhancing environmental quality and enriching the quality of the District’s rich heritage; providing for active movement, such as walking and cycling; creating space for flood mitigation and sustainable drainage; and, supporting climate change mitigation (see Policy ST48).
- 8.5.3 The benefits that people get from the natural environment, including the provision of food and drinking water, water quality and natural flood management are known as ecosystem services. Consideration of their value is a key aspect of sustainable development. The Council will work with partners to protect and improve the ecosystem services delivered by the District’s natural and green environment.
- 8.5.4 The District’s extensive green and blue infrastructure network provides recreation and ecological connectivity within the District but also further afield with Nottinghamshire, Lincolnshire and South Yorkshire.
- 8.5.5 At the heart of Bassetlaw’s green/blue infrastructure network is a network of four main green corridors - including the Chesterfield Canal and the River Idle – which function within and across the District’s boundaries, and seven minor green corridors - including the Cuckoo Way – which connect neighbourhoods and/or the urban and rural areas. Identified by the Bassetlaw Green Infrastructure Study<sup>14</sup> as valuable assets that provide ‘a coherent, landscape framework that delivers significantly greater value’ Policy ST37 seeks to protect their features whilst recognising that potential exists to maximise their environmental and amenity value, and to improve connectivity between them and other green/blue assets.
- 8.5.6 For example, in the long term, the Worksop Central DPD will guide the improvement of the Chesterfield Canal and River Ryton green corridors (see Policy ST3). These will enhance connectivity for people and wildlife within an urban setting and support flood management and water quality benefits.
- 8.5.7 The Green Infrastructure Study<sup>14</sup> recognises that the status of green corridors could be increased ‘through expansion and buffering’. As such, Policy ST37 seeks opportunities to maximise the multi-functionality and connectivity of the natural environment to secure the widest achievable benefits for the District.

- 8.5.8 On that basis, Policy ST37 identifies the minimum buffer zone for each corridor. The minimum width is measured from the centre point of each corridor. Reflecting their value the buffer zone for main corridors are wider (30m each side of the centre point) than minor corridors (15m each side of the centre point). These are considered to be the minimum width needed for habitats to function, for a distinct landscape to be recognised, or to provide functional space for access and recreation.
- 8.5.9 However, Policy ST37 also recognises that the extent of the buffer zone may vary in response to local context, the existing quality and features of the green corridor in that location and the nature of the development proposal. On that basis, major development proposals lying wholly or partly within the buffer zone of a green corridor will be expected to evidence through an Ecological Impact Assessment and/or landscape statement the extent of the buffer zone; these should be proportionate to the type, nature and scale of the proposal. The design should positively respond to the green/blue infrastructure functions and opportunities that exist in that locality and the activities expected to take place. This could be related to landscape, biodiversity, recreation, movement, and/or drainage.
- 8.5.10 Many of the functions of a buffer zone will be necessary to deliver other planning requirements sought by this plan, such as sustainable drainage and biodiversity net gain. Therefore, the buffer zones are seen as delivering quality design, rather than adding an unnecessary burden to development. Further information in relation to priorities will be set out in the Greening Bassetlaw SPD.
- 8.5.11 Development also brings opportunities to enhance the wider green/blue infrastructure network and deliver new assets. The development of site HS1: Peaks Hill Farm (Policy 14) will provide for significant new green/blue infrastructure along Worksop's northern urban fringe and site HS13: Ordsall South (Policy 25) will provide for a new country park along Retford's southern fringe.
- 8.5.12 Green/blue infrastructure is considered equal to all other forms of infrastructure and will be viewed as a critical element in bringing forward the site allocations and other planned development over the plan period. The approach to green/blue infrastructure will be informed by the Green Infrastructure Study<sup>14</sup>, the Open Space Assessment Update 2020<sup>15</sup>, the priorities of the draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley<sup>16</sup>, and the provisions of other relevant national legislation and guidance including that for the areas of Common Land and Registered Village Greens in the District.

## **POLICY ST37: Green and Blue Infrastructure**

1. The connectivity, quality, multifunctionality, biodiversity and amenity value of the green and blue infrastructure network will be enhanced, extended and managed through:
  - a) protecting and enhancing the landscape character and the distinctiveness of Green Gaps, Registered Parks and Gardens and ornamental parklands, registered Common Lands and Village Greens, and Local Green Spaces;
  - b) protecting, enhancing and restoring watercourses, ponds, lakes and water dependent habitats where appropriate;

- c) providing for biodiversity net gain, including reconnecting vulnerable and priority habitats (see policy ST38);
  - d) protecting and enhancing ancient and mature woodland and hedgerows, and providing for tree planting to secure recreational benefits and/or to aid climate change mitigation;
  - e) making appropriate provision for new green/blue infrastructure in new development including open space, allotments, playing fields and outdoor sports facilities, and natural and semi natural greenspace and bluespace; and/or incorporating and where practicable facilitating the improvement of existing provision through the design of development;
  - f) applying climate change mitigation and adaptation measures through new development, including flood risk and watercourse management;
  - g) linking walking and cycling routes, bridleways and public rights of way to and through development, where appropriate;
2. The function, setting, and biodiversity, landscape, access and recreational value of the following main and minor green corridors, as identified on the Policies Map will be protected and enhanced:
- a) Main green corridors
    - i. Chesterfield Canal
    - ii. River Idle
    - iii. River Ryton
    - iv. River Trent
  - b) Minor green corridors
    - i. Trent Valley Way
    - ii. Cuckoo Way
    - iii. National Cycle Route 6
    - iv. River Maun
    - v. Robin Hood Way
    - vi. River Meden
    - vii. River Poulter
  - c) Major development proposals that lie wholly or partly within the minimum buffer zone of a main green corridor (30m measured from each side of the centre point), or a minor green corridor (15m measured from each side of the centre point) should be supported by an Ecological Impact Assessment and/or landscape statement proportionate to the nature and scale of the proposal. This should confirm the extent of the buffer zone in that location and demonstrate how the design and layout of the scheme will positively respond to its green/blue infrastructure location and minimise the environmental effects upon the green corridor.
3. All new green and blue infrastructure should be accompanied by appropriate management and maintenance arrangements.



## 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 policy seeks the protection and enhancement of valued biodiversity and geological conservation interests, seeking measurable net gains in biodiversity.
- 8.6.2 Policy ST38 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 policy states that the presumption in favour of sustainable development does not apply to development that may affect these sites.
- 8.6.4 The Sherwood Forest ppSPA lies within the District. The Habitats Regulations Assessment 2023<sup>17</sup> identifies that some potential sites within Bassetlaw contain habitats that have the potential to support the breeding and/or foraging of the Sherwood Forest ppSPA bird population.
- 8.6.5 On that basis, any schemes that lie within the 5km buffer zone of the Sherwood Forest ppSPA will require a project level ‘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 policy 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

- 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 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<sup>18</sup> and for Birklands and Bilhaugh SAC/Sherwood Forest NNR<sup>19</sup>). 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<sup>18,19</sup> show that there is no requirement for a Strategic Solution (Recreational disturbance Avoidance and Mitigation Strategy) for Birklands and Bilhaugh SAC within the Local Plan.
- 8.6.10 Whilst the evidence<sup>18</sup> 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<sup>18</sup>, would be hard to justify.
- 8.6.11 On that basis, Policy ST38 identifies that all sites of 50 or more dwellings that fall within an ‘Impact Risk Zone’ of a SSSI will be required to give appropriate consideration, in particular in relation to the potential recreational impact from the proposal upon that SSSI. Where relevant, appropriate mitigation measures will be sought, which may include an appropriate design and layout to protect the integrity of the SSSI. Measures will take into account acceptable mitigation identified for a proposal to off-set recreational impact associated with the development. Schemes that propose a lower site threshold to circumvent the policy requirement will be resisted.
- 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.
- 8.6.13 **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.
- 8.6.14 Policy ST38 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 ST38 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**

- 8.6.15 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.
- 8.6.16 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**

- 8.6.17 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 Plan<sup>20</sup>. 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.
- 8.6.18 The District's Nature Recovery Network provides a local baseline, with the draft Nottinghamshire Biodiversity Opportunity Mapping for Bassetlaw and Idle Valley<sup>16</sup> identifying opportunities to help tackle network fragmentation. Policy ST38 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.
- 8.6.19 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 ST38 and 39; as well as with land with strong biodiversity value.
- 8.6.20 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**

- 8.6.21 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%.

- 8.6.22 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 statutory biodiversity metric will be supported to evidence applications.
- 8.6.23 The requirement for biodiversity net gain is not expected to be a legal requirement until 2023. But the Whole Plan Viability Assessment 2022<sup>21</sup> 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, it will be introduced on adoption of this Plan.
- 8.6.24 Reflecting 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 will be set out in the Greening Bassetlaw SPD.

## **POLICY ST38: 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 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 Regulations;
- 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. In such circumstances measures should be identified through an Ecological Impact Assessment to mitigate the adverse effects resulting from the development.
- d) proposals of 50 dwellings or more (which includes piecemeal planning applications for less than 50 dwellings within a wider site) that fall within the '10km Impact Risk Zone' of the Clumber Park SSSI will be required to demonstrate that appropriate consideration has been given to the development's impact upon the integrity of that

SSSI, including recreational impact. Where relevant, appropriate mitigation measures will be sought, which may include an appropriate design and layout on a development site to protect the integrity of the SSSI, and/or a financial contribution to help mitigate identified impacts at the Clumber Park SSSI.

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

e) 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 2018<sup>16</sup> or any successor;
- e) they establish additional ecological links to the Nature Recovery Network.

### **Biodiversity Net Gain**

- 3. In line with national legislation, all new development should make provision for net biodiversity gain on site, or where it can be demonstrated after following the mitigation hierarchy that this is not practicable, off site provision will be considered.
- 4. Management for a minimum of 30 years in accordance with a maintenance scheme will be sought to manage the biodiversity assets in the long term.



## **8.7 Trees, woodland and hedgerows**

- 8.7.1 Trees and woodland have long been a part of Bassetlaw's heritage and landscape, going back to the time when Sherwood Forest had significant coverage of the District. Today, trees, whether individually or cumulatively, continue to play a vital role in the environmental quality of the District. They are a valuable resource, supporting biodiversity, contributing to air quality, mitigating the impacts of climate change and delivering wider natural capital and ecosystem service benefits – including the economic benefits of trees and woodland.

- 8.7.2 The Council recognises the quality of life benefits trees can bring through its commitment to tree planting as part of the Sherwood Forest Reforestation Project<sup>5</sup>, helping to reinstate the extent of this significant woodland in the District.
- 8.7.3 Policy ST39 reaffirms national policy by recognising ancient woodland and ancient, aged or veteran trees as irreplaceable habitats – development resulting in their loss or deterioration will not be supported, unless in exceptional cases where the public benefit would clearly outweigh the loss or deterioration of the habitat.
- 8.7.4 Tree Preservation Orders (TPOs) legally protect specific trees or groups of trees that provide public amenity and are particularly useful in protecting the character of Conservation Areas. A TPO is particularly important in controlling the felling and pruning of protected trees or woodlands. Planning permission is required to undertake works to protected trees in accordance with national legislation and guidance<sup>22</sup>. New orders will continue to be made where trees of amenity value are at risk.
- 8.7.5 This Plan protects trees, woodland and hedgerows from loss. On that basis, Policy ST39 requires an appropriate design and layout of new development to protect their ongoing growth, including suitable buffers for root protection. Details should be provided with a planning application. This should include appropriate protection during construction reflecting British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction<sup>23</sup>.
- 8.7.6 In cases where the loss of trees or hedgerows cannot be avoided, a suitable compensation strategy should be secured and implemented via planning conditions or obligations. This will be determined on a case by case basis taking into account the scale, nature and impacts of the development. The compensation must include replacements capable of providing at least equal amenity and ecological value of a local provenance should be provided, preferably on site. The level of detail expected with a planning application should be proportionate to the scale of the proposal and the identified impact.
- 8.7.7 All trees provided for through new development will require ongoing management and maintenance to ensure their growth and quality in the long term. The arrangements should be set out in a management plan submitted as part of the planning application, which will be controlled via a planning condition or legal agreement.
- 8.7.8 Further information on planting, management and maintenance, and the provision of trees through major development will be covered by the Greening Bassetlaw SPD to be published following adoption of the Local Plan.

## **POLICY ST39: Trees, woodlands and hedgerows**

1. 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 by:

- a) retaining, protecting and improving woodland and trees subject to Tree Preservation Orders (TPOs), trees within conservation areas, and 'important' hedgerows as defined by the Hedgerows Regulations 1997;
  - b) making Tree Preservation Orders;
  - c) giving consideration to trees and hedgerows both on individual merit as well as their contribution to amenity and interaction as part of a group within the broader landscape setting;
  - d) resisting the loss or deterioration of ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists;
  - e) seeking from major development, provision for new trees or an equivalent financial contribution to help mitigate the impacts of climate change in accordance with Policy ST48.
2. Where development would adversely affect trees or hedgerows the application must be accompanied by:

- a) an accurate tree survey and arboriculture assessment, undertaken by an experienced arboriculturist, of all existing trees and hedgerows on site in accordance with BS5837 (Trees in relation to design, demolition and construction – Recommendations) 2012<sup>23</sup>;
- b) details of protective measures to be put in place during the development to ensure the health and safety of each specimen and hedgerow to be retained;
- c) an avoidance and mitigation strategy to include replacement planting for specimens of at least equal amenity and ecological value of a local provenance; and
- d) a detailed management plan providing details of maintenance arrangements for 10 years.



## 8.8 The Historic Environment

- 8.8.1 Bassetlaw's historic environment is an asset of significant cultural, social and economic value. It contributes significantly to quality of life, to a sense of place, and is a tangible link with the past.
- 8.8.2 The value of Bassetlaw's historic environment is its rich variety which plays a major part in the District's local character and distinctiveness. Informing and managing change to the District's historic environment is underpinned by the Historic Environment Record, an archive, database and mapping resource kept by Nottinghamshire County Council of all known heritage assets in the District. The most important aspects include:
- the buildings associated with the ducal estates of Welbeck Abbey, Clumber Park and Worksop Manor (known as 'The Dukeries') and their related estate settlements;
  - the buildings and archaeology associated with the Augustinian Priory site at Worksop Priory;

- 18<sup>th</sup> & 19<sup>th</sup> century industrial heritage, especially the Chesterfield Canal and its associated structures;
- the vernacular architecture of many rural villages, including grade I & II\* listed churches and 18<sup>th</sup> and 19<sup>th</sup> century farmsteads;
- the Market Place and 18<sup>th</sup>, 19<sup>th</sup> & early 20<sup>th</sup> century architecture of Retford Town Centre;
- buildings and landscapes associated with late 19<sup>th</sup> and early 20<sup>th</sup> century collieries, including colliery housing; and
- traditional 19<sup>th</sup>/20<sup>th</sup> century shopfronts.

8.8.3 Bassetlaw also benefits from numerous historic landscapes of significance which add variety and interest to the District's extensive rural area. These include:

- the planned landscapes at Welbeck Abbey, Clumber Park and Worksop Manor;
- the more open and wooded historic landscapes of Sherwood Forest;
- the landscape and archaeology associated with the Last Ice Age caves and rock shelters at Creswell Crags (a proposed World Heritage Site); and
- public and private parkland, including registered and unregistered parks and gardens.

8.8.4 Heritage assets are valued for their architectural, historic, archaeological and artistic interest, their communal value or social significance. The National Planning Policy Framework defines the conservation of heritage assets (historic buildings, monuments, sites, places, areas, archaeology or landscapes that have a degree of significance) as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'

8.8.5 In addition to designated assets identified by Figure 28, there are over 1000 local interest buildings/structures and their settings and 56 unregistered parks and gardens recognised by the Council as non-designated heritage assets of local heritage significance. Their identification is guided by adopted criteria<sup>24</sup>, with a methodology and statement of significance<sup>25</sup> also supporting the identification of parks and gardens.

<b>Designated Heritage Asset</b>	<b>Number, July 2021</b>
Scheduled Ancient Monument	32
Listed Building	1078
Registered Park and Garden	4
Conservation Area	33

Figure 28: Bassetlaw's Designated Heritage Assets

8.8.6 The Council acknowledges the value and importance of Bassetlaw's historic environment and recognises that its heritage assets should be conserved and enhanced in a manner appropriate to their significance. Not all heritage assets have the same degree of significance; the more important a heritage asset is, the greater the weight that should be given to its conservation.

8.8.7 To enable planning decisions to be based on a full understanding of the significance of the heritage asset(s) affected, Policy ST40 expects a Heritage Statement to be

carried out which fully address the policy requirements. This should describe the significance of the heritage asset and the impact of the proposals on its significance. It should also reflect any relevant national and local guidance, with reference to the Historic Environment Record and, any relevant Characterisation Studies, Conservation Area Appraisals, Statements of Significance, thematic heritage studies and Historic England guidance.

- 8.8.8 In determining applications, the Council will assess the degree of harm to the heritage asset (i.e. no harm, less than substantial or substantial) in line with national policy. For non-designated assets, a balanced view will be reached based on the significance of the asset, the scale of any harm identified and evidence submitted in support of the application.
- 8.8.9 The setting of a heritage asset often makes an important contribution to its significance. Setting may be limited to the physical surroundings of a heritage asset, such as the functional relationship between buildings, but may also include how a heritage asset is experienced, such as significant views towards, within or away from the asset, or whether it is tranquil or noisy. Proposals for development in the setting of a heritage asset should be carefully assessed to ensure that important features and vistas that make a positive contribution to the significance are conserved or the setting is enhanced where it has been compromised. Proposals that preserve or enhance those elements of the setting that make a positive contribution to the asset will be supported.
- 8.8.10 Where a proposal would result in substantial harm or loss of a heritage asset, Policy ST40 requires evidence to demonstrate that there are substantial public benefits that outweigh that harm or loss; or, that there are no other mechanisms for supporting the retention of the asset. Any mitigation measures proposed are not considered to be public benefits.
- 8.8.11 Addressing heritage ‘at risk’ is a priority for the Council. Where higher grade assets are found to be ‘at risk’ - they are identified on Historic England’s Heritage at Risk Register<sup>26</sup>. Grade II Listed buildings ‘at risk’, unlisted Conservation Area buildings and non-designated heritage assets are identified by the Council’s Heritage at Risk Register 2022<sup>27</sup>. In accordance with the Council’s Heritage at Risk Strategy<sup>27</sup> where assets are considered to be ‘at risk’, or where they are in danger of falling into this category, the Council will take a proactive approach to their conservation, including by working collaboratively with property owners and developers, to bring the asset into a viable use consistent with its significance. This should acknowledge the wider public and economic benefits that this can bring such as tourism.
- 8.8.12 An example of this proactive approach is the Worksop Townscape Heritage Scheme, a partnership initiative with the National Lottery Heritage Fund and other local partners that seeks to revive the southern part of Bridge Street, Worksop, so that the buildings make a positive contribution to the vitality of Worksop town centre.
- 8.8.13 Enabling development is that which would normally be unacceptable in planning terms but for the fact that it would bring substantial public benefits – the future conservation of a historic place for example. Such proposals will be considered in

accordance with national policy and Historic England's Enabling Development and Heritage Assets, 2020<sup>28</sup>.

- 8.8.14 Heritage assets with archaeological interest are considered to be non-designated heritage assets. In cases where there is evidence that a site may contain significant archaeological interest, in order to inform the development, and to ensure that such remains are taken account of appropriately, the Council will expect appropriate archaeological evaluation to form part of the application.
- 8.8.15 To ensure the value of the historic environment is maintained over the plan period, the Council will continue to review existing local heritage designations, such as conservation areas, and make new designations to protect and conserve built heritage assets, where justified, by appropriate surveys and evidence. Other mechanisms, such as Article 4 Directions, will be used where appropriate, to protect features of historic/architectural importance and to restrict harmful minor alterations.

## POLICY ST40: The Historic Environment

- 1. The historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities. Proposals will be supported where they:
  - a) give great weight to the conservation and re-use of designated heritage assets and their settings, including for appropriate temporary use, based on their significance in accordance with national policy;
  - b) make a positive contribution to the character and local distinctiveness of the historic environment, including through the use of innovative design;
  - c) positively conserve or enhance a historic designed landscape;
  - d) maintain, conserve, sustain or return to beneficial use designated or non-designated assets;
  - e) capitalise in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;
  - f) positively secure the conservation and re-use of 'at risk' heritage assets;
  - g) improve access and enjoyment of the historic environment where appropriate, particularly where they retain, create or facilitate public access to heritage assets to increase understanding of their significance.
- 2. Applicants will be required to submit evidence in line with best practice and relevant national guidance, examining the significance of any heritage assets affected through a Heritage Statement, including any contribution made by their setting. The level of detail should be proportionate to the asset's significance, and the results submitted to the Nottinghamshire Historic Environment Record. In some circumstances, further survey, analysis and/or recording will be made a condition of consent.



## POLICY 41: Designated and Non-Designated Heritage Assets

### Designated Heritage Assets

1. Proposals for development, including change of use, that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to:
  - a) conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;
  - b) respect any features of special architectural or historic interest, including where relevant the historic curtilage or context, its value within a group and/or its setting, such as the importance of a street frontage, traditional roofscape, or traditional shopfronts;
  - c) be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building technique(s), materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;
  - d) ensure significant views away from, through, towards and associated with the heritage asset(s) are conserved or enhanced;
  - e) in the case of a Conservation Area, to have regard to the established urban grain and ensure that spaces between and around buildings, such as paddocks, greens, gardens and other gaps, are preserved where they contribute to the Conservation Area's character and appearance.
2. Proposals that will lead to substantial harm or total loss of significance will be refused unless the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, and it can be demonstrated that:
  - a) the nature of the heritage asset prevents all reasonable uses of the site;
  - b) no viable use of the heritage asset can be found in the medium term through appropriate marketing that will enable its conservation;
  - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible;
  - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
3. Proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.

### Non-Designated Heritage Assets

4. Proposals for development, including change of use, that involve a non-designated heritage asset, or the setting of a non-designated heritage asset will be expected to:
  - a) have regard to the significance of the asset and its relationship with its setting;
  - b) be sympathetic to the local vernacular in terms of siting, size, scale, height, alignment, design and form; proportions, materials;
5. Proposals that will lead to harm to or loss of significance of a non-designated heritage asset will only be supported where it can be demonstrated that:

- a) the asset's architectural or historic significance is proven to be minimal; or
- b) through an up-to-date structural report produced by a suitably qualified person, the asset is not capable of viable repair; or
- c) through appropriate marketing, the asset has no viable use; or
- d) the public benefits of the scheme outweigh the loss of significance.

## Archaeological sites

6. Where evidence suggests that significant archaeological remains exist on site, proposals should be supported by an appropriate archaeological evaluation that provides an assessment of the significance of the remains and considers how the remains would be affected by the proposed development.
7. Where the 'in situ' preservation of archaeological remains is not possible or desirable, suitable provision shall be made by the developer for the excavation, recording, analysis, storage, relocation of assets and archiving, in accordance with a Written Scheme of Investigation that has been approved by the Local Planning Authority.



## References

- <sup>1</sup>National Design Guide, MHCLG, 2019
- <sup>2</sup>National Model Design Code, MHCLG, 2021
- <sup>3</sup>Active Design, Sport England, 2023
- <sup>4</sup>Nottinghamshire Parking Standards, Nottinghamshire County Council, 2010
- <sup>5</sup>Council Plan, BDC, 2019
- <sup>6</sup>Bassetlaw Landscape Character Assessment, fpcr, 2009
- <sup>7</sup>Bassetlaw Site Allocations: Landscape Study, Carroll Planning & Design, 2019
- <sup>8</sup>Landscape Availability Assessment Addendum, Clive Keble Consulting, 2020
- <sup>9</sup>Landscape Availability Assessment 2<sup>nd</sup> Addendum, Clive Keble Consulting, 2021
- <sup>10</sup>Landscape Availability Assessment 3rd Addendum, Clive Keble Consulting, 2022
- <sup>11</sup>Bassetlaw Green Gaps Report, Carroll Planning & Design, 2019
- <sup>12</sup>Bassetlaw Green Gaps Addendum Report, Clive Keble Consulting, 2020
- <sup>13</sup>Bassetlaw Green Gaps Second Addendum, Clive Keble Consulting, 2021
- <sup>14</sup>Bassetlaw Green Infrastructure Study, BDC, 2010
- <sup>15</sup>Bassetlaw Open Space Assessment, BDC, 2020
- <sup>16</sup>Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018
- <sup>17</sup>Bassetlaw Habitats Regulations Assessment, LUC, 2023
- <sup>18</sup>Clumber Park SSSI Recreation Impact Assessment, Footprint Ecology, 2022
- <sup>19</sup>Birklands & Bilhaugh SAC Recreation Impact Assessment, Footprint Ecology, 2022
- <sup>20</sup>A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- <sup>21</sup>Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, NCS, 2022
- <sup>22</sup>Planning Practice Guidance: Tree Preservation Orders and trees in conservation areas, MHCLG, 2014
- <sup>23</sup>British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction, British Standards Institution 2012
- <sup>24</sup>Non-Designated Heritage Assets Criteria, BDC, 2016
- <sup>25</sup>Bassetlaw Unregistered Park & Gardens – A Methodology for Identifying and Surveying, BDC, 2017
- <sup>26</sup>Heritage at Risk Register, Historic England, 2019
- <sup>27</sup>Heritage at Risk Strategy and Updated Heritage at Risk Register, BDC, 2022
- <sup>28</sup>Historic Environment Good Practice Advice in Planning 4: Enabling Development and Heritage Assets, Historic England, 2020

## **9.0 Healthy Communities**

## 9.1 Healthy and active lifestyles

- 9.1.1 The National Planning Policy Framework recognises the importance of promoting healthy, inclusive, safe places which enable and support healthy active lifestyles for local communities.
- 9.1.2 Across Bassetlaw, Public Health England<sup>1</sup> and the Nottinghamshire Joint Strategic Needs Assessment<sup>2</sup> identifies there are marked differences in the physical and mental health of residents:
- 21.81% of people have a limiting long term illness which is higher than that for Nottinghamshire and England.
  - Life expectancy varies significantly between the most deprived and most affluent neighbourhoods: 8.9 years lower for men and 7.6 years lower for women in the most deprived areas (e.g. parts of Worksop South East) than the least deprived areas (parts of East Retford).
  - In 2018/19, 67% of adults were overweight, which is higher than that for Nottinghamshire, while 18% of Year 6 children are classified as obese.
- 9.1.3 But healthy lifestyles cannot be delivered by the planning system alone. Other partners, such as the NHS Bassetlaw ICP, other health providers and Nottinghamshire County Council will also need to be proactive to help deliver healthy place-making responsive to the diverse needs of residents. A range of Council and partner strategies will help implement Policy ST42 such as the Joint Health and Well-Being Strategy 2022-2026<sup>3</sup>, Sport England's Active Design principles<sup>4</sup>, the Bassetlaw Playing Pitch Strategy 2019<sup>5</sup> and the Bassetlaw Open Space Assessment Update 2020<sup>6</sup>.
- 9.1.4 However, this Local Plan has a key enabling role by ensuring the careful approach to the location, design and accessibility of employment, housing, open space, health facilities and provision of infrastructure. As such, Policy ST42 is an overarching policy: providing the basis for more detailed theme and site-specific policies in this Plan.
- 9.1.5 People need to be able to access a choice of everyday facilities locally, ideally within a 20 minute walk/cycle (reflecting the Town and Country Planning Association principles for a 20 minute neighbourhood<sup>7</sup>). This will enable people to keep fit and well, both physically and mentally, and enable them to feel part of a community which is welcoming, safe, clean and free from pollution.
- 9.1.6 The provision of a more equitable distribution of services and infrastructure across the District can therefore help reduce health inequalities, encourage healthy lifestyle choices and social interaction, promoting a sense of well-being which in turn can be a major contributing factor to residents' state of health. For example, a successful economy that offers good jobs, such as those promoted by Policy ST5 will make a huge contribution to prosperity, health and well-being of all age groups.
- 9.1.7 As the proportion of older people in the District increases and there is greater diversity in our communities, reducing health inequalities is important, to make sure

that the needs of all residents are met fairly. New provision should be future proofed: incorporating the optimal digital infrastructure in line with Policy ST55 will enable residents to access a full range of services online, particularly important for older residents or those living in rural communities.

- 9.1.8 Larger developments are more likely to have a significant impact on the health and well-being of local residents or particular groups within it. Policy ST42 requires submission of a Rapid Health Impact Assessment Matrix for all residential developments of 50 or more units. This should identify the positive impacts the scheme will deliver for health and well-being, and identify mitigation to address concerns, proportionate to the size and scale of the development.
- 9.1.9 Schemes that perform well will be acknowledged through the Council's new Healthy Bassetlaw accreditation scheme which recognises the best in healthy residential development. All measures are capable of being provided through good design, at minimal additional cost and are addressed through other policies in the Plan. Further details on how the scheme will operate will be set out in the Design Quality SPD.

## **POLICY ST42: Promoting Healthy, Active Lifestyles**

- 1. The Council, with its partners will create an environment which supports healthy, active, inclusive and safe communities. Healthy, active and safe lifestyles will be enabled by:
  - a) 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;
  - b) facilitating access to a range of high quality, well maintained and accessible open space and play areas, woodland, blue infrastructure, leisure and cultural facilities;
  - c) improving the quantity, quality and accessibility to playing pitches and sports facilities;
  - d) supporting initiatives which improve access to locally grown food at for example, allotments or community gardens;
  - e) creating high-quality, inclusive environments that incorporate active design principles and where practicable, increase opportunities for movement through a network of well-connected sustainable travel routes, public rights of way and towpaths to everyday shops and services;
  - f) supporting energy efficient design of development, where practicable;
  - g) ensuring that the current air quality in the District is maintained and, where possible improved;
  - h) minimising and mitigating against potential harm from risks such as pollution and other environmental hazards and climate change;
  - i) facilitating the provision of optimal digital infrastructure in accordance with Policy ST55 to allow reliable connection to a range of online services;
- 2. All proposals of 50 or more dwellings will be required to submit a Rapid Health Impact Assessment Matrix as part of the planning application. The Council will recognise high performing schemes through Healthy Bassetlaw – a health accreditation scheme for well-designed healthy development proposals.



## 9.2 Protection and Enhancement of Community Facilities

- 9.2.1 The National Planning Policy Framework identifies the importance of community facilities and the need to sustain them.
- 9.2.2 In Bassetlaw, community facilities (for example, places of worship, town and village halls, community centres, indoor sports facilities, schools, doctors' surgeries and libraries) provide opportunities for residents to meet and share their interests and access essential services such as education, health care, sport (see Policy ST45) and family support. It is therefore important that Policy ST43 protects viable facilities where possible, unless there is an overriding justification for their loss or exceptional benefits deriving from alternative forms of development.
- 9.2.3 It is important that there is a sufficient network of community facilities across the District. The Local Plan needs to provide the right type of housing in our towns and rural settlements, to attract young people and families who will support the sustainable provision of facilities and help to ensure their vibrancy. The Infrastructure Delivery Plan 2023<sup>8</sup> recognises there is pressure on local services, particularly schools, doctors' surgeries and community facilities, and the need to provide facilities for all groups of the community, including disabled people and young people.
- 9.2.4 On that basis, any application involving the loss of community facilities or land last used for community purposes, will need to be supported by written evidence to justify its loss. This should be proportionate to the size and type of proposal. It should include evidence of marketing in accordance with the provisions of Policy ST43; information relating to the condition of the building; information about the nature and location of comparable facilities; and/or, evidence that the local community has been notified of the intention to close the facility and detail of representations received.
- 9.2.5 When assessing the impact of new or an extension to community facilities consideration will be given to its accessibility to the likely neighbourhood or village catchment; the likely number of future occupants; the impact on existing community facilities that are accessible to the development and their available capacity; and provision of appropriate supporting infrastructure. This should include connection to relevant digital infrastructure (see Policy ST55) to allow residents to access a range of services in an accessible location. To ensure the long term sustainability of these facilities flexible use is supported, including the ability to accommodate religious communities.
- 9.2.6 In addition to protection through this policy, communities also have powers through neighbourhood plans, Neighbourhood Development Orders or Community Right to Bid to protect assets that are important, allowing them to bid for the assets if they are put up for sale. They can also construct or rebuild community buildings under a Community Right to Build Order.

## POLICY ST43: Protection and Enhancement of Community Facilities

1. Proposals for the development of new and/or the extension of community facilities will be supported where:
  - a) they are located within or adjacent to a development boundary or village location, and are accessible where appropriate, by sustainable and public transport; and
  - b) they would meet an identified local need; and
  - c) they would promote social inclusion, and are accessible for all members of the community, including by digital infrastructure;
2. The co-location of community facilities, such as village halls and religious institutions, will be supported provided that it can be demonstrated that these facilities will not adversely affect the level of community facility provision overall in the locality.

### Safeguarding Community Facilities

3. Proposals that result in the loss of a community facility, through change of use or redevelopment, will be resisted unless:
  - a) it would lead to the significant improvement of an existing facility or the replacement of an existing facility equally convenient to the local community it serves and with equivalent or improved facilities; and
  - b) it has been demonstrated that the community facility is no longer required in its current use and it is not suitable for any other community use; or
  - c) in the case of commercial services it is not economically viable.
4. Appropriate detailed and robust evidence will be required to satisfy Part 3 above. This should include evidence which demonstrates that the premises has been marketed for the lawful use at a reasonable market value for a sustained minimum period of 12 months.



### 9.3 Locally Important Open Spaces

- 9.3.1 The provision of attractive, publicly accessible and multifunctional open space is an important part of the District's green infrastructure network, helping to support physical activity and social wellbeing, whilst adding significantly to environmental quality.
- 9.3.2 Policy ST44 will ensure residents have appropriate access to high quality open space to meet their needs, in accordance with the National Planning Policy Framework. This is achieved through the protection of existing open space and through the provision of new and enhanced space in association with new development.

- 9.3.3 Publicly accessible open spaces are parks, amenity greenspace, children's play space and natural and semi natural greenspace that the public can access without restriction. Allotments are also covered by Policy ST44 although these are only accessible to allotment holders.
- 9.3.4 The Open Space Assessment Update 2020<sup>6</sup> sets out in detail the existing provision and where shortfalls exist. Whilst the overall provision of open space is sufficient to meet local needs, it does vary across Bassetlaw, and by open space type.
- 9.3.5 On that basis, the standards in Policy ST44 will be used to ensure that over the plan period there is enough accessible open space overall, as well as for each open space type, taking account of population change to 2038. Policy ST44 ensures that spaces must also be of an appropriate quality and within a reasonable walking distance of most people's homes to ensure they are used well and positively. The criteria used to assess quality and accessibility are set out in the Open Space Assessment Update 2020<sup>6</sup>. This should be used to inform development of the most suitable open space provision or improvement for each locality.
- 9.3.6 Therefore, Policy ST44 protects all existing publicly accessible open space, as identified on the Policies Map, as well as new space provided over the plan period. This is consistent with national policy which explains that existing open space should not be built on unless clearly surplus to requirements, or their replacement would be at least equal in quantity and quality, or the development is for alternative open space provision.
- 9.3.7 New or improved open spaces will be sought where it can be justified and must be publicly accessible for recreation. On that basis, new space will only be sought from developments of 100 dwellings or more to deliver a sustainable new neighbourhood or to create an appropriate recreational environment.
- 9.3.8 New parks and larger natural and semi natural greenspace will only be sought where a new critical mass of residents is proposed, such as at sites HS1: Peaks Hill Farm, HS7: Trinity Farm or at HS13: Ordsall South. Otherwise, the number of people generated by each new housing development identified by Policy ST13 does not justify new spaces of this type.
- 9.3.9 Where the evidence<sup>6</sup> demonstrates that there is expected to be insufficient quantity or quality of open space in the locality to meet the needs of the additional residents generated by a new housing development, a financial contribution towards improving the quality and multi-functionality of existing space will be sought to ensure infrastructure is able to accommodate growth sustainably. Requirements are set out in the Infrastructure Delivery Plan 2023<sup>8</sup>. Use of the standards in Policy ST44 will help determine the most optimal approach for each development. The Affordable Housing and Developer Contributions SPD (to be published following the adoption of the Local Plan) will provide further details on the approach to implementation at a local level.
- 9.3.10 Policy ST44 requires that any new open space will have an identified responsible body in place for management and maintenance prior to the commencement of development. The responsibilities may fall to a private management company in

partnership with the developer, or the town or parish council. If a town or parish council adopts an open space, a commuted sum for maintenance will be required to be paid by the developer. The Council will not adopt new open space.

## POLICY ST44: Delivering Quality, Accessible Open Space

1. The amount, quality, community value, functionality and accessibility of publicly accessible open space and green infrastructure will be protected and enhanced by:
  - a) requiring development of 100 dwellings or more to make provision for new open space on site unless it can be shown that it is not feasible or viable. Provision should be in accordance with the open space standards in 1b) below, unless it can be demonstrated that an alternative open space mix will better meet local needs;
  - b) requiring major new residential development in areas with either a quantitative or a qualitative deficiency of open space to meet the additional needs arising from the development by contributing towards the provision, expansion and/or improvement of open space to meet the District-wide standard of 4.46ha of publicly accessible open space per 1000 people, unless it can be shown that it is not feasible or viable. This will comprise the following standards of provision for each type of open space:
    - i. 0.61ha of parks per 1000 people, within 1000m walk of a park, so that all spaces achieve at least 5\* quality standard;
    - ii. 0.14ha of children's play space per 1000 children, within a 10 minute walk of a play space, so that all spaces achieve at least 4\* quality standard;
    - iii. 1.03ha of amenity greenspace per 1000 people, within a 10 minute walk of a space, so that all spaces achieve at least 3\* quality standard, and 75% are 4\* quality;
    - iv. 2.40ha of natural and semi natural greenspace per 1000 people, within a 15 minute walk of a natural greenspace, so that all spaces achieve at least 3\* quality standard and 25% are 4\* quality;
    - v. 0.28ha of allotment space per 1000 people, so all allotments achieve at least 3\* quality standard;
  - c) requiring schemes of 10 dwellings or more (or 0.50ha or more) to contribute to maintaining 1ha of Local Nature Reserve per 1000 people, to bring 95% of people within 1km of a Local Nature Reserve;
  - d) requiring proposals that make provision for new open space to provide a management plan and where appropriate a commuted sum to ensure that the quality of new open space is maintained for the lifetime of the development.



## 9.4 Promoting Sport and Recreation

- 9.4.1 Good quality, easily accessible and affordable outdoor and indoor sport and recreation facilities provide important opportunities for everyone in the District to access and enjoy the health and wellbeing benefits of being as physically active as possible.

- 9.4.2 Policy ST45 will ensure all residents have access to high quality sport and recreation facilities, in accordance with the National Planning Policy Framework. Sports facilities include pitch sports, court sports, swimming, health and fitness, bowling, athletics, golf, gymnastics and boxing. This will be achieved through the protection of existing sport and recreational buildings and land, and the provision of new and enhanced facilities in association with new development across the District.
- 9.4.3 The Bassetlaw Playing Pitch Strategy, 2019<sup>5</sup> determines the supply of and demand for playing pitches and identifies any shortfalls or oversupply by typology and location. This includes the sports of cricket, football, rugby union, rugby league, hockey, tennis and flat and crown green bowling. Its delivery plan, including any successor, form the basis for assessing the requirement for this provision over the plan period.
- 9.4.4 The evidence<sup>5</sup> identifies shortfalls in youth and mini football, adult rugby union and cricket pitches to accommodate current and future demand across Bassetlaw, but also recognises these shortfalls are minimal when compared to the national picture.
- 9.4.5 A shortfall in provision does not necessarily mean new pitches or facilities. Shortfalls can be reduced through the improved management of existing pitches through pitch re-configuration or the conversion of existing artificial grass pitches to a 3G surface which will optimise the use of space particularly for junior and mini sports, and training. Overall, this reduces the use of grass pitches, improving their quality and ability to accommodate more matches in the long term.
- 9.4.6 The District also benefits from a range of indoor sport facilities. The Built Sports Facilities Strategy 2021<sup>9</sup> ensures that the provision of built sports facilities meet local and community needs now and over the plan period. Provision of most types of indoor sport are good when compared to the national picture but there is a slight shortfall in some typologies. In these cases, new development should contribute appropriately towards enhancing existing provision to meet identified needs.
- 9.4.7 National policy explains that existing sport and recreational buildings and land should not be built on unless clearly surplus to requirements, or their replacement would be at least equal in quantity and quality, or the development is for alternative provision. Policy ST45 applies this principle to all existing sports facilities, and to new provision in the future.
- 9.4.8 Both strategies<sup>5,9</sup> recognise the role greater accessibility of built facilities, such as at educational sites or by co-locating private and public organisations within one facility, could have in enhancing access to sports facilities by the wider community. All new educational sites should be accompanied by a community use agreement, and designed appropriately, to ensure sports facilities can be made accessible to the community out of school hours.

## **POLICY ST45: Promoting Sport and Recreation**

1. Bassetlaw's sport and recreational facilities and land will be protected, and where appropriate enhanced, to provide a sufficient range of good quality, accessible and safe facilities to encourage healthier, active lifestyles among the community.

2. Playing pitches, floodlit 3G pitches and outdoor or indoor sports facilities will be provided and their quality maintained, and where possible enhanced to reflect the recommendations of the most up to date Bassetlaw Playing Pitch Strategy, Bassetlaw Built Sports Facilities Study and their Action Plans.
3. Community use will be required to be provided at new indoor and outdoor sports and recreational buildings and land, where appropriate. This should be agreed through a community use agreement through the s106 agreement for the proposal.
4. The loss of sport and recreational buildings and land will only be permitted where:
  - a) a detailed needs assessment clearly demonstrates that the land or building is no longer required to meet an identified need for sport or recreation use; or
  - b) equivalent or better replacement facilities in terms of quantity and quality are provided to compensate for those lost as a result of the development and these are within an easily accessible location for existing and potential new users; or
  - c) the proposal is for an alternative sport and recreation use that clearly outweighs the loss of the current or former use.



## 9.5 Protecting Amenity

- 9.5.1 The planning system plays an important role in safeguarding the quality of life of residents and improving the environmental quality of the District. Policy 46 reflects the principles of national policy: new development should be appropriate for its location taking into account the likely individual and cumulative significant harmful effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.
- 9.5.2 New development should be designed to ensure that the private amenity which existing and new residents may reasonably be expected to enjoy can be experienced in their homes and gardens without undue intrusion from neighbours, the public or adverse operations from neighbouring land uses. Ways in which this can be achieved include careful siting of buildings; by ensuring that there are adequate distances between buildings; and, between existing and new development; or through the erection of screen walls and fencing.
- 9.5.3 New development should also be designed to avoid overlooking of adjoining dwelling(s), although it is recognised that in high density housing schemes, such as in town centres, overlooking distances may not be so readily achievable. Innovative design approaches will therefore be sought to provide acceptable standards of privacy.
- 9.5.4 While Policy 46 seeks to ensure good living standards, this does not mean that there will not be any impacts; the extent of the impacts and whether they amount to the 'significant adverse effect' required by the policy will be a matter of professional judgement informed by consultations with experts from different disciplines and

organisations, as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker. The Design Quality SPD will provide further guidance on amenity.

- 9.5.5 Some types of development, such as Houses in Multiple Occupation (see Policy 31) and static caravan sites, are required to have a licence to operate by national legislation. The licence process is separate to the planning system so the Council would expect all relevant development to have appropriate licences, where necessary.

## POLICY 46: Protecting Amenity

1. Proposals for development should be designed and constructed to avoid and minimise impacts on the amenity of existing and future users, individually and cumulatively, within the development and close to it. As such, proposals will be expected to:
  - a) not have a significant adverse effect on the living conditions of existing and new residents and future occupiers of the proposed development through loss of privacy, excessive overshadowing or overbearing impact; and
  - b) not generate a level of activity, noise, light, air quality, odour, vibration or other pollution which cannot be mitigated to an appropriate standard.
2. Proposals for development adjacent to, or in the locality of, existing 'bad neighbour' uses such as waste sites, incinerators, chemical production, heavy industry and businesses with out of normal hour (9-5) operations, will need to demonstrate that:
  - a) the ongoing use of the neighbouring site is not compromised; and
  - b) the amenity of future occupiers of the new development can be achieved in accordance with Part 1 of this policy with the ongoing normal use of the neighbouring site;
3. Where the development of a new bad neighbour business or change of use could have a significant adverse effect on residential amenity, appropriate mitigation will be required before the development can be occupied.



## 9.6 Contaminated and Unstable Land

- 9.6.1 The majority of vacant brownfield land in Bassetlaw is subject to some known contamination issues as a consequence of their development history, including past mining, industrial or power generating activity.
- 9.6.2 Contaminated land is used to describe land that due to its previous development history or geology is considered to be polluted by heavy metals, oils and tars,

chemicals, gases or asbestos substances. These could cause significant harm to people, biodiversity and the pollution of surface or groundwater resources.

- 9.6.3 The presence of contamination can affect or restrict the use of land, but if development can address the problem, then it will benefit the wider community and bring the land back into beneficial use. This also reduces the need to use greenfield sites and minimises impact to the environment.
- 9.6.4 This is particularly important for this Local Plan, which consistent with national policy seeks to allocate approximately 100ha of brownfield land for regeneration and re-use, including the former colliery sites at Welbeck and Bevercotes.
- 9.6.5 Unstable land may have various causes but the main concerns in the District relate to past mining activity. There are extensive areas of recorded mining activity where coal mining related hazards will be present such as erosion, sinkholes and open cavities. Whilst mining has ceased in the District, potential public safety and stability problems can be uncovered by development.
- 9.6.6 In accordance with national policy ensuring a site's suitability for its proposed use must consider ground conditions and any risks arising from land instability and contamination. It adds that making the site safe is the responsibility of the developer/landowner and that mitigation should be identified through appropriate site investigations. Policy 47 identifies how this will be managed in the District.

## **POLICY 47: Contaminated and Unstable Land**

1. Where development is considered to be on contaminated land and/or unstable land, through an appropriate contamination assessment and/or land instability risk assessment, proposals should:
  - a) ensure that all works, including investigation of the nature of any contamination or land instability, and removal of materials can be undertaken without causing unacceptable risk to health, waterways, other watercourses and sources of groundwater, or to the environment;
  - b) identify the nature and extent of existing unstable land and/or contaminated land and the level of risk that contaminants/instability could pose in relation to the proposed development and its users, and adjoining land;
  - c) ensure appropriate mitigation measures are identified and implemented which are suitable for the proposed use and that the occupiers and neighbouring uses are not exposed to an unacceptable level of risk;
  - d) demonstrate that the developed site, will be suitable for the proposed use without risk from contaminants/instability to people, buildings, services or the environment including the apparatus of statutory undertakers.



## References

- <sup>1</sup>Bassetlaw Health Profile, Public Health England, 2019
- <sup>2</sup>Nottinghamshire County Joint Strategic Needs Assessment, Nottinghamshire Health and Well-Being Board, 2020
- <sup>3</sup>Nottinghamshire Joint Health and Well-Being Strategy 2022-2026, Nottinghamshire Health and Well-Being Board, 2022
- <sup>4</sup>Active Design, Sport England, 2023
- <sup>5</sup>Bassetlaw Playing Pitch Strategy, KKP Consulting, 2019
- <sup>6</sup>Bassetlaw Open Space Assessment Update, BDC, 2020
- <sup>7</sup>20 Minute Neighbourhoods, Town and Country Planning Association, 2021
- <sup>8</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2023
- <sup>9</sup>Bassetlaw Built Sports Facilities Strategy, BDC, 2021

## **10.0 Greening Bassetlaw**

## 10.1 Addressing Climate Change

- 10.1.1 Climate change is likely to bring about more extremes of weather locally such as higher winds; hotter, drier summers; and wetter winters. Planning for climate change involves seeking to limit the impact of development on the climate. This is encapsulated by the Council Plan<sup>1</sup> which seeks to green Bassetlaw: this policy translates those objectives into spatial planning priorities.
- 10.1.2 In accordance with national policy, this Local Plan 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<sup>2</sup>. This transition falls within this plan period therefore this Local Plan must put in place an ambitious but flexible approach, with measures to enable a step change locally – to allow for any changes to legislation and technology that may be introduced by 2038 – to ensure that our communities are able to move towards a net zero carbon environment more easily by 2050. The Council is mindful of the national progression towards a net zero carbon standard and will respond to further measures through a Local Plan review.
- 10.1.3 Policy ST48 is designed to ensure that the development and use of land in the District will contribute to the ‘mitigation’ of, and ‘adaptation’ to, climate change during the design, construction and occupation of any new development.
- 10.1.4 Climate change mitigation are measures that can be taken to reduce our contribution to climate change, including locating, designing and constructing developments in ways that reduce carbon dioxide emissions and reduce the use of our natural landscape and its resources. Climate change adaptation are those measures that can be included within developments that will take account of the effects of climate change; such as, managing flood risk, using water efficiently and the use of more sustainable materials in development. Methods to reduce the impact of climate change should where practicable, favour natural based solutions over those that require hard engineering.

### ***Climate Change Mitigation***

#### **Improving Air Quality**

- 10.1.5 Bassetlaw does not have any Air Quality Management Areas or Clean Air Zones. National policy therefore requires development to ‘sustain and contribute towards compliance with relevant limit values or national objectives for pollutants’. For example, DEFRA monitoring indicates that the level of nitrogen dioxide in the air around Harworth & Bircotes, Blyth and the A1M has reduced since 2001 as a result of a new traffic management scheme delivered through new development and by improvements to the A1 through the District. This Local Plan will strive to ensure air quality remains at an acceptable quality on individual sites, along the existing road network, cumulatively across the District, and also elsewhere.
- 10.1.6 On that basis, proposals will be expected to minimise and mitigate air pollution and to contribute towards the achievement of relevant air quality objectives. Where relevant, an Air Quality Assessment may be required in support of development;

this should be produced in accordance with the latest Environmental Protection UK guidance.

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

- 10.1.7 Policy ST48 promotes sustainable design and construction to contribute to 'environmental net gain' promoted in the Government's 25 year Environment Plan<sup>3</sup>. Development should minimise energy demand and maximise energy efficiency. Layout, orientation and design of development are integral to this: maximising natural heating, cooling and lighting can achieve significant benefits and should be incorporated into new development. The use of renewable and low carbon technologies should be integrated where practicable through Policy ST49.
- 10.1.8 The minimum energy efficiency requirements of a building is covered by Part L and Part F of the Building Regulations. But, a number of nationally recognised accreditation schemes - BREEAM, Passivhaus and the Home Quality Mark - are useful in assessing sites and can help to deliver higher standards. Housing developments that incorporate relevant standards will be supported. Policy ST48 requires the use of BREEAM very good-excellent standard or any equivalent scheme for relevant non-residential development.

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

- 10.1.9 Motor vehicles are a source of carbon emissions. To reduce the impact of vehicles on the environment the Government is promoting the use of electric and other ultra-low emission vehicles through grants and other initiatives.
- 10.1.10 The greater use of electric vehicles will help reduce traffic emissions, noise and improve air quality, and improve their cost effectiveness. The Government has taken steps to enable more public electric vehicle charging points to be provided – they are now permitted development. Commercial development across the District are installing electric charging points to make use of electric vehicles more straightforward. The minimum infrastructure requirements for charging electric vehicles is covered by Part S of the Building Regulations.

### **Tree Planting**

- 10.1.11 The Council recognise the importance of reducing the District's carbon footprint and carbon emissions from new development. However, the Whole Plan Viability Assessment 2022<sup>4</sup> indicates that securing local building or renewable energy requirements above that required by the Building Regulations is financially challenging for new development in the District. To enable the Council to take a proactive approach to mitigating the impacts of climate change, tree planting is seen as an efficient and effective way of managing carbon emissions, whilst enhancing quality of place, reinforcing the landscape character of the Sherwood Forest and North Nottinghamshire and contributing to other environmental benefits such as helping to manage air, water and soil quality.
- 10.1.12 Tree planting allows new developments to make a meaningful contribution to achieve carbon emissions savings within the District. Major development will be

expected to make provision for 5 trees per dwelling or per 1000sqm non residential floorspace. In the first instance, planting should take place on site to maximise carbon savings for new occupiers. The planting of trees should incorporate a native species mix that is best able to adapt to climate change.

- 10.1.13 Where on site provision is not practicable in full, an equivalent financial contribution will be sought to maximise the contribution the District's woodland cover makes to carbon sequestration. This could be through a range of measures including new native tree planting and/or enhancement of publicly accessible ancient and veteran woodland in the locality. New planting will also be promoted at HS1: Peaks Hill Farm and HS13: Ordsall South and at other publicly accessible locations across the District, such as nature reserves where the benefits to the environment and to the public can be maximised. This would support Council Plan<sup>1</sup> ambitions to move towards carbon neutrality and contribute to national greenhouse gas reduction targets<sup>2</sup>.
- 10.1.14 The Local Plan and Worksop Central DPD are expected to provide for approximately 17,505 trees from major development site allocations or 560 carbon tonnes saved a year once mature. This provides a reasonable balance between making a meaningful contribution towards achieving the Government's target 'to increase tree planting in the UK to 30,000 ha per year by 2025 and maintain these to 2050 to reach net zero emissions<sup>5</sup>, and maintain development viability. Further detail will be set out in the Greening Bassetlaw SPD.

### ***Climate change adaptation***

- 10.1.15 Adaptation to a changing climate will be necessary to avoid unmanageable impacts to communities in the future. The design of new developments will play a crucial role in making communities more resilient to the effects of a changing climate: by minimising risks and exploring opportunities.
- 10.1.16 It is important that developments are designed to withstand the effects of climate change. The design of new development provides an opportunity for reducing energy consumption and enabling more efficient use of energy and water, both of which are important for reducing carbon emissions and wasteful use of finite natural resources. This will help to minimise the impact of development on the environment and ensure that buildings and spaces endure.
- 10.1.17 Sustainable design also includes the sustainable use of resources. This includes considering how existing buildings can be re-used, and how new buildings might be used in different ways in the future. The use of sustainable materials (those that are degradable, have low embedded energy, are easily renewed, or are recyclable) will also be supported.

### **Maximising Water Efficiency**

- 10.1.18 The District's water supply is served by Anglian Water and by Severn Trent Water. In terms of waste water, the District is served by Severn Trent Water.

- 10.1.19 The Environment Agency advises that areas identified as 'Serious' in the Water Stress Area Classification 2021<sup>6</sup>, should be designated as 'Areas of serious water stress' for the purposes of Regulation 4 of the Water Industry (Prescribed Condition) Regulation 1999 (as amended). This includes the areas covered by both water supply providers, therefore Bassetlaw is an area of serious water stress. This means there is pressure on drinking water resources and implications for water quality, particularly in drought conditions. Anglian Water has identified a risk to long term supply and demand in the strategic grid from 2020.
- 10.1.20 Severn Trent Water's Water Resource Management Plan 2019<sup>7</sup> identifies that 'measures such as local flow support, river restoration measures to improve environmental resilience, catchment and partnership solutions or localised demand management will help us mitigate against the risk of deterioration'.
- 10.1.21 Undoubtedly requiring water efficiency measures District wide will have a positive outcome on climate change adaptation, future water supplies, effects of abstraction and prevent future deterioration from occurring.
- 10.1.22 On that basis, Policy ST48 includes the tighter optional water efficiency requirement for residential development: of 110 litres per person per day, including five litres for external water use.
- 10.1.23 Residential developments must therefore be designed to be more water efficient, through the installation of water efficient fittings, appliances and integrated water management systems, which can help reduce water consumption. Capturing and re-using rain water and grey water (i.e. waste water generated from households from streams without faecal contamination) on-site should be considered. These measures can also secure significant benefits from non-residential development, which will be encouraged throughout the District.
- 10.1.24 Urban greening, such as tree planting, green roofs/ walls, plants for pollinators, rain gardens and sustainable drainage systems using natural or semi-natural features, are also considered as being an efficient and attractive green solution to introduce climate change adaptation in a distinctive but relatively cost effective way and will be supported.
- 10.1.25 Further details relating to implementation will be set out in the Greening Bassetlaw Supplementary Planning Document following adoption of this Local Plan.

## **POLICY ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation**

1. All proposals, including the change of use of existing buildings and spaces, should be designed to improve resilience to the anticipated effects of climate change taking into account the design principles in the Bassetlaw Design Quality SPD and the Bassetlaw Design Code. Proposals should incorporate, where appropriate, the following measures that address issues of climate change mitigation and adaptation through:
  - a) ensuring no unacceptable adverse impact on local air quality;

- b) designing layouts so that the orientation of buildings and spaces maximise opportunities for solar gain;
  - c) providing space for habitats and species to move through the landscape and for the operation of natural processes to occur;
  - d) where possible, minimising the use of natural resources over the development's lifetime, such as minerals and consumable products, by reuse or recycling of materials in construction, and by making the best use of existing buildings and infrastructure;
  - e) adapting surface materials and drainage design to reduce the risk of flooding to land, property and people as a result of more extreme rainfall in accordance with Policy ST50;
  - f) using integrated water management systems to manage runoff and provide a non-potable water supply;
  - g) providing green/blue infrastructure, and where possible, retaining existing trees and woodlands to reduce the 'urban heating effect' during warmer summers; and
  - h) using urban greening methods within the design of new buildings.
2. All new non residential development of 1000sqm floorspace or more will be required to meet the BREEAM very good-excellent standards or equivalent.
3. All new residential development in the District should promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day.
4. All major development will be required to make provision for 5 trees per dwelling or per 1,000 sqm of non residential floorspace on site, or if on site provision is not practicable then an equivalent financial contribution will be sought to enable provision of new native trees and/or the protection and enhancement of ancient and veteran woodland within the District.



## 10.2 Renewable Energy Generation

- 10.2.1 The UK Government has committed to cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050<sup>2</sup> in line with the Zero Carbon Strategy. Strategic planning policy can contribute towards this commitment by positively supporting forms of renewable energy developments in the District over the plan period.
- 10.2.2 The Government's National Policy Statements apply to Nationally Significant Infrastructure Projects. As such, Policy ST49 applies only to renewable and low carbon energy development of 50 megawatts or less installed capacity. Many small scale renewable technologies are now permitted development, therefore the requirements of Policy ST49 do not apply in those cases.
- 10.2.3 Renewable energy includes two forms of energy generation:

- a) low-carbon: where technologies emit low levels of carbon emissions or no net carbon emissions are created (carbon emissions created are balanced by taking the same amount out of the atmosphere e.g. through tree planting); and,
  - b) zero-carbon: where technologies emit no carbon emissions.
- 10.2.4 In Bassetlaw, the preference is for zero-carbon energy generation to make a positive contribution to meeting national energy targets and to minimise the District's impact on Climate Change. Whether commercial or domestic, appropriate renewable energy developments will help contribute towards reducing the reliance on more conventional forms of energy and the use of fossil fuels facilitating an easier transition to zero carbon by 2050.
- 10.2.5 This approach will also help transition Bassetlaw from a net carbon producer (historically the District housed three coal fired power stations) to a net contributor of zero carbon and low carbon renewable energy. The green energy sector may be an appropriate part of the long term regeneration plans for the three power station sites at Marnham, Cottam (see Policy ST4) and West Burton because of each site's ability to provide direct connectivity to the national electricity grid via existing energy switching and/or transmission infrastructure. In these locations, proposals that are consistent with Policy ST9 where relevant and Policy ST49 and the wider development plan will be supported, however, this should not preclude the consideration of other uses, where consistent with other relevant policies in this Plan.
- 10.2.6 Proposals should consider a diverse mix of renewable energy technologies. This will help facilitate a secure, reliable, affordable net zero energy system that is resilient in 2050 and that is not overly reliant on any one technology.
- 10.2.7 Large scale ground mounted proposals for solar farms are capable of contributing substantially to total solar power generation nationally, and the District is currently experiencing an increase in interest for such schemes, particularly in the countryside. This has the potential for adverse impacts, so in accordance with the UK Solar Photovoltaics Strategy<sup>8,9</sup>, the preference is for future expansion of solar photovoltaics to be on commercial and industrial roof-space. Nevertheless, large scale ground mounted proposals may be acceptable subject to meeting the criteria in Policy ST49.
- 10.2.8 The National Planning Policy Framework emphasises that a positive strategy should be adopted to promote energy from renewable energy sources, with policies designed to maximise the development of renewable energy and heat.
- 10.2.9 Given the national and local recognition of the need to transition to a low carbon future, the Local Plan encourages wind energy within the district's energy mix, most notably to serve local communities.
- 10.2.10 Reflecting national policy, applicants for wind energy development involving one or more turbines will be expected to demonstrate how the local community has been involved in developing proposals, that the planning impacts identified by the community have been addressed, and that the submitted scheme has their support. In the first instance, the production of Neighbourhood Plans provides a meaningful

opportunity to obtain local community support in the identification of suitable areas for wind energy as part of the Neighbourhood Plan process. The Greening Bassetlaw SPD, to be produced following adoption of this Local Plan, will also support this process.

- 10.2.11 As the number of all types of renewable energy developments across the District continues to increase, it is important that all proposals consider their impact on the affected community and neighbouring land uses. Developers should therefore demonstrate community support through an appropriate developer led pre-application consultation or through the neighbourhood planning process, where applicable. This should provide details of the community response, including that from the relevant parish/town council.
- 10.2.12 Additionally, the issue of cumulative impact will need to be carefully considered. National Planning Practice Guidance<sup>10</sup> sets out what issues should be considered for different types of renewable energy proposals. But cumulative impacts can relate to landscape and visual amenity, bird populations and other wildlife, the historic environment or any other matter. Schemes should ensure that all of the relevant planning considerations for technologies are addressed by an assessment proportionate to the nature and scale of the proposal. This should include impacts experienced through the provision of a new renewable energy development alongside existing or proposed schemes, and/or by the extension and intensification of an existing scheme.
- 10.2.13 Where planning permission is required for renewable energy projects, this shall include a planning condition requiring the removal of associated infrastructure and returning the site to an acceptable state within three years of the project becoming non-operational. The details of site restoration are to be agreed with the Council prior to the development proposal being approved.
- 10.2.14 Proposals which include the generation of energy from waste are a County matter and as such will be dealt with by Nottinghamshire County Council.
- 10.2.15 Policy ST49 requires developers to provide evidence based assessments of power generation based upon expected yield rather than installed capacity. This is to be used for monitoring purposes only and is considered necessary to enable the Council to have a robust understanding of the district's contribution towards national zero carbon targets some of which will come from small scale projects. Further details are found in the Local Plan's monitoring framework.
- 10.2.16 More detailed guidance relating to the provision of renewable energy or local carbon technology development will be set out in the Greening Bassetlaw Supplementary Planning Document following the adoption of the Local Plan.

## POLICY ST49: Renewable Energy Generation

1. Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy including community energy schemes will be supported subject to the satisfactory resolution of all relevant site specific and cumulative impacts upon:
  - a) location, setting and position in the wider landscape, resulting from its siting and scale;
  - b) natural and heritage assets and their settings;
  - c) air and water quality;
  - d) hydrology and hydrogeology;
  - e) the best and most versatile agricultural land;
  - f) existing highway capacity and highway safety;
  - g) noise, light, glare, smell, dust, emissions or flicker;
  - h) aviation and radar;
  - i) recreation and local amenity.

Proposals must take into account operational and approved developments, as well as any proposed intensification to operational or approved proposals.

2. Proposals involving one or more wind turbines will be supported where:
  - a) the site is located within an area defined as being suitable for wind energy in a made neighbourhood plan or development plan document; and
  - b) following consultation, it can be satisfactorily demonstrated that all potential adverse planning impacts identified by affected local communities have been fully addressed, including cumulative impacts identified in Part 1 above.
3. All renewable energy development will be expected to provide details of the expected power generation based upon expected yield or local self-consumption to enable effective monitoring of the district's contribution to the national zero carbon targets.
4. A decommissioning programme applied by a Condition to any planning permission granted will be required to demonstrate that the site can be returned to an acceptable state, three years after cessation of operations.



### 10.3 Flood Risk and Drainage

- 10.3.1 Increased flooding can be a consequence of climate change. Increased flood risk can also be caused in one area by development taking place in another. Development must therefore take account of where these issues could arise, and how to mitigate them.
- 10.3.2 It is important that inappropriate development is avoided in areas currently at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere. National policy states that

inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary, it should not increase flood risk elsewhere. Where appropriate, the applicant will be required to demonstrate that they have followed the sequential test or have undertaken a flood risk assessment as per national policy.

- 10.3.3 The Strategic Flood Risk Assessment (SFRA) Level 1<sup>11</sup> and Level 2<sup>12</sup>, and the Outline Water Cycle Study<sup>13</sup>, together with ongoing discussions with relevant stakeholders provide guidance and a framework for the appraisal and management of risk, by classifying all land within the District into one of four Flood Zones. Additionally, they identify those areas within a higher risk from surface water flooding or areas where there could be impacts to the quality of ground water reserves.
- 10.3.4 The Level 2 Strategic Flood Risk Assessment<sup>12</sup> has looked at all relevant site allocations for development and assessed their impacts on fluvial flooding, surface water and drainage. This has informed Policy ST50, the requirements of relevant site allocation policies as well as sites identified through the draft Worksop Central DPD (see Policy ST3).
- 10.3.5 Although there are areas of the District that are vulnerable to fluvial flooding, in general there is no significant pressure to develop land with a high probability of flooding – Flood Zone 3a and 3b - due to the availability of land less vulnerable to flood risk elsewhere. There are a few exceptional cases, where for clear sustainability, infrastructure and regeneration reasons, land is proposed for allocation in a flood zone (see Policy ST3).
- 10.3.6 In the Worksop Central area, as set out in national policy, development in Flood Zone 3, would be expected to submit a site specific Flood Risk Assessment to identify the main flood risks to the site, including whether a development will increase flood risk downstream, and provide recommendations for mitigation. Mitigation will be secured as a condition to a planning permission.
- 10.3.7 National policy details that a Flood Risk Assessment should also demonstrate how flood risk will be managed over the lifetime of the development, taking climate change into account. On that basis, the climate change projections (as detailed in Flood Risk Assessments: Climate Change Allowances 2021<sup>14</sup>) should be considered. By making an allowance for climate change, it will help reduce the vulnerability of the development and provide resilience to flooding in the future. Applicants are encouraged to contact the Environment Agency for pre-application advice when sites are located in areas of high flood risk (Flood Zone 3).
- 10.3.8 Built development can lead to increased surface water run-off or sewer flooding, including those areas not affected by fluvial flooding. On that basis, Policy ST50 requires that all development (where appropriate) incorporate sustainable drainage (SuDS) in accordance with national standards; use of the SUDS Manual (c753)<sup>15</sup> or successor at the earliest stages of the design process will ensure that SuDS are successfully integrated with the development and appropriate maintenance is identified.

- 10.3.9 Larger developments such as, sites HS1: Peaks Hill Farm, HS7: Trinity Farm and HS13: Ordsall South have the potential to generate surface water run-off impacts due to a change in local topography and water flow or storage. But their size means they are best placed to accommodate integrated water management systems that incorporate strategic SuDS to address identified impacts.
- 10.3.10 As a consequence, in these cases a Flood Risk Assessment and Surface Water Management Strategy and their management plans will be required to demonstrate that surface water run-off will be managed by an appropriate sustainable drainage system in accordance with Policy ST50 and Policy ST51.
- 10.3.11 In accordance with the Strategic Flood Risk Assessments<sup>11,12</sup>, new developments should maximise opportunities to provide natural flood management, including integration with green infrastructure, urban greening measures and other mitigation as defined by Policy ST50.
- 10.3.12 The District contains the Trent Valley and land surrounding the rivers Idle, Ryton, Meden, Maun and Poulter. It lies within the Humber River Basin District (as defined for the Water Framework Directive<sup>16</sup>), and its catchments are covered by the Trent and Don Catchment Flood Management Plans<sup>17,18</sup>. These recommend that opportunities should be investigated for storage or reduced conveyance upstream of urban areas; such as locations identified where flood attenuation ponds or wetlands could be developed with associated habitat improvement; returning watercourses to a more natural state; and resisting development which may adversely affect the flood management capabilities of green/blue infrastructure.
- 10.3.13 The Council will continue to work with the Environment Agency and developers to support the priorities of these plans, such as within the River Ryton Catchment for Worksop, where the Environment Agency are currently investigating the potential for a flood management scheme to help reduce the risk of flooding within Worksop and Worksop Central. The Environment Agency have not yet published the new modelling data for the Ryton catchment, therefore the details of a flood management scheme are not able to be confirmed. However, the Environment Agency confirm that the need for enhanced channel conveyance to improve water flow and the upstream water storage to the west of Worksop should continue to be explored.
- 10.3.14 On that basis, and to facilitate a future flood management scheme, the Local Plan safeguards land through Policy ST54 between Shireoaks and Worksop for potential water storage (see Figure 29 below). This should consider all forms of flood risk including surface water run off and opportunities for green/blue infrastructure enhancement.
- 10.3.15 Additionally, Policy ST50 identifies that where development is proposed within the River Ryton Flood Management Impact Zone in Worksop Central (as defined by the Policies Map) developers should engage with the relevant authorities; including, the Environment Agency, the Lead Local Flood Authority, relevant internal drainage boards and water companies. This will ensure that a proposal does not prejudice the delivery of any required flood management schemes in the catchment in the future.

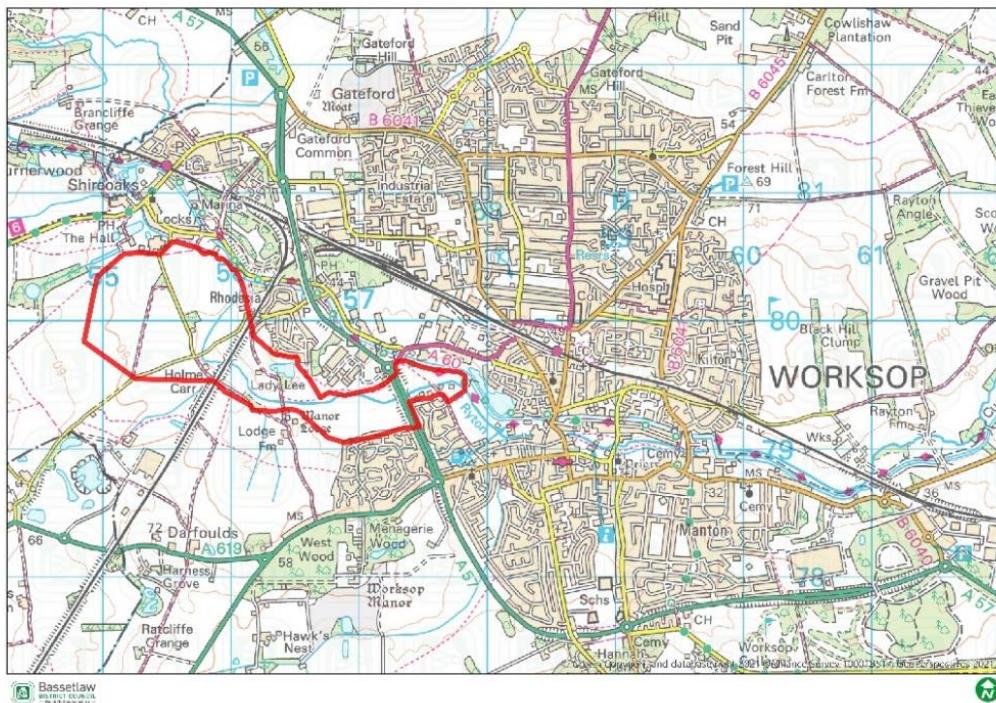


Figure 29: Land to the west of Worksop flood storage area

- 10.3.16 Informed by a more detailed strategic flood risk assessment for the DPD area more localised improvements to the river channel through Worksop Central will be identified through the Worksop Central DPD as identified by Policy ST3.
- 10.3.17 Nottinghamshire County Council is the Lead Local Flood Authority, responsible for coordinating the management of flood risk relating to surface water across Nottinghamshire. The District is covered by two water companies: Anglian Water and Severn Trent Water. Internal Drainage Boards also provide detailed local knowledge in relation to drainage in the rural area. Developers should consult the appropriate authority to ensure drainage is appropriate to the development.

## POLICY ST50: Flood Risk and Drainage

1. 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. Proposals, including change of use applications, must be accompanied by a Flood Risk Assessment (where appropriate), which demonstrates that the development, including the access and egress, will be safe for its lifetime, without increasing or exacerbating flood risk elsewhere and where possible will reduce flood risk overall.
2. Where relevant, proposals must demonstrate that they pass the Sequential Test and if necessary the Exceptions Test in Flood Zones 2 and 3 and ensure that where land is required to manage flood risk, it is safeguarded from development.

## River Ryton Flood Management Impact Zone

3. All development within the River Ryton Flood Management Impact Zone, as identified on the Policies Map, will need to demonstrate through a Design and Access Statement that they will not prejudice the delivery of a future flood management scheme for the River Ryton catchment through prior agreement with the Environment Agency.

## Surface Water Flood Risk

4. All development where practicable should incorporate sustainable drainage systems (SuDS) in line with national standards. These should:
  - a) be informed by the Lead Local Flood Authority, sewerage company and relevant drainage board;
  - b) have maintenance arrangements in place to ensure an acceptable standard of operation and management for the development's lifetime;
  - c) prevent surface water discharge into the sewerage system;
  - d) maximise environmental gain through: enhancing the green/blue infrastructure network, including urban greening measures, contributing to biodiversity net gain where possible, and, securing amenity benefits along with flood storage volumes;
  - e) seek to reduce runoff rates in areas at risk from surface water flooding, and that any surface water is directed to sustainable outfalls.



## 10.4 Protecting Water Quality

- 10.4.1 Environmental improvements are an important part of delivering growth and improving the attractiveness of the District. Surface and ground water resources are susceptible to a range of threats relating to new development and once contaminated it is difficult, if not impossible, to rehabilitate them.
- 10.4.2 The Water Framework Directive<sup>16</sup> is the primary legislation for matters relating to the water environment and sets out how water bodies will be managed by River Basin Districts. Its primary objectives are to achieve good ecological status in water bodies, provide protection for drinking water sources and to protect the characteristics of the European and nationally protected wildlife sites, such as Special Areas of Conservation and Sites of Special Scientific Interest (see Policy ST38).
- 10.4.3 The Humber River Basin Management Plan<sup>19</sup> covers parts of the Idle, Torne, Lower Trent and Erewash catchment areas in the District. Most of the rivers in Bassetlaw are tributaries of larger rivers and are highly sensitive to water quality impacts. Policy ST51 will resist development that threatens water quality and will support initiatives that result in an improvement of water quality and the capacity of water to support biodiversity.
- 10.4.4 Where development is expected to have a potential impact on water quality, pre-application discussions with the Council, the Environment Agency, relevant water

and sewerage companies, and the responsible Internal Drainage Board are essential to determine the assessment needed to support an application. Information proportionate to the nature and scale of the development and the level of concern about water quality will be required to explain how the proposed development would affect relevant water bodies in the Humber River Basin Management Plan<sup>19</sup> and how mitigation will positively address impacts identified.

- 10.4.5 Where a significant adverse impact on water quality is identified, a more detailed Environmental Statement will be required and the proposed development will only be acceptable in relation to the Water Framework Directive<sup>16</sup> in the circumstances set out in the Humber River Basin Management Plan<sup>19</sup>.
- 10.4.6 Policy ST51 seeks to minimise the impact of development on the quality of surface water and the Sherwood Sandstone Principle Aquifer and its ground source protection zones. A large part of the District is supplied with potable water by Severn Trent, and lies within its Nottingham Water Resource Zone. The Nottingham Water Resource Zone obtains the majority of its water from these groundwater sources. It is vital that for the sustainability of both existing and future development that these sources of water are protected.
- 10.4.7 All development within Source Protection Zone 3 of the Nottingham Water Resource Zone will therefore be expected to submit a Drainage Strategy and follow industry best practice and Environment Agency guidelines for the Principle Aquifer.
- 10.4.8 Surface water flows from areas like car parks or service yards should have appropriate pollution prevention measures built in, consistent with relevant guidance, to protect groundwater and watercourses from specific pollutants like petrol (hydrocarbons) and suspended solids. In these cases, Policy ST50 should be referred to in relation to appropriate sustainable drainage systems which can improve water quality, such as swales along hardstanding boundaries, or a more advanced reed bed system for larger sites. These solutions are easier to access and maintain than engineered solutions like petrol/oil interceptors, which require regular maintenance to ensure they operate correctly. The use of infiltration SuDS will not be supported where they are likely to have an adverse impact on drinking water supply.
- 10.4.9 Development should ensure that the quantity and quality of drinking water sources is not compromised. Where a development includes a private water supply, developers should ensure that a wholesome supply is delivered.

## **POLICY ST51: Protecting Water Quality and Management**

1. In line with the objectives of the Water Framework Directive<sup>16</sup>, the quantity and quality of surface and groundwater bodies will be protected and where possible enhanced. Development adjacent to, over or in, a main river or ordinary watercourse will be supported where proposals consider opportunities to improve the river environment and water quality where possible by:

- a) actively contributing to enhancing the status of the waterbody through positive actions or ongoing projects;
  - b) naturalising watercourse channels;
  - c) improving the biodiversity and ecological connectivity of watercourses;
  - d) safeguarding and enlarging river buffers with appropriate habitat in accordance with Policy ST37; and
  - e) mitigating diffuse agricultural and urban pollution.
2. Proposals within a Source Protection Zone will need to demonstrate that the Sherwood Sandstone Principal Aquifer and its groundwater resources and groundwater quality will be protected throughout the construction and operational phase of development, by demonstrating the satisfactory resolution of all relevant identified impacts.
3. All proposals must ensure that appropriate infrastructure for water supply, sewerage and sewage treatment, is available or can be made available at the right time to meet the needs of the development. Proposals should:
- a) utilise the following drainage hierarchy:
    - i. into the ground (infiltration);
    - ii. to a surface water body;
    - iii. to a surface water sewer, highway drain, or another drainage system;
    - iv. to a combined sewer.
  - b) ensure that foul and surface water flows are separated with foul water being disposed to a public sewer or to a private self-treatment plant and that the design of the waste disposal system will be safe over the lifetime of the development.
  - c) ensure that development that discharges water into a watercourse incorporates appropriate water pollution control measures;
  - d) ensure that drainage design take into account an appropriate climate change allowance as agreed with the relevant authority(s);
  - e) ensure that infiltration based SuDS incorporate appropriate water pollution control measures;
  - f) consider use of water recycling, rainwater and storm water harvesting, wherever feasible, to reduce demand on mains water supply.



## References

- <sup>1</sup>Council Plan, BDC, 2019
- <sup>2</sup>UK's Sixth Carbon Budget, Department of Business, Energy and Industrial Strategy, 2021
- <sup>3</sup>A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018
- <sup>4</sup>Bassetlaw Whole Plan & Community Infrastructure Levy Viability Assessment, NCS, 2022
- <sup>5</sup>Draft England Tree Strategy, DEFRA, 2020
- <sup>6</sup>Water Stress Area Classification – final classification, Environment Agency, 2021
- <sup>7</sup>Water Resource Management 2019, Severn Trent, 2019
- <sup>8</sup>UK Solar Photovoltaics Strategy Part 1, DECC, 2013
- <sup>9</sup>UK Solar Photovoltaics Strategy Part 2, DECC, 2014
- <sup>10</sup>Renewable and Low Carbon Planning Practice Guidance, [www.gov.uk](http://www.gov.uk)
- <sup>11</sup>Bassetlaw Strategic Flood Risk Assessment Level 1, JBA consulting, 2019
- <sup>12</sup>Bassetlaw Strategic Flood Risk Assessment Level 2, JBA consulting, 2022
- <sup>13</sup>Bassetlaw Outline Water Study, Scott Wilson, 2011

<sup>14</sup>Flood Risk Assessments: Climate Change Allowances, Environment Agency, 2021

<sup>15</sup>The SuDS Manual, CIRIA, 2015

<sup>16</sup>Directive 2000/60/EC, European Parliament and of the Council of 23 October 2000

<sup>17</sup>River Trent Catchment Flood Management Plan, Environment Agency, 2010

<sup>18</sup>River Don Catchment Flood Management Plan, Environment Agency, 2010

<sup>19</sup>Humber River Basin Management Plan, DEFRA, 2015

## **11.0 Transport and Connectivity**

## 11.1 Transport Infrastructure

- 11.1.1 Improving connectivity and the existing transport infrastructure is a key principle, essential to support the level of growth identified by this Local Plan. Facilitating the movement of people between their home, work, shops, services and enabling the movement of goods to and across the District will help to facilitate local and sub-regional/regional economic growth opportunities, inward investment, regeneration and contribute towards the delivery of sustainable development.
- 11.1.2 Delivering and maintaining sustainable, reliable and adaptable transport infrastructure across Bassetlaw will help reduce traffic congestion, provide sustainable transport options for residents and encourage increased use, particularly for local journeys. This brings added benefits to the District, as identified by Policy ST48 and Policy ST44, by improving air quality, the environment, the wellbeing of people and promoting climate resilience.
- 11.1.3 In order to facilitate the growth identified by the spatial strategy, there will need to be improvements to the existing transport network where proposed development causes a direct impact.
- 11.1.4 The Bassetlaw Transport Study 2022<sup>1</sup> sets out the required or potential transport mitigation solutions to help deliver sustainable new development identified by this Local Plan. This evidence<sup>1</sup> for the District replaces the previous assessments and provides the most up to date information and traffic assessments, to ensure the approach taken to transport infrastructure improvements is consistent with the spatial strategy and to provide a robust transport evidence base.
- 11.1.5 The evidence<sup>1</sup> does not identify any necessary improvements to transport infrastructure outside the District as a consequence of growth associated with the Local Plan. Where the impact of consented growth in Harworth & Bircotes is expected to contribute to transport issues upon the adjoining Doncaster Council area, necessary transport mitigation has been agreed as part of relevant planning permissions. The Council will continue to work positively with neighbouring authorities to ensure that cross boundary transport issues continue to be discussed and managed appropriately.
- 11.1.6 Transport improvements can include capacity/congestion improvements, changes to the network and traffic routing, as well as sustainable and public transport initiatives, promotion of active travel, safety improvements and traffic management improvements. Additionally, a number of new highway schemes and improvements are required to deliver this Plan, such as the new distributor road in Worksop at site HS1: Peaks Hill Farm. Such schemes, and those that are required to mitigate the impacts of each housing and employment allocation, are detailed in relevant site-specific policies.
- 11.1.7 As new development at the site allocations and elsewhere in the district comes forward, there will be a need for the developer to look in more detail at the specific transport and access impacts associated with individual sites. Where development would generate a significant amount of travel, a Transport Assessment will be

needed to be undertaken by the developer. The determination of whether significant amounts of travel are generated will be dealt with on a site by site basis. This will need to review the transport implications of development as well as appropriate mitigation identified by Local Plan policies, where relevant.

- 11.1.8 The scoping of Transport Assessments should be done in agreement with Nottinghamshire County Council as the highways authority and in line with latest national policy. It is also important that developers take account of requirements for infrastructure in the area identified by the Infrastructure Delivery Plan 2023<sup>2</sup>. In addition, there may be a need to take account of cumulative impacts of development, for example where this relates to delivery of particular infrastructure improvements.
- 11.1.9 As a strategic transport corridor, the A57 between the A1 and the M1 accommodates a significant level of regional and sub-regional traffic, not only in the District but also in the neighbouring authority of Rotherham. The Bassetlaw Transport Study<sup>1</sup> identifies that parts of this route in the District are at or over capacity and more substantial mitigation may be required. The evidence also identifies appropriate proportionate contributions from relevant Local Plan development to mitigate impacts upon the A57.
- 11.1.10 The Council is committed to working collaboratively on a feasibility study to inform a longer term Improvement Plan for the A57. On that basis, the Council facilitates the A57 Improvement Plan Project Group with the Local Highways Authority, National Highways and neighbouring authorities.
- 11.1.11 This will build on the existing transport evidence and recent improvements to identify a preferred solution for the A57 which can then provide the long term mechanism to secure future financial contributions from appropriate development. This is also considered essential to secure external funding to enable delivery of improvements to ensure the effective operation of the A57 over the lifetime of this plan and beyond. Statements of Common Ground evidence the level of co-operation to date. As the project develops other relevant parties, including landowners will be invited to engage.
- 11.1.12 Whilst improvements to the highway infrastructure is important, managing existing and future commuting patterns and reducing congestion by improving public transport provision and implementing demand management measures to reduce single car occupancy and reliance on the car for local journeys is essential. This will be particularly important at the strategic site allocations, to help create sustainable new communities.
- 11.1.13 The majority of public transport trips in the District are made by bus. As part of delivering the growth in this Local Plan in a sustainable manner, the Council will continue to work with the bus operators, Nottinghamshire County Council and neighbouring authorities through an Enhanced Partnership to deliver the Nottinghamshire Bus Service Improvement Plan, which includes improving operating conditions for buses, such as to and within the strategic site allocations. Such improvements can also help our communities have better access to shops

and services, particularly from the rural area where current services are more limited.

- 11.1.14 The rail network is a significant public transport asset for the District. The Council will continue to work with Network Rail, Northern Rail and other stakeholders to secure improvements to the wider rail network, including from Worksop, Shireoaks and Retford stations.
- 11.1.15 Increasing opportunities for accessible and safe walking and cycling is a key priority for the Council Plan<sup>3</sup>. As well as providing walking and cycling routes to and through the strategic site allocations, local improvements, such as measures to enhance connectivity within and to the town centres and their environs, recognised by Policy ST12 will be taken where appropriate through the delivery tools for each town centre area.

### **Longer term transport improvements**

- 11.1.16 The Local Plan identifies sizable strategic site allocations, such as site HS1: Peaks Hill Farm and HS13: Ordsall South and priority areas for regeneration, including Worksop Central (identified by Policy ST3). Their delivery will go beyond this plan period. On that basis, transport infrastructure improvements may not be fully delivered by 2038.
- 11.1.17 The National Planning Policy Framework recognises that large scale new development, as identified by the Local Plan, may be delivered over more than one plan period. Associated infrastructure requirements may not be capable of being identified fully at the outset. On that basis, this Local Plan recognises the importance of ensuring that infrastructure, in this case transport infrastructure, is appropriately phased alongside development. The Infrastructure Delivery Plan 2023<sup>2</sup> identifies the transport infrastructure required to deliver the growth identified by this Local Plan in a proportionate and timely manner.
- 11.1.18 The Local Plan acknowledges that many transport infrastructure improvements will be developer funded. Nevertheless, the Council will continue to pursue a range of funding mechanisms in order to finance infrastructure, through collaborative partnership work with the D2N2 LEP, Homes England and Nottinghamshire County Council for example. Further information on the delivery and funding of transport infrastructure is set out in the Bassetlaw Infrastructure Delivery Plan 2023<sup>2</sup>.

## **POLICY ST52: Transport Infrastructure**

1. The Council will work with Nottinghamshire County Council and other transport infrastructure partners to:
  - a) support and facilitate the delivery of measures identified in the Local Transport Plan and the Bus Service Improvement Plan for the district;
  - b) deliver the transport infrastructure which improves movement within and to Bassetlaw, including measures that help support delivery of the site allocations

- identified by this Local Plan as identified by the Bassetlaw Infrastructure Delivery Plan 2023<sup>2</sup>;
- c) ensure that the impacts of new development on the strategic and local road network, including the A57 and A1, are adequately identified through a vision statement and Improvement Plan, and are appropriately and proportionately mitigated through partnership working with the Local Highways Authority, relevant neighbouring planning and highways authorities, and National Highways;
  - d) support, in association with major development, the delivery of new or improved roads, such as a distributor road and sustainable transport improvements, linked where appropriate;
  - e) support and facilitate measures that improve the management of the strategic and local highways network including through demand management, traffic management and calming initiatives required as a result of site allocations identified by this Local Plan;
  - f) support and where appropriate, enable sustainable transport measures that improve access to/from proposed major development around Worksop, Retford and Harworth & Bircotes;
  - g) support plans for enhanced active travel connectivity within Worksop Central, Retford town centre and Harworth & Bircotes town centre and to surrounding areas;
  - h) promote through major development the delivery of a more comprehensive network of multi user transport nodes;
2. Proposals for new development which have significant transport implications that either arise from the development proposed or cumulatively with other development proposals will need to submit a Transport Assessment or a Transport Statement, and where relevant a Travel Plan alongside an application. These documents will need to take into account Nottinghamshire County Council guidance and national Planning Practice, and where appropriate, the scope should be agreed with National Highways.
3. Appropriate provision for works and/or contributions may be required towards 1a-1h of this policy to provide an adequate level of accessibility by all modes of transport and to mitigate the impacts of development upon the transport network. Consideration should be given to the cumulative impact of relevant development both in Bassetlaw and within neighbouring authorities, and how this links to planned infrastructure improvements. This should take into account the Infrastructure Delivery Plan 2023<sup>2</sup> and Local Plan Transport Assessments, which, where relevant, will inform the scoping of the Transport Assessment and Travel Plan.
4. Where relevant, evidence obtained from a site-specific Transport Assessment or Transport Statement will inform the number and phasing of homes to be permitted on proposed development sites and will be established (and potentially conditioned) through the planning application process, in consultation with the highway authority.
5. Proposals that prejudice the efficient and safe operation of the local and strategic highway network or future improvements to transport infrastructure identified through mechanisms within Policy ST56 and/or the Local Transport Plan, will not be supported.



## 11.2 Sustainable Transport and Active Travel

- 11.2.1 Bassetlaw is a predominantly rural District and the need to travel to access jobs or services or to be served by mobile delivery has always been a feature of daily life. The reliance on the car as the main mode of transport is high and the provision or frequency of public transport such as bus services, and dedicated cycle routes are limited in more rural locations particularly to the east of the District. There are three train stations in Bassetlaw: Worksop, Retford and Shireoaks and they provide good connections to other parts of the region and beyond, including links to London.
- 11.2.2 Policy ST53 recognises that the relationship between places and sustainable transport and active travel is important to help ensure people can travel easily, safely and sustainably, whilst managing the potential adverse effects on existing transport infrastructure and the environment in the District.
- 11.2.3 To make the most of sustainable transport and travel opportunities and maximise future potential, the spatial strategy directs most development to the three Main Towns which already have capacity to offer sustainable transport and active travel choices for local journeys to access local employment and everyday services. This reinforces the approach in Policy ST42 to deliver 20 minute neighbourhoods. These also provide the greatest opportunities for enhanced connectivity to other destinations. By doing so, Policy ST1: Bassetlaw's Spatial Strategy will help increase the proportion of trips by walking, cycling or by public transport, supporting the Government's ambition to double cycling activity and increase the amount of children (aged 5-10) that walk to school by 2025<sup>4</sup> - whilst reducing trips by car, thereby reducing carbon emissions.
- 11.2.4 The spatial strategy also directs proportionate growth to the Large Rural Settlements to ensure that new development is located in the most sustainable and accessible rural locations to help retain local services and encourage more local journeys to be made by sustainable transport. But the Local Plan recognises that as a predominantly rural area, the private car will remain a dominant form of transport particularly for those living in the Small Rural Settlements. Maintaining and improving access to rural services, through public transport and active travel modes will therefore be supported by Policy ST2.
- 11.2.5 Policy ST53, reflects national policy whereby significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes, including community travel. Importantly, the National Planning Policy Framework identifies that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in a Local Plan.
- 11.2.6 On that basis, at the strategic site allocations - where sustainable transport and active travel options are currently minimal - the capacity of the proposed development means that there is the means to significantly improve sustainable transport and active travel opportunities over the plan period and beyond. This includes the potential for enhanced walking/cycling links between Peaks Hill Farm/Ordsall South and Worksop and Retford and their local shops and services respectively. Thereby, reflecting the Government's ambition to make cycling and

walking the natural choice for all shorter journeys or as part of a longer journey by 2040<sup>4</sup>.

- 11.2.7 Increasing opportunities for new development to provide for more sustainable modes of travel such as by bus, walking or cycling will be identified through the use of Travel Plans and an accompanying Action Plan. National policy requires their use for schemes expected to generate significant traffic movements. A package of actions, including demand management measures, to encourage safe, healthy and sustainable travel from new developments to new or existing jobs, services and facilities will be required to reduce the demand for travel by less sustainable modes and show how sustainable travel will be made accessible at the development and their use increased. The aim is to minimise single occupancy car travel to and from a new development.
- 11.2.8 In accordance with national policy and the Nottinghamshire Local Transport Plan<sup>5</sup>, the Council is committed to improving accessibility to and within Bassetlaw's town centres where the majority of local services and facilities are located.
- 11.2.9 This is reinforced by Policy ST53 which highlights priorities that will help manage conflicts between pedestrians, cyclists and vehicular traffic and make improvements to the physical infrastructure within the town centres to improve safety and accessibility. These actions will be further detailed through the Worksop Central DPD, the Retford Town Centre Neighbourhood Plan, and the Harworth & Bircotes Town Centre Masterplan.

## **POLICY ST53: Promoting Sustainable Transport and Active Travel**

1. Development that contributes towards a sustainable, safe, active transport network and offers a range of public transport and active travel choices will be supported. Development should, where appropriate:
  - a) assist in the improvement of transport infrastructure to help all communities in Bassetlaw have opportunities to travel without a car for everyday journeys;
  - b) provide well-designed, safe and convenient access for all, giving priority to the needs of pedestrians, cyclists and other users in a way which would not:
    - i. compromise the free flow of traffic on the public highway, pedestrians, public transport and cycling or any other transport mode; or
    - ii. exacerbate traffic congestion on the existing highway network or increase the risk of accidents or endanger the safety of road users including pedestrians, cyclists and other vulnerable road users;
  - c) minimise additional travel demand by car through sustainable travel measures identified in a Travel Plan and associated Action Plan(s), where the securing of a Travel Plan Coordinator may be necessary to facilitate the payment of monitoring fees and to pay for the delivery of additional sustainable travel measures/initiatives if modal share targets are not achieved;
  - d) encourage forms of active travel through connection to, and extension of, existing pedestrian, cycle and equestrian routes, where practicable;

- e) respond to the transport needs for specific groups in the community, such as older people and those with disabilities; and
- f) encourage the use of flexible transport services that combine public and community transport services, ensuring that locally based approaches are delivered to meet the needs of communities.



## References

<sup>1</sup>Bassetlaw Transport Study, Tetra Tech, 2022

<sup>2</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2023

<sup>3</sup>Council Plan, BDC, 2019

<sup>4</sup>Cycling and Walking Investment Strategy, DFT, 2017

<sup>5</sup>Third Nottinghamshire Local Transport Plan, Nottinghamshire County Council, 2019

## **12.0 Infrastructure and Delivery**

## 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 an area of land to facilitate the Worksop Flood Management Scheme 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 regeneration of Worksop Central thereby contributing to the spatial strategy within Policy ST1. The long term nature of this scheme 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 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. The Local Plan review is expected to take place within 5 years of the date of adoption, so by 2028.

### POLICY ST54: Safeguarded Land

1. Land is safeguarded, as identified on the Polices Map, to support the delivery of:
  - a) land between Shireoaks and Worksop to accommodate water storage as part of the wider Worksop Flood Management Scheme in accordance with Policy ST50.

Any proposal that may be considered to prejudice the construction or effective operation of this scheme will not be supported.
2. The status of safeguarded land will only be subject to change through a review of the Local Plan by 2028.



## 12.2 Digital Infrastructure

- 12.2.1 Access to high quality digital infrastructure is vital in influencing and shaping the District and our communities. It is essential to support a sustainable local economy, will play a crucial role in education and home working, and help reduce the demand on the road network at peak times. Access to digital networks is an increasingly important part of healthy place-making as identified by Policy ST42, facilitating social inclusion and resilience, particularly important in the rural area, by providing access to a wide range of services that are increasingly provided online.
- 12.2.2 The UK Digital Strategy 2017<sup>1</sup> recognises digital infrastructure as a utility, with modern life being increasingly challenging without it. It emphasises the importance of creating the right conditions for investment in widespread and up-to-date digital

infrastructure: essential if the District is to realise local ambitions to deliver a step change in the economy and provide well-connected places attractive to modern business, particularly the creative and digital technology sector.

- 12.2.3 National policy reinforces this, supporting the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. It adds that Policy ST55 should set out how high quality digital infrastructure and access to services from a range of providers is expected to be delivered and upgraded over time - full fibre connections to existing and new developments should be prioritised.
- 12.2.4 Coverage in the District varies between urban and rural areas. Superfast broadband is currently available to 96% of the District. Nottinghamshire County Council has committed to the Better Broadband for Nottinghamshire programme which over the coming years will continue to roll out full fibre broadband District-wide to provide a more reliable network for our communities. Policy ST55 complements such programmes, relating to infrastructure that will be provided by new development.
- 12.2.5 On that basis, Policy ST55 requires developers to engage with broadband providers to ensure that full fibre, or the fastest, most up to date technology, is installed to premises/homes as part of the development process. Doing so brings significant reputational and wider economic benefits of ensuring that residents/occupiers are able to access full fibre on occupation.
- 12.2.6 Where developers can show that full fibre to the premises/home is not viable or feasible, fibre to the kerb, with copper connections to premises and additional ducting for future provision will be considered. In the rural area, developers will be expected to demonstrate that all options have been explored with broadband providers, including community-based networks.
- 12.2.7 Broadband should be installed on an open access basis allowing for use by a number of internet service providers. Cables should be threaded through resistant ducting to enable easy access to the fibre optic cable for future repair, replacement or upgrading.
- 12.2.8 Smart technologies are increasingly used to help older people and those living with dementia, by reducing isolation, promoting independent living and helping provide care and support. This is important in a District with an increasing ageing population. Suitable infrastructure to maximise use of technologies will be supported in housing designed to meet the needs of these groups.
- 12.2.9 Upgrades to existing and new communications infrastructure, including mobile communication will be supported, including masts, buildings and other related structures, to harness the opportunities arising from new high-quality communications, subject to compliance with relevant legislation and other policies in this Plan.
- 12.2.10 In March 2020, the Government stated their intention to amend Building Regulations to require all new build developments to have the physical

infrastructure to support gigabit-capable connections. At the time of writing, Building Regulations remain unchanged. Proposals that adopt this approach will be supported; it should prevent the need for fibre retrofitting programmes in the future which often has significant cost implications.

## POLICY ST55: Digital Infrastructure

1. To support the delivery of a vibrant local economy, residents' well-being and to reduce the need to travel now and in the future, all proposals should enable full fibre broadband connection to the premises or any other technology as they become available on an open access basis on first occupation.
2. Where it can be demonstrated that full fibre to the premises is not practicable or viable on first occupation, then alternative technologies such as superfast fibre and/or community-based networks, would need to be provided. In such cases, the expectation is that provision in the form of ducting and other necessary infrastructure for the future delivery of full fibre will be provided, where practicable.
3. All development should:
  - a) make provision for installation of appropriate cabling within each dwelling or unit as well as a fully enabled connection of the developed area to the full main telecommunications network;
  - b) make provision for sufficient ducting space for future digital connectivity infrastructure (such as small cell antenna and ducts for cables, that support fixed and mobile connectivity and underpin smart technologies) where appropriate;

### New Telecommunications Infrastructure

4. All proposals for telecommunication infrastructure should consider mobile telecommunications requirements of proposals to ensure that there is sufficient coverage, and that the scale, form and massing of the new development does not cause unavoidable interference with existing communications infrastructure in the vicinity;
5. Relevant proposals should demonstrate that:
  - a) the installation is the minimum required for the efficient operation of the network;
  - b) all opportunities to make the most efficient use of existing telecommunication sites have been explored such as: mast sharing, use of existing buildings or structures;
  - c) the siting and design of the telecommunications infrastructure would not have a detrimental impact upon the visual and residential amenity of neighbouring occupiers, the host building (where relevant), and the appearance and character of the area.



## 12.3 Provision of Infrastructure

- 12.3.1 Bassetlaw's future growth and environmental sustainability cannot be achieved without a wide range of necessary infrastructure. A consistent theme of the National Planning Policy Framework is to align growth with infrastructure to enable the sustainable development of communities. In some cases, new development can be sited to enable new infrastructure in locations that will promote longer term sustainable growth. To do so, it requires the Local Plan to make sufficient provision for:
- physical infrastructure: including for flood risk, transport, telecommunications, security, water supply and wastewater;
  - social infrastructure: including that for education and health; and
  - green/blue infrastructure: including open space, habitat and wildlife creation and measures to address climate change mitigation and adaptation.
- 12.3.2 This is not an exhaustive list and there may be a range of other services and facilities that could constitute infrastructure, which will be required to deliver this Plan.
- 12.3.3 The Council will work with infrastructure partners such as the Local Highways Authority, National Highways, the Local Education Authority, the utility companies, NHS Bassetlaw ICP, and neighbouring local authorities to anticipate and bring forward the necessary infrastructure that is required to deliver the spatial strategy.
- 12.3.4 Many of the site allocations, particularly the strategic sites may be in multiple ownership or require new or upgraded infrastructure. These issues are more likely to be overcome, and the optimal use of sites realised, where development is brought forward comprehensively in line with a masterplan. To help ensure the community and stakeholders better understand the principles of such proposals, schemes on the sites allocated in this Plan for large scale development should be supported by a masterplan. This should be provided at outline planning application stage where relevant, or alternatively at full planning application stage.
- 12.3.5 The level of detail should be proportionate with the nature and scale of development proposed, taking account of site-specific requirements identified by the site allocation policies and other policies in this Plan. Depending on individual circumstances, this may include: land uses, quantum and distribution of development; layout and design; access, circulation and parking; open space and landscaping; safeguarded land and infrastructure. More detailed masterplan frameworks will be required for the strategic site allocations.
- 12.3.6 A delivery strategy will ensure certainty on outcomes sought for each site allocation. Coordination between landowners and other stakeholders, including infrastructure partners, will help to ensure that proposals do not prejudice each other, or the wider aspirations of the spatial strategy and this Plan. Sites that are designed and brought forward comprehensively through the Local Plan process will help to alleviate issues that may arise through piecemeal development and are more likely to maximise wider public benefits. Where relevant, site promoters and developers should also explore the approach to long-term stewardship of assets with the local community. For the strategic site allocations, a phasing plan will also be a requirement in line with site-specific policies.

## Bassetlaw Infrastructure Delivery Plan

- 12.3.7 Planning for infrastructure is a key part of preparing this Local Plan. In particular, it is important to ensure that the infrastructure necessary to serve new development is provided in a timely and financially viable way. The starting point is the baseline assessment within the Infrastructure Delivery Plan (IDP) 2023<sup>2</sup>. This establishes the capacity of existing infrastructure to accommodate the demands arising from the occupiers of new development.
- 12.3.8 The IDP<sup>2</sup> also sets out the details of the infrastructure required to deliver the growth identified by this Local Plan: the anticipated costs, delivery partners and the expected timing of provision. Infrastructure required as part of the development of housing and employment allocations is identified by the IDP and in site-specific policies.
- 12.3.9 When applying the policies in this Local Plan the Council will be guided by the IDP<sup>2</sup>, together with advice from infrastructure partners. Progress will be reviewed annually through the Council's Infrastructure Funding Statement.

## Infrastructure Delivery

- 12.3.10 Infrastructure can be provided in many different ways. The utility providers are private companies that charge for their services, so their upfront provision costs are off-set by what developers pay in terms of initial charges and by future revenues from billing new customers. The use of other infrastructure, such as new public roads, schools and health facilities may not be directly charged to users. Although some Government funding sources pay for elements of this type of infrastructure, planning conditions, the Community Infrastructure Levy and planning obligations (developer contributions or provision sought through S106 agreements) can be sought where the extra capacity required directly arises from a new development.
- 12.3.11 Section 106 of the Town and Country Planning Act 1990 (as amended) enables local planning authorities to negotiate with developers, so that they either directly build, or make financial contributions towards, infrastructure. The rules for negotiating planning obligations are subject to national legal tests concerning whether they are necessary in order to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind.
- 12.3.12 Policy ST56 identifies that some infrastructure, such as open space may be provided on site, and in most cases will be secured through a planning condition. When infrastructure cannot be provided within or is not appropriate to be located on the development site, developers will be expected to make a contribution to provide the infrastructure elsewhere. In these cases, infrastructure may be secured by planning obligations or the Community Infrastructure Levy (CIL).
- 12.3.13 The Council will use planning conditions, the Community Infrastructure Levy or legal agreements to facilitate the provision of strategic infrastructure. Where necessary this will involve suitable phasing of development and forward funding of its supporting infrastructure. In addition to developer funding, where necessary, the

Council will collaborate with its partners to lobby central Government and funding partners for additional funding sources for strategic infrastructure projects.

- 12.3.14 In some cases, to support the level of growth planned, early delivery of strategic and necessary infrastructure may be required in advance of all contributions having been collected. It will therefore be necessary to obtain forward funding from alternative sources and to collect developers' contributions retrospectively for these infrastructure projects. In order to appropriately recover forward-funding, when planning applications for development which will be enabled by and/or benefit from such infrastructure come forward, the Council may seek retrospective financial contributions from all relevant development, at the appropriate contribution rate, even if those applications are not made until after the relevant infrastructure has been completed and/or are fully or partially funded.
- 12.3.15 The Council intends to progress the introduction of the Community Infrastructure Levy (CIL) review as soon as possible after the Local Plan Examination. CIL is a charge, used to fund strategic and local infrastructure projects for the benefit of local communities. The CIL Charging Schedule is subject to independent Examination. CIL is payable upon the granting of planning consent. This enables the Council to raise funds from development and provide some certainty 'up front' about how much funding developers will be expected to contribute.
- 12.3.16 Policy ST56 recognises that the CIL and planning obligations may be pooled, allowing the funding of necessary infrastructure required to support a number of developments to come forward in a timely manner. The Council will pass a proportion of CIL receipts to parish/town councils in line with legislation.
- 12.3.17 The Highways Authority's preferred method for the delivery of highway infrastructure is by planning conditions to be delivered under Sections 38 and 278 of the Highways Act 1980. S106 agreements should be used to secure improvements to public transport and potentially traffic management and/or traffic calming such as those identified by Policy 25: Ordsall South. Additionally, the County Council recognise that S106 agreements should be used to secure appropriate and proportionate contributions to strategic transport improvements, particularly where more than one development may be contributing to the infrastructure provision. Where the need for improvements to education provision are identified, the Local Education Authority will seek contributions in accordance with the Securing Education Contributions from Development, 2019<sup>3</sup> (or subsequent updates).
- 12.3.18 Policy ST56 requires developers to consider all the infrastructure requirements of a scheme. This may include improvements to roads in neighbouring Districts as a result of growth in Bassetlaw. The Council will continue to work closely with the Local Highways Authority, National Highways and neighbouring authorities, to ensure a coordinated approach to delivering such road improvements.
- 12.3.19 The Whole Plan Viability Assessment 2022<sup>4</sup> reviewed the costs associated with the Local Plan policies in order to understand their individual and cumulative impact on development viability. It confirms that the approach to affordable housing in Policy ST27, together with the planning obligations sought in this Local Plan and identified by the Infrastructure Delivery Plan 2023<sup>2</sup> can be achieved for site allocations of less

than 50 dwellings with the proposed CIL rate identified in the draft CIL Charging Schedule 2021. Site allocations delivering 50 or more dwellings are expected to provide for significant infrastructure on site and/or through developer contributions, so will be exempt from the Community Infrastructure Levy (CIL).

- 12.3.20 However, the Council recognises that there will be exceptional cases where a scheme may not be able to provide policy compliant affordable housing and planning obligations.
- 12.3.21 If the applicant considers that a policy compliant scheme cannot be afforded and that all possible steps have been taken to minimise the unmitigated impacts, Policy ST56 requires an open book viability assessment consistent with national guidance<sup>5</sup>. Only where an independent review, funded by the developer supports the conclusions of the applicant's viability assessment will a non-policy compliant scheme be considered.
- 12.3.22 If it is clear from an open book viability assessment that at the point of application a policy compliant scheme is not possible, but the position could change - due to reductions in costs, increases in values and reduced risk - as a development is built out, Policy ST56 provides for use of a review mechanism in the S106 agreement. This will ensure that planning obligations are maximised as a result of any future improvement in scheme viability. Any review will be funded by a developer and undertaken at the reasonable request of the Council. If additional provisions are found to be viable normal policy provision will apply.
- 12.3.23 Further guidance on the implementation of Policy ST56 will be set out in the Affordable Housing and Developer Contributions Supplementary Planning Document that will be published following adoption of this Local Plan.

## **POLICY ST56: Provision and Delivery of Infrastructure**

- 1. The Council will work with neighbouring Local Authorities and infrastructure partners to ensure that the spatial strategy is supported by the timely, and where appropriate phased, provision of necessary physical, social and green/blue infrastructure and where appropriate its maintenance.
- 2. Proposals that form all or part of a site allocation should, where appropriate, be accompanied by a masterplan for the site, proportionate to the scale and nature of the allocation. The masterplan will be expected to:
  - a) set out how development will contribute to the delivery of the objectives of the Local Plan and the site allocation;
  - b) where relevant, demonstrate that the proposal will not prejudice the future development of other parts of the site and adjoining land, or otherwise compromise the delivery of the site allocation and outcomes sought for the area;
  - c) contain a delivery strategy, and where relevant, a phasing plan, that identifies how the development will be implemented and managed over its lifetime, and should address any relevant matters to be resolved; such as, land assembly and

- preparation, infrastructure requirements and likely need for planning obligations, where appropriate.
- d) identify where relevant the number/floorspace and phasing of homes and/or employment development to be permitted and the infrastructure delivery linked with the level and type of development proposed. Proposals should ensure that:
- i. infrastructure needs and delivery timescales have the support of the relevant infrastructure partner(s), informed by relevant assessments and other relevant policies in this Plan;
  - ii. the infrastructure required to support each phase should address the specific site constraints, potential impacts of each phase and harness the site opportunities, evidenced by the site's delivery strategy to deliver the relevant infrastructure set out in the Infrastructure Delivery Plan 2023<sup>2</sup>.
3. Developers must consider the infrastructure requirements needed to support and serve the proposed development. For residential development of 10 dwellings or more, or a site of 0.5ha or more, and/or non residential schemes of 1000sqm or more, where additional infrastructure capacity is deemed to be necessary, mitigation must be agreed with the relevant infrastructure partner(s). Such measures may include, though not exclusively:
- a) on site provision of new infrastructure (which may include building works and/or the provision of land);
  - b) off-site capacity and/or safety improvement works of infrastructure;
  - c) financial contributions towards new or expanded infrastructure;
4. Infrastructure will be sought by means of planning conditions attached to a planning permission, and/or planning obligations and/or through the Bassetlaw Community Infrastructure Levy charge, Section 38 and/or 278 agreements or other mechanisms.
5. Where necessary, developers may be required to make a proportionate contribution on a retrospective basis towards such infrastructure as may have been forward-funded from other sources where the provision of that infrastructure is necessary to facilitate and/or mitigate the impacts of their development (including the cumulative impacts of planned development).
6. Where on-going maintenance and management of infrastructure is required, a management plan will be required to ensure the quality of the provision remains in the long term. This will be agreed through a S106 agreement or any other suitable mechanism;
7. In exceptional circumstances, where the developer contends the planning obligations sought, including that for affordable housing, would make a proposal unviable the Council will require an open book viability assessment in support of the proposal.
8. The Council will consider use of a review mechanism in a S106 agreement to secure planning obligations in the following circumstances:
- a) for an approved scheme with a non-policy compliant offer;
  - b) for phased, larger scale developments;
  - c) for developments that have abnormal costs.



## References

- <sup>1</sup>UK Digital Strategy, DCMS, 2017
- <sup>2</sup>Bassetlaw Infrastructure Delivery Plan, BDC, 2023
- <sup>3</sup>Securing Education Contributions from Development, DoE, 2019
- <sup>4</sup>Bassetlaw Whole Plan and Community Infrastructure Levy Viability Assessment, NCS, 2022
- <sup>5</sup>Viability Planning Practice Guidance, [www.gov.uk](http://www.gov.uk), 2019

## 13.0 Implementation and Monitoring

### 13.1 Implementation

- 13.1.1 Implementation is an essential element of a successful Local Plan. So that the planning policies are deliverable, it will be important that there are tools in place to help implementation and ensure the successful delivery of the overall vision and objectives of this Plan.
- 13.1.2 Section 13 provides a summary of the key mechanisms that will be used to support each policy's implementation. In addition to developer funding, the Council will work collaboratively with, and help coordinate partners to lobby Central Government and other funding bodies to secure additional funding for strategic infrastructure projects. Over the plan period, it is likely that new initiatives, partnerships and sources of funding will emerge that will play a new role in helping to implement proposals and deliver growth.
- 13.1.3 The policies in the Local Plan will be one of the primary mechanisms for delivering the vision and strategic objectives. However, it is important to recognise that many other processes will influence their achievement, including the implementation of other plans and strategies produced at the national, sub-regional and local levels, investment by the public, private and voluntary sectors, and the actions of individual businesses and residents. The Local Plan is therefore an essential component in delivering the vision and strategic objectives, but not sufficient on its own.
- 13.1.4 The development management process will be a key way in which the Local Plan will be implemented. Both the overall strategy and the individual policies of the Local Plan will provide the starting point for the determination of planning applications, together with the National Planning Policy Framework and any other relevant development plan documents, neighbourhood plans and supplementary planning documents. Other material considerations will be taken into account where relevant.
- 13.1.5 The Local Plan will also have an important role in influencing and providing a positive framework for investment decisions. Ultimately, it will be investments by individual developers, businesses, residents and other organisations that will deliver the vision and implement many of the policies of the Local Plan. It is therefore vital that the Local Plan provides clarity regarding what is required to deliver growth in a sustainable way that benefits our communities, so that this can be taken into account in the decisions that will be made regarding individual developments and other investments.
- 13.1.6 Planning conditions and obligations will reduce the negative impacts associated with development, ensure that developments are integrated and coordinated with their surroundings and secure community and environmental benefits, where appropriate. Some of the Local Plan policies will therefore potentially be implemented through this process. The Council will utilise its own resources where available and will also seek to attract external funding, such as from Central Government wherever possible. The private sector will therefore have a particularly important role in supporting the delivery of the Local Plan.

13.1.7 The Local Plan provides a comprehensive set of planning policies for Bassetlaw. However, it will be appropriate to provide additional guidance on some issues to explain how individual policies should be implemented. The use of masterplans and design codes will also be necessary in some locations to ensure that development is properly co-ordinated and contributes to high quality and sustainable development.

<b>Policy</b>	<b>Policy No.</b>	<b>Government Local Funding</b>	<b>Planning Obligations</b>	<b>Statutory Delivery Agencies</b>	<b>Developers and Landowners</b>	<b>Other Local Plan Documents &amp; Council Strategies</b>	<b>Compulsory Purchase Powers</b>	<b>Planning Application</b>	<b>Development Tariffs (e.g. CIL)</b>	<b>District Council Assets</b>	<b>Duty to Co-operate</b>
Bassetlaw's Spatial Strategy	ST1	•	•	•	•	•		•	•	•	•
Housing Growth in Rural Bassetlaw	ST2		•		•	•		•	•		
Worksop Central	ST3	•	•	•	•	•		•	•	•	•
Cottam Priority Regeneration Area	ST4	•	•	•	•	•		•			•
Provision of Land for Employment Development	ST5	•	•	•	•	•		•			•
Site SEM001: Apleyhead Junction	ST6	•	•	•	•	•		•			•
Employment Sites	ST7	•	•	•	•	•		•		•	•
Rural Economic Growth & Economic Growth Outside Employment Areas	ST8	•	•	•	•	•		•			•
Large Rural Brownfield Sites	ST9	•	•	•	•	•		•			•
Visitor Economy	ST10	•	•	•	•	•		•			•
Town Centres, Local Centres, Local Shops and Services	ST11				•	•		•			•
Management of Town Centres	ST12	•	•	•	•	•		•		•	•
Provision of Land for Housing	ST13				•			•		•	
HS1: Peaks Hill Farm, Worksop	14		•	•	•			•			•
HS2: Bassetlaw Pupil Referral Centre, Worksop	15		•	•	•			•	•		•
HS3: Radford Street, Worksop	16		•	•	•	•		•		•	•
HS4: Former Manton Primary School, Worksop	17		•	•	•	•		•		•	•
HS5: Talbot Road, Worksop	18		•	•	•			•	•		•
HS7: Trinity Farm, Retford	19		•	•	•			•			•
HS8: Milnercroft, Retford	20			•	•	•		•	•	•	•
HS9: Former Elizabethan School, Retford	21		•	•	•			•	•		•

<b>Policy</b>	<b>Policy No.</b>	<b>Government Local Funding</b>	<b>Planning Obligations</b>	<b>Statutory Delivery Agencies</b>	<b>Developers and Landowners</b>	<b>Other Local Plan Documents &amp; Council Strategies</b>	<b>Compulsory Purchase Powers</b>	<b>Planning Application</b>	<b>Development Tariffs (e.g. CIL)</b>	<b>District Council Assets</b>	<b>Duty to Co-operate</b>
HS10: St Michael's View, Retford	22		•	•	•			•	•		•
HS11: Fairy Grove Nursery, Retford	23		•	•	•			•			•
HS12: Station Road, Retford	24			•	•			•	•		•
HS13: Ordsall South, Retford	25		•	•	•			•			•
HS14: Ollerton Road, Tuxford	26		•	•	•			•	•		•
Affordable Housing	ST27	•	•	•	•	•		•	•	•	
Housing Mix	ST28			•	•	•		•		•	
Specialist Housing	ST29	•	•	•	•	•		•		•	
Sites for Gypsies & Travellers	ST30			•	•	•		•			•
Houses in Multiple Occupation	31				•	•		•	•		
Rural Workers Dwellings	32				•			•			
Design Quality	ST33		•	•	•	•		•			
Shopfronts, Signage and Security	34				•	•			•		
Landscape Character	ST35			•	•				•		
Green Gaps	ST36			•	•				•		
Green and Blue Infrastructure	ST37		•	•	•	•		•	•	•	
Biodiversity and Geodiversity	ST38	•	•	•	•	•		•		•	•
Trees, Woodland and Hedgerows	39		•		•	•		•		•	
The Historic Environment	ST40		•	•	•	•		•			
Designated and Non-Designated Heritage Assets	41		•	•	•	•		•			
Promoting Health and Well-Being	ST42		•	•	•			•	•		

<b>Policy</b>	<b>Policy No.</b>	<b>Government Local Funding</b>	<b>Planning Obligations</b>	<b>Statutory Delivery Agencies</b>	<b>Developers and Landowners</b>	<b>Other Local Plan Documents &amp; Council Strategies</b>	<b>Compulsory Purchase Powers</b>	<b>Planning Application</b>	<b>Development Tariffs (e.g. CIL)</b>	<b>District Council Assets</b>	<b>Duty to Co-operate</b>
Protection and Enhancement of Community Facilities	ST43	•	•		•			•			
Delivering Quality Open Space	ST44	•	•	•	•	•		•	•	•	
Promoting Sport and Recreation	ST45	•	•	•	•	•		•	•	•	
Protecting Amenity	46	•			•	•		•			
Contaminated and Unstable Land	47		•		•			•			
Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	ST48	•	•	•	•	•		•		•	
Renewable Energy Generation	ST49	•	•	•	•	•		•			
Flood Risk and Drainage	ST50	•	•	•	•	•		•		•	•
Protecting Water Quality and Management	ST51	•		•	•			•			•
Transport Infrastructure	ST52	•	•	•	•	•		•			•
Promoting Sustainable Transport and Active Travel	ST53	•	•	•	•	•		•			•
Safeguarded Land	ST54			•	•	•		•			•
Digital Infrastructure	ST55		•	•	•			•			
Provision and Delivery of Infrastructure	ST56	•	•	•	•	•		•	•		

Figure 30: Implementation Framework

## **13.2 Monitoring Framework**

- 13.2.1 A monitoring framework has been produced to outline how the effectiveness of the Local Plan policies will be monitored. The indicators and targets that form the monitoring framework have been developed to be flexible enough to allow for adaptation as wider conditions change or as improved methods to monitor policies become available. As such, they will be subject to regular review.
- 13.2.2 It is expected that the monitoring data will be available for collection on at least an annual basis, unless indicated otherwise. For policies where specific targets are required, such as for housing delivery, these have been included in the Monitoring Framework. Performances against such targets can help to determine how well the plan is working, whether an annual target has been met and whether shortfalls exist, or what parts will require review.
- 13.2.3 For policies where it is not appropriate to attach a target, the framework will use indicators that identify broad trends that can determine a direction of travel. This can include either an increase or a decrease in an indicator.
- 13.2.4 For policies that provide helpful background information and where a specific target is not appropriate, the collected data will be labelled as a contextual indicator.
- 13.2.5 The successful implementation of the site allocations made in this document is dependent on the timely delivery of the infrastructure required to support it. As such, the involvement of the infrastructure partners has been vital to ensure that they are aware of the level of growth projected to enable their identification and address any capacity issues, ensuring that site allocations are deliverable.

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST1:</b> Bassetlaw's Spatial Strategy	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO9, SO10, SO12, SO13	<ul style="list-style-type: none"> <li>Meeting housing and employment needs for District 2020-2038.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Annual dwelling completions.</li> </ul>	<ul style="list-style-type: none"> <li>9,720 dwellings by 2038 or 540 units a year.</li> <li>To deliver the following within the Plan period to 2038: <ul style="list-style-type: none"> <li>Around 2,322 dwellings in Worksop Outer Area.</li> <li>Around 238 dwellings in Worksop Central Area.</li> <li>Around 2,331 dwellings in Retford.</li> <li>Around 2,203 in Harworth &amp; Bircotes.</li> </ul> </li> <li>Around 1,412 dwellings from completions, committed sites, allocated sites in made neighbourhood plans and 75 from the Local Plan allocation Ollerton Road Tuxford for the Large Rural Settlements.</li> <li>Around 1,715 from completions, commitments and sites allocated in made neighbourhood plans for the Small Rural Settlements.</li> <li>Enabling windfall sites for approximately 912 dwellings by 2038.</li> <li>49 permanent pitches for Gypsy &amp; Travellers by 2037-38 with 27 pitches by 2028-29.</li> <li>Creation of approximately 193.2ha of land between 2020–2038, in the E(g), B2 and B8 Class Uses at the General and Larger Unit Employment Sites and approximately 118ha of land at the Apleyhead Strategic Employment Site to provide for sub-regional/regional large scale logistics development only.</li> <li>Creation of a small scale extension to Harworth &amp; Bircotes town centre.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST2:</b> Housing Growth in Rural Bassetlaw	SO1, SO2, SO4, SO5, SO7, SO9, SO12	<ul style="list-style-type: none"> <li>No. of dwellings permitted and completed in each settlement in the rural area.</li> <li>No of dwellings completed and committed in made Neighbourhood Plans.</li> <li>No of affordable housing dwellings permitted and completed in the rural area.</li> <li>No of dwellings permitted and completed on brownfield sites.</li> <li>No of dwellings permitted and completed through the conversion of existing buildings.</li> </ul>	<ul style="list-style-type: none"> <li>Large Rural Settlements: to deliver at least 1,412 new dwellings.</li> <li>Small Rural Settlements: to deliver at least 1,715 new dwellings.</li> </ul>
<b>Policy ST3:</b> Worksop Central	SO1, SO2, SO3, SO4, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>No of dwellings permitted and completed in the Worksop Central Area.</li> <li>No of permitted and completed housing development on brownfield sites in the Central Area.</li> <li>No of dwellings permitted and completed through the conversion of existing buildings.</li> <li>Amount of permitted and completed employment land (ha) in the Worksop Central Area.</li> <li>Amount of permitted and completed employment development on brownfield sites in the Central Area (ha).</li> </ul>	All specific targets to the indicators will be provided in the Worksop Central Area DPD.
<b>Policy ST4:</b> Cottam Priority Regeneration Area	SO1, SO4, SO5, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>Creation of a masterplan for the site to be agreed with the Council.</li> </ul>	All specific targets to the indicators will be provided with the Cottam Priority Regeneration Area Masterplan.
<b>Policy ST5:</b> Provision of	SO1, SO3, SO4, SO13	<ul style="list-style-type: none"> <li>Total floorspace (sqm) developed for</li> </ul>	<ul style="list-style-type: none"> <li>By 2038, creation of 193.2ha of new employment</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
Land for Development	Economic	<p>economic purposes.</p> <ul style="list-style-type: none"> <li>• Total varied type of economic land use(s) completed.</li> <li>• Amount of vacant employment land.</li> <li>• Employment status by residents and job type.</li> <li>• Average gross weekly earnings.</li> <li>• No and size of businesses at both Enterprise and Local Unit Level.</li> <li>• Net change in storage &amp; distribution floorspace in Bassetlaw.</li> <li>• Proportion of large scale logistics floorspace (more than 100,000 sqft) completed in the A1 corridor property market area annually.</li> </ul>	<p>land at General and Larger Unit Employment Sites.</p> <ul style="list-style-type: none"> <li>• By 2038, creation of 118.7ha for strategic employment land for large scale logistics only at Apleyhead Strategic Employment Site.</li> </ul>
<b>Policy ST6:</b> SEM001: SO1, SO3, SO7, SO9, Apleyhead Junction	SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>• The amount of employment land (ha) completed at Apleyhead Junction, Worksop.</li> <li>• Sustainable construction on site.</li> <li>• Total floorspace (sqm) developed for logistics use on the Strategic Employment Site.</li> </ul>	<ul style="list-style-type: none"> <li>• 118.7ha strategic employment land available for large scale logistics development to meet a sub-regional/regional need only.</li> <li>• Achieve BREEAM very good-excellent standards or equivalent.</li> </ul>
<b>Policy ST7:</b> Employment Sites	SO1, SO3, SO4, SO5, SO7	<ul style="list-style-type: none"> <li>• Total new floorspace (sqm) permitted or completed for E(g), B2, B8 uses at the Existing Employment Sites.</li> <li>• Total new floorspace (sqm) permitted or completed for B2, B8 uses at the Rural Employment Sites.</li> <li>• Amount of employment land/floorspace changed to non E(g), B2, B8 uses (ha/sqm)</li> </ul>	<ul style="list-style-type: none"> <li>• The protection of the Existing Employment Sites for new or additional development in the E(g), B2, B8 use classes or for appropriate employment generating development.</li> <li>• The protection of the Rural Employment Sites for new or additional development in the B2, B8 use classes or for appropriate employment generating development.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST8:</b> Rural Economic Growth and Economic Growth Outside Employment Areas	SO1, SO3, SO4, SO5, SO7, SO9, SO10, SO12, SO13	at the Existing Employment Sites.	<ul style="list-style-type: none"> <li>Amount of employment land/floorspace changed to non B2, B8 uses (ha/sqm) at the Employment Sites.</li> </ul>
<b>Policy ST9:</b> Large Rural Brownfield Sites	SO1, SO3, SO4, SO5, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>Total floorspace permitted or completed for employment uses in Rural Bassetlaw.</li> <li>The amount of employment permitted and completed on greenfield and brownfield sites in ha.</li> <li>Amount of existing employment land lost to non-economic uses (ha).</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>
<b>Policy ST10:</b> Visitor Economy	SO1, SO3, SO4, SO5, SO6, SO7, SO9, SO10, SO12, SO13	<ul style="list-style-type: none"> <li>Total amount of economic or environmental land permitted/completed for national, regional or sub-regional use.</li> <li>Amount of land developed for non-economic/environmental uses (ha).</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by the policy.</li> </ul>
<b>Policy ST11:</b> Town Centres, Local Centres, Local Shops and Services	SO1, SO3, SO4, SO5, SO6, SO7, SO8	<ul style="list-style-type: none"> <li>The no of new or extensions to existing sites for camping, caravans, lodges and chalet pods, in terms of plots/pitches.</li> <li>The no of existing and new tourist facilities, including visitor accommodation, within the Main Towns, Large and Small Rural Settlements.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>
		<ul style="list-style-type: none"> <li>Two new Local Centres at Peaks Hill Farm and at Ordsall South.</li> <li>Total new convenience goods and floorspace in the District.</li> <li>Total new comparison goods floorspace in</li> </ul>	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.

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST12:</b> Management of Town Centres	SO1, SO2, SO3, SO4, SO6, SO7, SO8, SO12, SO13	<p>the District.</p> <ul style="list-style-type: none"> <li>• Total vacant E(a) units per town/local centre.</li> <li>• Number of units lost to non E(a) uses.</li> <li>• The amount of E(a) uses in each Primary Shopping Area at ground floor level.</li> <li>• The use of specific Town Centre plans including the Worksop Central Development Plan Document, the Retford Town Centre Neighbourhood Plan and the Harworth &amp; Bircotes Neighbourhood Plan and Town Centre Masterplan.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• The delivery of a small-scale extension to Harworth &amp; Bircotes town centre to include up to 500sqm of comparison goods floorspace, other main town centre uses, and associated infrastructure.</li> </ul>
<b>Policy ST13:</b> Provision of Land for Housing	SO1, SO2, SO5	<ul style="list-style-type: none"> <li>• The provision of land for new homes in Bassetlaw.</li> <li>• The number of allocated dwellings completed.</li> </ul>	<ul style="list-style-type: none"> <li>• The delivery of approximately 2,387 net new dwellings on the housing allocation sites.</li> </ul>
<b>Policy 14: HS1:</b> Peaks Hill Farm, Worksop	SO1, SO2, SO3, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>• Number of dwellings completed on Peaks Hill Farm.</li> <li>• Access to a variety of housing types.</li> <li>• Incorporation of a Local Centre.</li> <li>• Provision of a community hub.</li> <li>• Access to new employment land (ha).</li> <li>• Protect existing woodland and important hedgerows.</li> <li>• The provision of publicly accessible open</li> </ul>	<ul style="list-style-type: none"> <li>• To have approximately 655 net new dwellings completed by 2038.</li> <li>• The construction of a range of housing types, sizes and tenures.</li> <li>• Incorporation of a Local Centre, with a convenience goods store.</li> <li>• Incorporation of a community hub.</li> <li>• The provision of at least 5ha of employment land to 2038.</li> <li>• Protection of existing woodland and important</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
		space. <ul style="list-style-type: none"><li>• Provision of a new distributor road.</li></ul>	hedgerows. <ul style="list-style-type: none"><li>• Provision of publicly accessible open space to meet development's needs.</li><li>• Provision of 2.5ha of serviced land to accommodate a 2.0 Form Entry secondary school satellite and associated supporting infrastructure.</li><li>• Provision of a distributor road with public transport corridor and cycleway between Blyth Road and Carlton Road.</li></ul>
<b>Policy 15: HS2:</b> Bassetlaw Pupil Referral Centre, Worksop	SO1, SO2, SO4, SO7, SO8, SO11, SO13	<ul style="list-style-type: none"><li>• No of dwellings completed on Bassetlaw Pupil Referral Centre allocation.</li><li>• Access to a variety of housing types.</li></ul>	<ul style="list-style-type: none"><li>• To have approximately 20 net new dwellings completed by 2038.</li><li>• The construction of a range of housing types, sizes and tenures.</li></ul>
<b>Policy 16: HS3:</b> Radford Street, Worksop	SO1, SO2, SO4, SO7, SO8, SO11, SO12, SO13	<ul style="list-style-type: none"><li>• No of dwellings completed on Radford Street allocation.</li><li>• Access to a variety of housing types.</li></ul>	<ul style="list-style-type: none"><li>• To have approximately 120 net new affordable and low cost dwellings completed by 2038.</li><li>• The construction of a range of housing types, sizes and tenures.</li></ul>
<b>Policy 17: HS4:</b> Former Manton Primary School, Worksop	SO1, SO2, SO4, SO7, SO8, SO11, SO12, SO13	<ul style="list-style-type: none"><li>• No of dwellings completed on Former Manton Primary School allocation.</li><li>• Access to a variety of housing types.</li><li>• The provision of multifunctional publicly accessible open space.</li></ul>	<ul style="list-style-type: none"><li>• To have approximately 100 net new dwellings completed by 2038.</li><li>• The construction of a range of housing types, sizes and tenures.</li><li>• Provision of approximately 1.15ha of multifunctional open space on site to incorporate the existing 0.8 ha of on site amenity open space.</li></ul>
<b>Policy 18: HS5:</b> Talbot Road, Worksop	SO1, SO2, SO4, SO7, SO8, SO11, SO12, SO13	<ul style="list-style-type: none"><li>• Number of dwellings completed on Talbot Road allocation.</li><li>• Access to a variety of housing types.</li></ul>	<ul style="list-style-type: none"><li>• To have approximately 15 net new dwellings completed by 2038.</li><li>• The construction of a range of housing types, sizes</li></ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy 19: HS7:</b> Trinity Farm, Retford	SO1, SO2, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>Number of dwellings completed on Trinity Farm allocation.</li> <li>Access to a variety of housing types.</li> <li>The provision of multifunctional publicly accessible open space.</li> </ul>	<p>and tenures.</p> <ul style="list-style-type: none"> <li>To have approximately 305 net new dwellings completed by 2038.</li> <li>The construction of a range of housing types, sizes and tenures.</li> <li>The provision of multifunctional publicly accessible open space to meet development's needs.</li> </ul>
<b>Policy 20: HS8:</b> Milnercroft, Retford	SO1, SO2, SO4, SO7, SO8, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>No of dwellings completed at the Milnercroft allocation.</li> <li>Access to a variety of affordable housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have approximately 5 net new affordable dwellings completed by 2038.</li> </ul>
<b>Policy 21: HS9:</b> Former Elizabethan High School, Retford	SO1, SO2, SO4, SO7, SO8, SO9, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>No of dwellings completed on the former Elizabethan School allocation.</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have approximately 46 net new dwellings completed by 2038.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy 22: HS10:</b> St Michael's View, Retford	SO1, SO2, SO4, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>No of dwellings completed on the former St Michael's View allocation.</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have approximately 20 net new dwellings completed by 2038.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy 23: HS11:</b> Fairy Grove, Retford	SO1, SO2, SO7, SO8, SO9, SO10, SO12, SO13	<ul style="list-style-type: none"> <li>No of dwellings completed on Fairy Grove allocation.</li> <li>Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>To have approximately 61 net new dwellings completed by 2038.</li> <li>The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy 24: HS12:</b> Station Road, Retford	SO1, SO2, SO4, SO7, SO8, SO9, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>No of dwellings completed on the Station Road allocation.</li> </ul>	<ul style="list-style-type: none"> <li>To have approximately 5 net new dwellings completed by 2038.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy 25: HS13:</b> Ordsall South, Retford	SO1, SO2, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>• Access to a variety of housing types.</li> <li>• No of dwellings completed on Ordsall South allocation.</li> <li>• Access to a variety of housing types.</li> <li>• Provision of a country park.</li> <li>• Provision of high quality recreational open space.</li> <li>• Provision of a Local Centre.</li> </ul>	<ul style="list-style-type: none"> <li>• To have approximately 960 net new dwellings completed by 2038.</li> <li>• 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.</li> <li>• The creation of a 23ha country park and Suitable Alternative Natural Greenspace.</li> <li>• The provision of open space to meet development's needs.</li> <li>• Include a Local Centre with a convenience goods store.</li> <li>• Provision of a health hub.</li> <li>• Provision of a built community facility.</li> <li>• Provision of 1.5ha of serviced land to accommodate a 1.0 Form Entry primary school and early years facility and associated supporting infrastructure.</li> </ul>
<b>Policy 26: HS14:</b> Ollerton Road, Tuxford	SO1, SO2, SO5, SO7, SO8, SO9, SO10, SO12, SO13	<ul style="list-style-type: none"> <li>• No of dwellings completed on Ollerton Road allocation.</li> <li>• Access to a variety of housing types.</li> </ul>	<ul style="list-style-type: none"> <li>• To have approximately 75 net new dwellings completed by 2038.</li> <li>• The construction of a range of housing types, sizes and tenures.</li> </ul>
<b>Policy ST27:</b> Affordable Housing	SO1, SO2, SO4, SO5, SO7, SO8	<ul style="list-style-type: none"> <li>• No of affordable housing completed in the District.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision for 20% of dwellings on major residential brownfield sites should be for affordable housing.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST28:</b> Housing Mix	SO1, SO2, SO4, SO5, SO6, SO7, SO8, SO11	<ul style="list-style-type: none"> <li>• No of affordable housing for rent and no of affordable home ownership units permitted and completed annually in the District.</li> <li>• Average house prices.</li> <li>• No of permitted and completed homes on rural exception site.</li> </ul>	<ul style="list-style-type: none"> <li>• Provision for 25% of dwellings on major residential greenfield sites should be for affordable housing.</li> <li>• Where affordable housing is provided, tenure split should be as follows:</li> <li>• 25% should be for First Homes; 25% should be for affordable housing for rent and 50% should be for affordable home ownership products</li> <li>• The construction of a range of housing types, sizes and tenures.</li> <li>• Delivery of serviced self-build plots to meet the needs of the households on the Self Build and Custom Housebuilding Register.</li> <li>• 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.</li> </ul>
<b>Policy ST29:</b> Specialist Housing	SO1, SO2, SO7, SO8, SO12, SO13	<ul style="list-style-type: none"> <li>• No of specialist housing provided in the District by type.</li> <li>• No of wheelchair accessible dwellings provided in the District.</li> <li>• No of new spaces in nursing and residential care homes provided in the District.</li> </ul>	<ul style="list-style-type: none"> <li>• The provision of all market dwellings within Flood Zone 1 to meet the optional M42 optional accessible and adaptable Building Regulations standard by 2038.</li> </ul>
<b>Policy ST30:</b> Sites for Gypsies and Travellers	SO1, SO2, SO5, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>• No of net permanent pitches for gypsies and travellers permitted.</li> </ul>	<ul style="list-style-type: none"> <li>• The provision for 49 permanent pitches by 2037-2038, with approximately 27 pitches delivered by 2028-2029.</li> </ul>
<b>Policy 31:</b> Houses in Multiple Occupation (HMO)	SO1, SO2, SO4, SO6, SO7, SO8, SO12, SO13	<ul style="list-style-type: none"> <li>• No of completed multiple occupation housing in Worksop Article 4 Area.</li> </ul>	<ul style="list-style-type: none"> <li>• In Worksop Central Area's Article 4 Direction Area, applications for Homes in Multiple Occupation will not be supported unless the proportion of houses</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
		<ul style="list-style-type: none"> <li>The number of permitted change of use from single residential unit to HMO in Bassetlaw.</li> </ul>	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.
<b>Policy 32:</b> Rural Workers Dwellings	SO1, SO2, SO3, SO5, SO7	<ul style="list-style-type: none"> <li>No of Rural Workers dwellings completed or lost across the District.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>
<b>Policy ST33:</b> Design Quality	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13,	<ul style="list-style-type: none"> <li>Referenced within other policy indicators.</li> </ul>	<ul style="list-style-type: none"> <li>The Bassetlaw Design Code will be published as part of the Design Quality SPD following adoption of this Local Plan.</li> </ul>
<b>Policy 34:</b> Shopfronts, Signage and Security	SO1, SO3, SO4, SO6, SO7, SO9	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>
<b>Policy ST35:</b> Landscape Character	SO1, SO5, SO7, SO8, SO9, SO10	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	<ul style="list-style-type: none"> <li>The need to mitigate against impacts to landscape character will be determined on a site by site basis during the planning process.</li> </ul>
<b>Policy ST36:</b> Green Gaps	SO1, SO2, SO3, SO4, SO5, SO7, SO8, SO9, SO10, SO11	<ul style="list-style-type: none"> <li>The amount of development permitted or completed in Green Gaps District wide.</li> </ul>	<ul style="list-style-type: none"> <li>To retain Green Gaps and preserve their integrity.</li> </ul>
<b>Policy ST37:</b> Green and Blue Infrastructure	SO1, SO2, SO3, SO4, SO5, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	<ul style="list-style-type: none"> <li>To retain major and minor green corridors and their buffers and maintain and enhance their integrity.</li> </ul>
<b>Policy ST38:</b> Biodiversity and Geodiversity	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>The amount of new space for Biodiversity net gain.</li> <li>The amount of land lost with high biodiversity value.</li> <li>No of losses/ creations of wildlife designations.</li> <li>No. of proposals permitted that may either</li> </ul>	<ul style="list-style-type: none"> <li>All new development to secure 10% biodiversity net gain.</li> <li>Any proposal having an adverse impact upon a SSSI, NNR, ancient woodland or their buffer zone is delivering the required mitigation.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy 39:</b> Trees, Woodlands and Hedgerows	SO1, SO4, SO7, SO8, SO9, SO10, SO11, SO13	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"> <li>The amount of trees, woodland and hedgerows lost or created due to new development.</li> </ul>
<b>Policy ST40:</b> The Historic Environment.	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO9, SO10	<ul style="list-style-type: none"> <li>The amount of development permitted or completed that will adversely affect heritage assets.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>Reduce/ mitigate the impact of developments on heritage assets.</li> <li>The historic environment will be conserved and enhanced, sensitively managed, enjoyed and celebrated for its contribution to sustainable communities.</li> </ul>
<b>Policy 41:</b> Designated and Non-Designated Heritage Assets	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO9, SO10	<ul style="list-style-type: none"> <li>The amount of development permitted or completed that will adversely affect heritage assets per settlement.</li> <li>No of listed buildings at risk.</li> <li>No and percentage of Listed Buildings (all grades), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, conservation areas and heritage assets at Risk.</li> <li>No of historic buildings repaired and brought back into use.</li> </ul>	<ul style="list-style-type: none"> <li>Aim for no increase in the number of designated assets on the Heritage at Risk Register.</li> </ul>
<b>Policy ST42:</b> Promoting Healthy, Active Lifestyles	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO10, SO11, SO12, SO13,	<ul style="list-style-type: none"> <li>No of new allotments permitted during the plan period (up to 2038).</li> <li>Examination of a range of factors for the</li> </ul>	<ul style="list-style-type: none"> <li>Residential sites of 50 or more dwellings to submit a Rapid Health Impact Assessment Matrix.</li> <li>Working in partnership with the health authorities</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST43:</b> Protection and Enhancement of Community Facilities	SO1, SO3, SO4, SO5, SO6, SO7, SO8, SO12, SO13	<p>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.</p>	<p>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.</p>
<b>Policy ST44:</b> Delivering Quality, Accessible Open Space	SO1, SO4, SO5, SO7, SO8, SO10, SO13	<ul style="list-style-type: none"> <li>• Amount of development permitted or completed that results in the loss of community facilities per settlement.</li> <li>• The amount of development permitted or completed that results in the gain of community facilities per settlement.</li> <li>• No. and extent (ha) of new open spaces/ play areas provided.</li> <li>• No of open spaces receiving Green Flag Award.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Provision of 0.61ha of parks per 1,000 people throughout the district.</li> <li>• 0.14ha of children's play space per 1,000 children throughout the district</li> <li>• 1.03ha of amenity greenspace per 1,000 people throughout the district.</li> <li>• 2.4ha of natural and semi natural greenspace per 1,000 people throughout the district.</li> <li>• 0.28ha allotment space per 1000 people in the district.</li> <li>• Provision of 4.46ha of publicly accessible open per 1,000 people.</li> <li>• Schemes of 10 dwellings or more (or 0.50ha or more) to contribute to maintaining 1ha of Local Nature Reserve per 1000 people, to bring 95% of</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST45:</b> Promoting Sport and Recreation	SO1, SO7, SO8, SO13	<ul style="list-style-type: none"> <li>The amount of new playing pitches provided per settlement.</li> <li>The amount of playing pitches lost without replacement per settlement.</li> <li>The amount of built sports facilities provided in the district.</li> <li>The amount of built sports facilities lost in the district.</li> </ul>	<p>people within 1km of a Local Nature Reserve.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Policy 46:</b> Protecting Amenity	SO1, SO2, SO3, SO7, SO8	<ul style="list-style-type: none"> <li>No target identified by policy.</li> </ul>	<ul style="list-style-type: none"> <li>The need to mitigate against impacts to amenity will be determined on a site by site basis during the planning process.</li> </ul>
<b>Policy 47:</b> Contaminated and Unstable Land	SO1, SO4, SO7, SO8, SO10	<ul style="list-style-type: none"> <li>The amount of contaminated land reclaimed and brought back into effective use.</li> </ul>	<ul style="list-style-type: none"> <li>Allocation of brownfield land for regeneration and re-use.</li> </ul>
<b>Policy ST48:</b> Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	SO1, SO2, SO3, SO5, SO7, SO8, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>The amount of trees provided to contribute to net zero carbon.</li> <li>The amount of new development incorporating water efficiency measures.</li> <li>The amount of schemes submitted with an Air Quality Management Plan.</li> <li>The amount of major non residential floorspace that meets the BREEAM very-good-excellent standards or equivalent.</li> </ul>	<ul style="list-style-type: none"> <li>All major developments to make provision for 5 trees per new dwelling or per 1000sqm of non-residential floorspace.</li> <li>All new residential development to promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day.</li> <li>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.</li> </ul>
<b>Policy ST49:</b> Renewable Energy Generation	SO1, SO3, SO4, SO5, SO7, SO9, SO10, SO11, SO12	<ul style="list-style-type: none"> <li>Total level of renewable energy (MW).</li> <li>No. of renewable and low carbon energy applications granted.</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with national policy, this Local Plan seeks to reduce greenhouse gases in accordance with the provisions of the Climate Change Act 2008. In 2021, the UK Government committed to</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST50:</b> Flood Risk and Drainage	SO1, SO2, SO3, SO4, SO5, SO7, SO10, SO11, SO13	<ul style="list-style-type: none"> <li>• No. of renewable and low carbon energy applications developed.</li> </ul>	cut Greenhouse gas emissions by 78% by 2035 and to achieve net zero by 2050.
<b>Policy ST51:</b> Protecting Water Quality and Management	SO1, SO4, SO7, SO8, SO10, SO11	<ul style="list-style-type: none"> <li>• The amount of development permitted or completed in a Flood Zones 2 and 3.</li> <li>• Number of Planning Applications Granted with a Sustained Objection from the Environment Agency.</li> <li>• Residential properties flooded from main rivers.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Requirement that all development (where appropriate) incorporate SuDS in accordance with national standards.</li> <li>• 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.</li> </ul>
<b>Policy ST52:</b> Transport Infrastructure	SO1, SO2, SO3, SO4, SO7, SO8, SO12, SO13	<ul style="list-style-type: none"> <li>• Significant improvements made to the existing transport infrastructure throughout Bassetlaw District.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>

Policy	Link to Strategic Objectives	Indicator	Target
<b>Policy ST53:</b> Promoting Sustainable Transport and Active Travel	SO1, SO2, SO3, SO4, SO5, SO7, SO8, SO11, SO12, SO13	<ul style="list-style-type: none"> <li>The amount of public and sustainable transport schemes provided by new development.</li> <li>The number of agreed Travel Plans in operation.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Policy ST54:</b> Safeguarded Land	SO1, SO7, SO11, SO13	<ul style="list-style-type: none"> <li>Protection of land to deliver flood management infrastructure in the next plan period</li> </ul>	<ul style="list-style-type: none"> <li>Land is safeguarded, as identified on the Policies Map, to support the delivery of the following infrastructure schemes:</li> <li>Land between Shireoaks and Worksop to accommodate water storage as part of the wider Worksop Flood Management Scheme in accordance with Policy ST50.</li> </ul>
<b>Policy ST55:</b> Digital Infrastructure	SO1, SO3, SO5, SO13	<ul style="list-style-type: none"> <li>The percentage of the District covered by Superfast Broadband.</li> </ul>	<ul style="list-style-type: none"> <li>All new dwellings, including conversions must be designed and constructed in a way that enables them to meet 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.</li> </ul>
<b>Policy ST56:</b> Provision and Delivery of Infrastructure	SO1, SO2, SO3, SO13	<ul style="list-style-type: none"> <li>The amount of total CIL contributions secured annually.</li> <li>The amount of developer contributions secured annually through planning obligations.</li> <li>The amount of funding secured from external sources to deliver infrastructure in the District.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>

Figure 31: Monitoring Framework

## Glossary

Term	Abbreviation	Definition
Accessibility		The ability of people to use a range of transport methods in order to reach places and facilities.
Adoption		The final confirmation of a development plan or Local Development Document status by a local planning authority (LPA)
Affordable housing		<p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> <li>a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</li> <li>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</li> <li>c) Discounted market sales housing: is sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</li> <li>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to</li> </ul>

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
		Government or the relevant authority specified in the funding agreement.
Air Quality Management Areas	AQMA	Areas designated by local authorities which are not likely to achieve national air quality objectives, with a need to devise an action plan (AQAP) to improve the air quality.
Amenity		A positive element or elements that contribute to the overall character of an area, for example open land, trees, historic buildings and how they relate to each other.
Ancient Woodland		An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites
Ancillary Use/Operations		A use with a clear functional relationship with the primary purpose of the site, is of a scale that is appropriate to that relationship, and would not result in an over-concentration that might affect the function and appearance of the area when considered individually or cumulatively with other existing or consented development on site.
Authority Monitoring Report	AMR	An annually produced report that assesses progress against targets in the Local Development Scheme and how effective policies in the Local Plan are.
Best and most versatile agricultural land		Land which falls into grades 1, 2 and 3a of the Agricultural Land Classification system.
Biodiversity		The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.
Blue Infrastructure		Infrastructure which relates to water; both natural and man-made. This includes rivers, streams, ponds and lakes.
Brownfield Land		Land which is or was occupied by a permanent structure, including land within the structures curtilage. This excludes land occupied by agricultural or forestry buildings; land developed for minerals extraction or waste disposal; land in built up areas, such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
Build to Rent		Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.
Building regulations		Minimum standards for design, construction and alterations to most buildings. The regulations are developed by the Government.
Built Environment		The man-made surroundings that provide the setting for human activity, ranging in scale from buildings to parks.

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
Change of Use		A change in the way that land or buildings are used (see Use Classes). Planning permission is usually necessary in order to change from one 'use class' to another.
Character		The distinctive identity of a particular place that results from the interaction of many factors - built form, landscape, history, people and their activities.
Climate Change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often as a result of human activity and fossil fuel consumption.
Climate Change Mitigation		Action needed to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Coalescence		The merging or coming together of separate town or villages to form a whole entity.
Combined Authority		A legal entity formed by two or more local authorities to take collective decisions across boundaries.
Community Facility		Facilities which provide for the health and wellbeing, social, educational, spiritual, recreational, leisure, or cultural needs of the community. This includes; local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
Community Infrastructure Levy	CIL	A standard per sqm levy allowing local authorities to pool funds from relevant new development to fund necessary strategic and local infrastructure.
Community Right to Bid		The right (under the Localism Act) for local communities and parish councils to request that certain assets are listed as being of value to the local community. If an asset is listed and it comes up for sale, the community will then have 6 months to put together a bid to buy it.
Community Right to Build Order		An order drawn up by the local community and made by the local planning authority (under the Localism Act) that grants planning permission for a site-specific development proposal or classes of development.
Comparison Goods		Retail items not bought on a frequent basis, for example durable goods such as clothing, household goods, furniture, DIY and electrical goods.
Conservation		The process of managing change to a historic asset in a way that sustains and enhances its significance.
Conservation Area		Areas of special architectural or historic interest, of which the character or appearance are desirable to preserve or enhance.
Contaminated Land		Land polluted by heavy metals, oils and tars, chemicals, gases or asbestos substances.
Convenience Goods		Everyday goods, such as milk, newspapers and food. Shops which hold these items are usually close to people's homes so people can make many visits during the week.
D2N2		A Local Enterprise Partnership covering all local authority areas in Nottinghamshire and Derbyshire working to support business growth and level up productivity.
Decentralised energy		Local renewable and local low-carbon energy sources.

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
Deliverable		<p>Sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:</p> <ul style="list-style-type: none"> <li>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</li> <li>b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</li> </ul>
Density		<p>The amount of development which takes place on a development plot. This is commonly used as a measure of either the number of habitable rooms per hectare or the number of dwellings built per hectare.</p>
Deprived/ Deprivation		<p>The damaging lack of material benefits considered to be basic necessities in society.</p>
Designated heritage asset		<p>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</p>
Developable		<p>Sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.</p>
Developer Contributions		<p>A financial contribution of land in kind payment secured via Section 106 legal agreement with the local authority to help deliver infrastructure, which is required to make a development acceptable in planning terms. Also known as planning obligations.</p>
Development plan		<p>Defined in section 38 of the Planning and Compulsory Purchase Act 2004, this includes adopted Local Plans and made neighbourhood plans.</p>
Duty to Cooperate		<p>A legal test which requires cooperation between local planning authorities and public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. It is separate from but related to the Local Plan test of soundness.</p>
Ecological Network		<p>These link sites of biodiversity importance for existing and future habitats.</p>
Environmental Impact Assessment	EIA	<p>A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.</p>
Evidence Base		<p>The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in</p>

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
		Local Development Documents, including physical, economic and social characteristics of an area.
Examination	EIP	The process by which an independent planning inspector examines a Local Plan, with any public recommendations, before publishing a report on its soundness.
Exception Sites		Small sites usually found adjacent to a development boundary or built form of a settlement, in locations where housing would not usually be permitted. Used for affordable housing in perpetuity.
Facilities		A place, amenity or piece of equipment provided for a particular purpose.
Five year housing land supply	5YHLS	As set out by the NPPF, Local Planning Authorities should identify and annually update a supply of specific deliverable sites sufficient to provide five years' worth of housing land when set against their housing requirements.
Flood Risk Assessment	FRA	An assessment of flood risk for most development within flood zones 2 and 3 and should cover all relevant information in the Government's FRA site specific checklist to make sure the development is safe and does not cause a flood impact to others up or downstream.
Flood Zones		National planning guidance sets out three levels of flood risk: Zone 1 covers areas of little or no risk of flooding; Zone 2 covers areas with low to medium risk; Zone 3 covers areas of high risk. The Environment Agency updates these zones every six years.
General aviation airfield		Licenced or unlicensed aerodromes with hard or grass runways, often with extensive areas of open land related to aviation activity.
Geodiversity		The range of rocks, minerals, fossils, soils and landforms.
Green Gap		Land between settlements that have been identified as important in helping to define the character of settlements and in shaping the settlement pattern of the district, by providing a clear visual and physical break in the built environment.
Green Infrastructure		A network of multi-functional green/blue space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulation Assessment	HRA	Formal assessment of the impacts of a plan or project on specific nature conservation areas, namely Special Protection Area (SPA), Special Area of Conservation (SAC) or proposed SPAs and Ramsar sites. The assessment is undertaken under the Habitats Directive and Regulations.
Health Impact Assessment	HIA	This assessment measures how the Local Plan and policies affect the health of the local population, and the distribution of those effects within the population.
Heritage asset		A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
Historic Environment		All aspects of the environment which result from the interaction between people and places through time. Including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Elements of the historic environment which hold significance are called heritage assets.
Housing in Multiple Occupation	HMO	Housing where at least 3 tenants live, forming more than 1 household and where they share toilet, bathroom or kitchen facilities with other tenants.
Housing Market Area	HMA	The geographical area which reflects the functional relationships of a housing market. The Bassetlaw HMA covers Bassetlaw, NE Derbyshire, Bolsover and Chesterfield.
Housing Trajectory		A means of showing past and future housing performance by identifying the predicted provision of housing over a period of time.
Impact Assessment (Character and Visual)		Aims to ensure that all possible effects of change and development, both on the landscape itself and on views and visual amenity, are taken into account on decision-making.
Index of Multiple Deprivation	IMD	A Government published study that ranks the health of all neighbourhoods in England. It does so by combining a neighbourhood's score against a series of indicators, such as income, crime, employment, housing and health.
Infrastructure		Structures and facilities which support development including physical, social and green/blue infrastructure such as roads, local open spaces, schools, health provision, and utilities.
Infrastructure Delivery Plan	IDP	Identifies the existing infrastructure capacity in the district, implications of planned Local Plan growth to inform the site specific infrastructure requirements for physical, social and green infrastructure in the Local Plan. It also sets out how it is anticipated that infrastructure will be funded and the mechanisms used to secure it.
Land Availability Assessment	LAA	An assessment which identifies land that may be appropriate for development (residential, employment or Gypsy and Traveller sites). It assesses the availability, suitability and achievability of potential sites.
Land Instability		Land at risk of landslides, subsidence or ground heave due to the type of rock/soil of the land or from previous site uses such as coal mining. Failing to deal with land instability issues can result in harm to human health, local property, infrastructure and the wider environment.
Landscape Character		The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape and give it recognisable identity.
Listed Buildings		Designated heritage assets of national importance, and are included on the statutory list of buildings of special architectural or historic interest.
Local Centre		Includes a range of small shops and services of a local nature, serving a small catchment.

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
Local Development Scheme	LDS	The Local Development Scheme sets out the Council's programme and timetable for preparing Local Development Documents, including the Local Plan.
Local Distinctiveness		The positive features of a place and its communities which contribute to its special character and sense of place.
Local Enterprise Partnership	LEP	A voluntary partnership between private and public stakeholders, set up to guide local economic priorities and to promote local economic growth.
Local Green Space		Green areas of particular local importance identified for special protection according to criteria set out in the NPPF.
Local Nature Reserves	LNR	Places with wildlife and or geological features that are of special interest locally.
Local Plan		A plan for the future development of the District, drawn up by the local planning authority in consultation with the community and stakeholders. Also known as a development plan document under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local Planning Authority	LPA	This is the local government body that is empowered by law to exercise planning functions for a particular area.
Local Transport Plan	LTP	The Nottinghamshire Local Transport Plan sets out the transport strategy to 2026 for the County.
Local Wildlife Sites	LWS	Locally designated sites that are considered to have county-level biological or geological significance.
Low carbon technologies		Those that can help reduce emissions (compared to conventional use of fossil fuels).
Main town centre uses		Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major development		For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m <sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Market Housing		Describes the housing to rent or buy on the open market.
Masterplan		For large scale site allocations/development sites will outline the preferred usage of land and the overall approach to the layout of a development on a site, taking account of site-specific requirements in Local Plan policies. To provide detailed guidance for subsequent planning applications.
Mineral Safeguarding Area		An area designated by Nottinghamshire County Council through the Minerals Local Plan which covers known deposits of minerals which are desired to be kept

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
		safeguarded from unnecessary sterilisation by non-mineral development.
Mitigation		The efforts to reduce or prevent the impact of an action.
Mixed Use		Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.
National Planning Policy Framework	NPPF	The framework sets out planning policies at a national level and provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
Neighbourhood Plan		Produced by a designated parish council or neighbourhood forum for a defined neighbourhood area, using powers put in place by the 2011 Localism Act. Once made the neighbourhood plan forms part of the Development Plan for the area covered and carries weight in planning decisions.
Non-designated Heritage Asset		Defined as having a positive significant impact in heritage terms, but is not subject to statutory protection
Objectively Assessed Need	OAN	Future housing need in an area, a full definition can be found in Paragraph 159 of the NPPF.
Older People		People over or approaching retirement age, including the active, newly retired through to the very frail elderly.
Open Space		All publicly accessible open space of public value, including not just land, but also areas of water which offer important opportunities for recreation and can act as a visual amenity. This includes parks and gardens, allotments, cemeteries and churchyards, amenity greenspace, play areas and natural/semi natural greenspace.
People with Disabilities		People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
Planning and Compulsory Purchase Act 2004		The Act introduces: a statutory system for regional planning, a new system for local planning, reforms to the development control and compulsory purchase and compensation system and removal of crown immunity from planning controls.
Planning Condition		A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation		A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Permission		Formal approval sought from a local planning authority to allow a proposed development to proceed, often granted with conditions.
Planning Practice Guidance	PPG	Regularly updated online Government guidance that accompanies the policies set out in the National Planning

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
		Policy Framework (see above). It provides additional detail about how different issues are expected to be addressed.
Playing field		The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Policies Map		An Ordnance Survey based map, which geographically explains the key policies in a Local Plan including designations and allocations.
Pollution		Anything which effects the quality of the land, air, water, or soils which might lead to an adverse impact on human health, the natural environment, or general amenity.
Primary Shopping Area		Defined area in a town centre where retail development is concentrated.
Priority Habitats and Species		Species and Habitats of Principal Importance included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006.
Protected Species		Plant and animal species afforded protection under certain Acts of Parliament and Regulations.
Public Realm		The publicly accessible external space including pavements, streets, squares and parks.
Quality of Life		The general well-being of a person or society, defined in terms of health and happiness, rather than wealth.
Regeneration		The economic, social and environmental renewal and improvement of urban or rural areas.
Regionally Important Geological Sites	RIGS	Locally designated sites that have been identified for the diversity of their geology. For Nottinghamshire they are designated by Nottinghamshire County Council.
Registered Parks and Gardens		Designated heritage assets of national importance, and are registered for their special historic interest.
Renewable and low carbon energy		Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Retail Floor Space		Total area of a property that is associated with all retail uses. Usually measured in square metres. May be expressed as a net figure (the sales area) or in gross (including storage, preparation and staff areas).
Retail Offer		The range and mixture of different quality, sizes and types of shop, within or outside town or local centres.
Scheduled Monuments		Nationally important sites and monuments given legal protection by being placed on a list, or 'schedule' under the Ancient Monuments and Archaeological Areas Act 1979
Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain necessary extra works related to a development are undertaken.

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
Self-build and custom-build housing		Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual for market or affordable housing.
Sequential Test		A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example town centre retail sites before out-of-centre sites.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance for heritage		The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
Site Allocation		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.
Site of Special Scientific Interest	SSSI	Sites designated by Natural England under the Wildlife and Countryside Act 1981 for their national biodiversity value.
South Yorkshire Combined Authority		Covering the local authority areas of Barnsley, Bassetlaw, Bolsover, Chesterfield, Derbyshire Dales, Doncaster, North East Derbyshire, Rotherham and Sheffield.
Special Area of Conservation	SAC	Are sites designated under the Habitats Directive. These sites, together with Special Protection Areas (or SPAs), are called Natura sites and they are internationally important for threatened habitats and species.
Specialist Housing		Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.
Special Protection Areas	SPA	Classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for breeding, feeding, wintering or the migration of rare and vulnerable species.
Starter Homes		Specified in Sections 2 and 3 of the Housing and Planning Act 2016
Strategic policies		Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
Statement of Community Involvement	SCI	Sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development management decisions.
Strategic Environmental Assessment	SEA	This term is used internationally to describe the environmental assessment of plans, policies and programmes. This environmental assessment (the SEA Directive) looks at the effects of certain plans and programmes on the environment. See Sustainability Appraisal.
Strategic Flood Risk Assessment	SFRA	Maps all forms of flood risk and forms the evidence base to locate development primarily in low flood risk areas (Zone 1). Areas of 'low' (Zone 1) 'medium' (Zone 2) and 'high' (Zone 3) risk are mapped using data collected from many sources including the Environment Agency and water utility companies.
Strategic Housing Market Assessment	SHMA	An assessment of the level of future housing provision and the mix of housing required, prepared across the Housing Market Area (HMA).
Strategic Sites		A site allocated in a Local Plan which is central to the achievement of the Plan strategy.
Sui-Generis		A term given to the uses of land or buildings, not falling into any of the classes identified by the Use Classes Order 2005, for example, car showrooms and petrol filling stations.
Supplementary Planning Document	SPD	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainability Appraisal	SA	Ongoing assessment of the environment, economic and social impacts of a new plan. This includes evaluating different policy options to judge the most sustainable approach. It is a legal requirement of the plan-making process.
Sustainable Development		World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
Sustainable Drainage Systems	SuDS	Systems for dealing with the surface water run-off generated by new development without using networks of pipes. They are intended to replicate natural systems. Methods include the use of rills, swales, porous membranes/surfaces, gravel filters, water bodies, balancing ponds and reedbeds. Positive benefits include improved flood control and enhancements for wildlife, landscape and amenity value of developments.
Sustainable Transport/ Travel		Often meaning walking, cycling and use of public transport (and in some instances 'car sharing'), which is considered to be less damaging to the environment and reduce traffic congestion and pollution.

<b>Term</b>	<b>Abbreviation</b>	<b>Definition</b>
Town Centre		Area defined on the policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. Excludes small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Transport Assessment		A comprehensive and systematic process that sets out transport issues relating to a proposed development. Usually for large scale development or proposals expected to generate major transport impacts. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.
Travel Plan		A long- term management strategy for an organisation or site to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Tree Preservation Order	TPO	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.
Use Classes		The Town and Country Planning (Use Classes) Order 2020 (as amended) puts uses of land and buildings into various categories.
Viability Assessment		A calculation of whether new development will make an acceptable profit for a private developer. The assessment takes into account factors such as land, building and borrowing costs, alongside any contributions requested by a local authority towards infrastructure, affordable housing and open space.
Vitality		Vitality in terms of retailing, the capacity of a centre to grow or develop its likeliness and level of activity.
Water Framework Directive	WFD	The Water Framework Directive (WFD) became part of UK law in 2003 with the primary objectives of achieving good ecological status in water bodies and providing protection for drinking water sources and protected sites (Habitats Directive Sites and Sites of Specific Scientific Interest).
Windfall Sites		Sites not specifically identified in the development plan (where it has not been allocated for housing through a plan document).

## APPENDIX 1: POLICIES SCHEDULE

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
POLICY ST1: Bassetlaw's Spatial Strategy	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside
POLICY ST2: Housing Growth in Rural Bassetlaw	Policy CS1: Settlement Hierarchy Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM3: General Development In The Countryside
POLICY ST3: Worksop Central	Policy CS2: Worksop Policy DM8: The Historic Environment Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST4: Cottam Priority Regeneration Area	New Policy
POLICY ST5: Provision of Land for Employment Development	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy DM7: Securing Economic Development
POLICY ST6: Site SEM001: Apleyhead Junction, Worksop	New Policy
POLICY ST7: Employment Sites	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM7: Securing Economic Development
POLICY ST8: Rural Economic Growth & Economic Growth Outside Employment Areas	Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM8: The Historic Environment
POLICY ST9: Large Rural Brownfield Sites	Policy DM3: General Development In The Countryside

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy Policy DM13: Sustainable Transport
POLICY ST10: Visitor economy	Policy CS2: Worksop Policy CS3: Retford Policy CS5: Carlton-In-Lindrick And Langold Policy DM3: General Development In The Countryside
POLICY ST11: Town Centres, Local Centres, Local Shops and Services	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM1: Economic Development In The Countryside Policy DM3: General Development In The Countryside Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST12: Management of Town Centres	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes
POLICY ST13: Provision of Land for Housing	Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS6: Tuxford
POLICY 14: HS1: Peaks Hill Farm	New Policy
POLICY 15: Site HS2: Bassetlaw Pupil Referral Centre	New Policy
POLICY 16: Site HS3: Radford Street	New Policy
POLICY 17: Site HS4 Former Manton Primary School	New Policy
POLICY 18: Site HS5: Talbot Road	New Policy
POLICY 19: Site HS7: Trinity Farm, Retford	New Policy
POLICY 20: Site HS8: Milnercroft	New Policy
POLICY 21: Site HS9: Former Elizabethan School	New Policy
POLICY 22: Site HS10: St Michael's View	New Policy
POLICY 23: Site HS11: Fairy Grove	New Policy
POLICY 24: Site HS12: Station Road	New Policy

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
POLICY 25: Site HS13: Ordsall South	New Policy
POLICY 26: Site HS14: Ollerton Road, Tuxford	New Policy
POLICY ST27: Affordable Housing	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST28: Housing Mix	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM2: Conversion Of Rural Buildings Policy DM5: Housing Mix And Density
POLICY ST29: Specialist Housing	Policy DM5: Housing Mix And Density
POLICY ST30: Sites for Gypsies, Travellers	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY 31: Houses in Multiple Occupation	Policy DM5: Housing Mix And Density
POLICY 32: Rural Workers Dwellings	Policy DM3: General Development In The Countryside
POLICY ST33: Design Quality	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM2: Conversion Of Rural Buildings Policy DM4: Design And Character Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM13: Sustainable Transport
POLICY 34: Shop fronts, Signage and Security	Policy DM8: The Historic Environment
POLICY ST35: Landscape Character	Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM4: Design And Character Policy DM5: Housing Mix And Density

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy
POLICY ST36: Green Gaps	New Policy
POLICY ST37: Green and Blue Infrastructure	Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST38: Biodiversity and Geodiversity	Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY 39: Trees, Woodlands and Hedgerows	Policy DM3: General Development In The Countryside Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities
POLICY ST40: The Historic Environment	Policy CS2: Worksop Policy CS3: Retford Policy CS6: Tuxford Policy DM2: Conversion Of Rural Buildings Policy DM8: The Historic Environment Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY 41: Heritage Assets	Policy CS6: Tuxford Policy DM2: Conversion Of Rural Buildings Policy DM8: The Historic Environment Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST42: Promoting Healthy, Active Lifestyles	Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST43: Protection and Enhancement of Community Facilities	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM3: General Development In The Countryside

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
POLICY ST44: Delivering Quality, Accessible Open Space	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST45: Promoting Sport and Recreation	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space And Sports Facilities Policy DM11: Developer Contributions & Infrastructure Provision
POLICY 46: Protecting Amenity	Policy DM3: General Development In The Countryside Policy DM4: Design And Character Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM10: Renewable And Low Carbon Energy
POLICY 47: Contaminated and Unstable Land	Policy DM6: Gypsies, Travellers And Travelling Showpeople
POLICY ST48: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	Policy DM4: Design And Character Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST49: Renewable Energy Generation	Policy DM10: Renewable And Low Carbon Energy Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST50: Flood Risk and Drainage	Policy CS2: Worksop Policy CS3: Retford Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST51: Protecting Water Quality and Management	Policy DM12: Flood Risk, Sewerage And Drainage
POLICY ST52: Transport Infrastructure	Policy DM1: Economic Development In The Countryside Policy DM2: Conversion Of Rural Buildings Policy DM3: General Development In The Countryside Policy DM4: Design And Character

<b>Proposed policy</b>	<b>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (s)</b>
	Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision
POLICY ST53: Promoting Sustainable Transport and Active Travel	Policy DM4: Design And Character Policy DM5: Housing Mix And Density Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM13: Sustainable Transport
POLICY ST54: Safeguarded Land	New Policy
POLICY ST55: Digital Infrastructure	New Policy
POLICY ST56: Provision and Delivery of Infrastructure	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-In-Lindrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM6: Gypsies, Travellers And Travelling Showpeople Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage

## APPENDIX 2: REFERENCES

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## APPENDIX 3: HOUSING TRAJECTORY

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 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
<b>Sites with Full planning permission - under construction</b>																						
Beckingham	18/00361/RES	Res	Land off Station Road	24																		<b>24</b>
Beckingham	18/00362/RES	Res	Land north of Station Road	20	21																	<b>41</b>
Beckingham	16/00877/FUL	Full	Rear of 1 to 29 Vicarage Lane			17	16															<b>33</b>
Blyth	19/01432/RES	Res	Land at Bawtry Road		10																	<b>10</b>
Carlton in Lindrick	18/01148/FUL	Full	Land east of Doncaster Road	37	46	42	4															<b>129</b>
Carlton in Lindrick	19/01137/RES	Res	Firbeck Colliery, Doncaster Road			56	58	58	58	58	58	54										<b>400</b>
East Markham	16/00854/RES	Res	Former Poultry Factory, Mark Lane	11	24	6																<b>41</b>
Harworth/Bircotes	13/00793/FUL	Full	Plumtree Farm (Persimmon), Bawtry Road	30																		<b>30</b>
Harworth/Bircotes	17/01566/RES	Res	Harworth Colliery (Jones), Scrooby Road	17	25																	<b>42</b>
Harworth/Bircotes	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	26	38	28																<b>92</b>
Harworth/Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road		48	64	51															<b>163</b>
Harworth/Bircotes	19/01280/FUL	Full	Land at Common Lane			14	10															<b>24</b>
Harworth/Bircotes	20/00051/FUL	Full	Land off Essex Road			38	50	32														<b>120</b>
Harworth/Bircotes	21/01377/RES	Res	Phase 2b Harworth Colliery (Harron Homes) DN11 8J, Scrooby Road			2	40	30	30	30												<b>132</b>
Harworth/Bircotes	21/01415/RES	Res	Phase 2a Harworth Colliery (Miller Homes) DN11 8AB, Scrooby Road			12	45	45	14													<b>116</b>
Harworth/Bircotes	21/01603/RES	Res	Phase 2 South of Tickhill Road				40	40	40	40	40	40	40	40	40	32						<b>352</b>
Hodsock/Langold	20/00916/RES	Res	Land east of Doncaster Road (Gleeson)			23	48	48	46													<b>165</b>
Hodsock/Langold	21/01730/RES	Res	Land north & west of Chestnut Road				22	40	40	40	40	40	40	40	34							<b>296</b>

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Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 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
Mattersey and Mattersey Thorpe	18/01411/RES	Res	Manor Farm, Brecks Lane			17																17
North Leverton/Habblesthorne	19/00265/RES	Res	Land south west of Orchard Lodge, Southgore Lane			1	10	4														15
Ranskill	19/01653/FUL	Full	South of Ranskill Churchyard, Great North Road		5	10	5															20
Ranskill	21/01666/RES	Res	Land west of Great North Road				20	7														27
Retford	01/08/00182	Full	Former Newell and Jenkins site, Thrumpton Lane	3	3	4	7															17
Retford	01/11/00242	Full	Idle Valley, Amcott Way	18	5																	23
Retford	01/11/00243	Full	North of cricket field, Amcott Way				10	6														16
Retford	01/11/00284	Full	Fairy Grove Nursery, London Road	13																		13
Retford	12/01312/FUL	Full	King Edward VI School, London Road	2																		2
Retford	16/01777/FUL	Full	Kenilworth Nurseries, London Road (Phase 1)	34	32																	66
Retford	18/00695/FUL	Full	Rear of Kenilworth Nurseries (Phase 2)			23	30	30	26													109
Retford	18/01445/RES	Res	Land west of Tiln Lane	29	21	10	1															61
Retford	19/01477/RES	Res	Land west of Tiln Lane		18	38	38	13														107
Retford	18/00748/FUL	Full	18-20 West Street			12																12
Retford	18/01037/FUL	Full	4 Chapelgate				16	5														21
Retford	01/06/00280	Full	Land at London Road	1																		1
Retford	19/01537/FUL	Full	21 Bridgegate	13																		13
Retford	01/03/00286	Full	Babworth Mews, Babworth Road		3	2	5															10
Retford	19/00455/FUL	Full	Church of St Albans				10															10
Retford	20/01477/RES	Res	North Road (Trinity Farm) Phase 1		6	56	57	57	11													187

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Retford	21/00357/RES	Res	Longholme Road			1	32	27													60	
Retford	21/00554/RES	Res	North of Bracken Lane				10	35	26												71	
Rhodesia	16/00725/FUL	Full	Former Dormer Tools (Walker & Sons), Shireoaks Road	31	5																36	
Rhodesia	18/00337/FUL	Full	Land south of Tylden Road	22	14	26	10	26	13												111	
Rhodesia	19/00852/FUL	Full	Land west of Queen Elizabeth Crescent			41	40	40	6												127	
Shireoaks	17/00271/RES	Res	Land north east of St Lukes School (Harron), Shireoaks Common	29	43	34	2														108	
Shireoaks	18/00648/RES	Res	Wood End Farm, Coach Road	33	9	4															46	
Shireoaks	19/01642/FUL	Full	South of Woodend Farm		21	7															28	
Styrrup/ Oldcotes	18/00195/PDN	Full	Harworth House, Blyth Road	94																	94	
Sutton cum Lound	20/00497/RES	Res	Gate Cottage and land Lound Low Road		1	10	11	11													33	
Tuxford	19/01165/RES	Res	Land at Ashvale Road		80	6															86	
Walkeringham	19/00945/RES	Res	Land South of Station Road				20	11													31	
Worksop	16/01487/RES	Res	Land at Gateford Park (Barratt S81 7RD)	66	19	1															86	
Worksop	16/01556/FUL	Full	Land at Monmouth Road	18																	18	
Worksop	17/00033/RES	Res	Land at Gateford Park (Jones Homes)	36	31	18	35	27													147	
Worksop	18/00862/RES	Res	Thievesdale House Phase 1, Blyth Road	10	35																45	
Worksop	19/01408/RES	Res	South of Gateford Road	2	45	52	45	45	9												198	
Worksop	20/00109/RES	Res	Lot 3 Gateford Park (Barratt), Gateford Road		34	100	70	50	17												271	
Worksop	20/00178/RES	Res	Thievesdale Phase 2, Blyth Road			23	17														40	
Worksop	17/00053/FUL	Full	239 Sandy Lane				10														10	
Worksop	20/00183/FUL	Full	Former Mansfield Hosiery, Retford Road			46	8														54	

Settlement	Application Number / LAA Ref/NP Policy Ref	Full/Res, Outline, Land allocation, or Broad Location	Address	Completed 2020-2021	Completed 2021-2022	Completed 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
Worksop	20/01363/COU	Full	Ryton Park Primary School, Memorial Avenue			30																30
Worksop	21/00995/COU	Full	Former Police Station, Potter Street			22																22
Worksop	21/01414/RES	Res	Land south of Gateford Road					20	40	40	10											110
				619	642	896	903	707	376	208	148	134	80	74	32	0	0	0	0	0	4819	
<b>Sites with Full planning permission - not commenced</b>																						
Beckingham	20/01325/RES	Res	North East of Dunelm, Church Street				8	10														18
Beckingham	21/00183/RES	Res	Land between Walkeringham Road and Vicarage Lane					8	12	10												30
Beckingham	21/00930/RES	Res	Land south of and adjoining Station Road					12	25	20												57
Beckingham	22/01019/RES	Res	Adjacent South Fields, Station Road					6	9													15
Cuckney	15/01037/FUL	Full	Welbeck Colliery, Budby Road									10	30	25								65
Harworth/Bircotes	19/00433/FUL	Full	Land off Beverley Road					8	34	30	30											102
Harworth/Bircotes	22/01395/RES	Res	Phase 2c Harworth Colliery (Harron Homes)								30	35										65
Nether Langwith	16/01216/FUL	Full	South of Portland Road				8	7														15
Nether Langwith	20/00634/RES	Res	South of Portland Road				8	10	6													24
Walkeringham	21/00007/RES	Res	Land Between Pinders Croft And The Chapel, High Street						4	10												14
Walkeringham	21/01588/RES	Res	Land at Beckingham Road						5	20												25
Worksop	21/00736/FUL	Full	Former Magistrates Court					12	14													26
				0	0	0	24	73	109	90	60	45	30	25	0	0	0	0	0	0	456	
<b>Outline Planning Permission</b>																						
Elkesley	20/00959/OUT	Out	Land adjacent to Yew Tree Road								5	15	19									39
Harworth/Bircotes	18/01210/OUT	Out	Harworth Colliery, Scrooby Road (1300 dwellings)								71	72	72	72	72	72	72	72	72	72	72	791

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Harworth/ Bircotes	19/00876/OUT	Out	South of Tickhill Road (approx. 650 dwellings)														40	40	40	15		135
Harworth/ Bircotes	19/01297/OUT	Out	Land off Bramble Way						5	5												10
Mattersey and Mattersey Thorpe	20/00349/OUT	Out	Land adjacent to Manor Farm, Brecks Lane					4	15	22												41
Worksop	14/00431/OUT	Out	Ashes Park Avenue (750 dwellings)							30	26											56
Worksop	15/01477/OUT	Out	North of Thievesdale Lane					10	30	31	20											91
				0	0	0	0	14	50	93	132	91	72	72	72	112	112	87	72	72	1163	
<b>Proposed Local Plan allocations</b>																						
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							34	58	58	58	58	39							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								10	10										20
Retford	LAA127	Draft LP Allocation	Fairy Grove Nursery, London Road							18	30	13										61
Retford	LAA245, LAA246	Draft LP Allocation	Ordsall South, Ollerton Road							20	65	65	90	90	90	90	90	90	90	90	90	960
Tuxford	LAA476	Draft LP Allocation	Ollerton Road, Land off								5	25	25	20								75
Worksop	LAA462	Draft LP Allocation	Peaks Hill Farm							10	30	30	65	65	65	65	65	65	65	65	65	655
Worksop	LAA142	Draft LP Allocation	Former Bassetlaw Pupil Referral Centre								5	10	5									20
Worksop	LAA147	Draft LP Allocation	Former Manton Primary School							5	30	30	30	5								100
Worksop	19/00399/FUL	Draft LP Allocation	Radford Street, (disused allotments)				15	45	45	15												120
Worksop	LAA149	Draft LP Allocation	Talbot Road, Worksop							10	5											15

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				0	0	0	15	45	45	117	259	271	273	238	194	155	155	155	155	155	2387		
<b>Neighbourhood Plan Allocations without planning permission</b>																							
Blyth	NP Policy 6	NP alloc	Land east of Spital Road													20	30	5				55	
Blyth	NP Policy 4	NP alloc	East of Bawtry Road													2						2	
Cuckney	NP Policy 13	NP alloc	Former Depot Site							5	10											15	
Cuckney	NP Policy 14	NP alloc	Land south of Creswell Road					5	5													10	
Cuckney	NP Policy 18	NP alloc	Lady Margaret Crescent, Norton						5	5												10	
Lound	NP Policy 12	NP alloc	Yew Tree Farm site and outbuildings							2	3											5	
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									5	5										10
Rampton and Woodbeck	NP Policy 2	NP alloc	Land northeast of Treswell Road									3	8										11
Rampton and Woodbeck	NP Policy 3	NP alloc	Land to the west of Retford Road									1											1
Sturton-Le-Steeple	NP Policy 14c	NP alloc	Buildings north of Station View Farm, North Street, Sturton le Steeple									2											2
North Leverton	NP Policy 15a	NP alloc	Land north of Mill Close, Manor Grove and Main Street, North Leverton							2	7												9
North Leverton	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												5	6							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 Brickenhole Lane							6	6												12
Walkeringham	NP Policy 12	NP alloc	Land east of Stockwith Road														8	4					12
Walkeringham	NP Policy 14	NP alloc	West of High Street															12					12

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