

Main Modifications – Chapter 1: Introduction, Chapter 2: Structure of the Bassetlaw Local Plan, Chapter 3: Context, Chapter 4: Vision and Objectives

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM0.1		Throughout	<i>Change end date of plan period from 2037 to 2038</i>
MM0.2		Throughout	<i>Change annual housing requirement figure from 582 to 540</i>
MM0.3		Throughout	<i>Change housing land supply figure from 12,551 to 11,195</i>
MM0.4		Throughout	<i>Change total housing requirement figure from 10,476 to 9,720</i>
MM0.5		Throughout	<p><i>Delete reference to Bassetlaw Garden Village.</i></p> <p>MM0.5a: 6.3.9 The Local Plan identifies the potential for the Bassetlaw Garden Village to the east of the A1. To support active travel between the sites in the long term, opportunities to provide connectivity for pedestrians and cyclists on land adjoining the railway line should be explored.</p> <p>MM0.5b: 6.7.8: and Bassetlaw Garden Village (Policy ST4) are...</p> <p>MM0.5c: Policy ST13 Part 6: and at the Bassetlaw Garden Village. Each...</p> <p>MM0.5d: 7.19.11 and by making provision in the long term at the Bassetlaw Garden Village.</p> <p>MM0.5e: 8.1.7: an garden village or urban...</p> <p>MM0.5f: 8.1.10: and the Bassetlaw Garden Village, developers...</p> <p>MM0.5g: Policy ST35 Part 1(biii): of the Bassetlaw Garden Village...</p> <p>MM0.5h: 8.5.10: whilst the Bassetlaw Garden Village (see Policy ST4) will provide 40% green/blue infrastructure on site over its development lifetime.</p> <p>MM0.5i: 9.3.8: such as at the Bassetlaw Garden Village (see Policy ST4), at...</p> <p>MM0.5j: 10.3.9: Larger developments such as the Bassetlaw Garden Village,</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>MM0.5k: 11.1.15: The potential for a new train station at Bassetlaw Garden Village will improve movement within the District and support more sustainable future commuting needs, notably to Sheffield and Lincoln for existing and future residents, particularly important for improving accessibility by our rural community.</p> <p>MM0.5l: 11.1.17: and the Bassetlaw Garden Village, and...</p> <p>MM0.5m: Policy ST54 Part f): and the Bassetlaw Garden Village</p> <p>MM0.5n: Policy ST54 Part h): and a new transport interchange at the Bassetlaw Garden Village</p> <p>MM0.5o: 11.2.6: for a new railway station at the Bassetlaw Garden Village and enhanced...</p>
MM0.6		Throughout	<i>Change reference from agricultural and forestry workers dwelling to rural workers dwelling.</i>
MM0.7		Throughout	<i>Delete footnote reference to the National Planning Policy Framework</i>
MM0.8		Throughout	<i>Change housing number for Peaks Hill Farm in this plan period to 655.</i>
MM0.9		Throughout	<i>Change housing number for Ordsall South in this plan period to 960.</i>
MM0.10		Throughout	<i>Change Infrastructure Delivery Plan to Infrastructure Delivery Plan 2023.</i>
MM0.11		Throughout	<i>Delete the following criteria in site specific policies: ensure the requirements for non-minerals development in Minerals Safeguarding Areas in the Nottinghamshire Minerals Local Plan³⁷ have been met;</i>
MM2.1	15	2.5	<p><i>In first sentence:</i></p> <p>A site-specific policy is provided for each of the sites allocated within the Plan for housing and/or employment uses <u>without planning permission</u>.</p>
MM2.2	15	2.6	<p><i>Change to:</i></p> <p>All monitoring data, excluding that for Policy ST2 used to inform this Plan – for housing and employment and retail completions and commitments - is at as of the 1 April 2024 31 March 2023. This applies to housing, employment and retail commitments and completions.</p>
MM3.1	19	3.23	<p><i>Change to:</i></p> <p>Within the rural area are <u>two several</u> significant redundant brownfield sites in the form of the <u>Former High Marnham and Former Cottam Power Stations including former collieries and power stations</u>. Extensive remediation, reclamation and redevelopment are priorities to positively regenerate these significant sites <u>in the long term</u> to the benefit of the economy, communities and the environment.</p>

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MM3.2			<p><i>Add new paragraphs after 3.23:</i> <u>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.</u></p> <p><u>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.</u></p>
MM3.3	21	3.31	<p><i>Change to:</i> to national grid infrastructure. Opportunities to maximise the sites unique potential as a green energy hub, for a specific skillset to should be harnessed.</p>
MM3.4	21	3.32	<p><i>Change to:</i> 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 <u>and supporting the management of ancient and veteran woodland.</u> With 1 hectare of forest absorbing 5 tonnes of carbon annually once mature, new tree planting and <u>enhanced maintenance</u> on ...</p>
MM4.1			<p><i>Add new paragraph after 4.5:</i> <u>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.</u></p>
MM4.2	24	Objective 3	<p><i>In the first sentence:</i></p>

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			inward investment <u>in sustainable locations accessible to the Main Towns and A1/A57 growth corridors</u> ; 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...

Main Modifications – Chapter 5: A Spatial Strategy for Bassetlaw

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MM5.1	29	5.1.11	<i>In the second sentence:</i> identifies an employment need for 2018-2038 of 196.7 ha. <u>Between 2018-2020 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.</u>
MM5.2	29-30	5.1.12	<i>Change to:</i> <u>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.</u> The Bassetlaw Housing and Economic Development Needs Assessment Addendum 2022 ²⁰²⁰ ⁷ therefore recommends a completions trend scenario (rather than a demand led scenario) , which considers job assumptions assessed on a site by site basis <u>for B2 and B8 use and a demand led scenario for B1 use (now within the E (g) class)</u> ...
MM5.3	30	5.1.13	<i>In the first and second sentence:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			The evidenced completions trend scenario approach in the Further Employment Note, 2023 indicates that up to 9,852 9,699 jobs ⁷ could be generated overall in the plan period. Within this scenario, 5,996 5,589 jobs are...
MM5.4	30	5.1.16	<i>Change to:</i> and/or future property market requirements, is realistic and reflects market signals. At 31 March 2022 <u>2023</u> , 50,005 sqft of employment floorspace <u>40.3ha of employment land</u> had been completed ⁸ on the General and Larger Unit Employment Sites, 56.4 ha of such employment land is under construction, whilst a further 132.4 ha whilst the remaining 163.7ha has planning permission for B Class employment. <u>The supply therefore fully meets the employment need over the plan period.</u>
MM5.5	30	5.1.15	<i>In the third and fourth sentence:</i> the Plan builds in flexibility by providing for a buffer in employment terms of around 10%. This allowance is designed to accommodate windfall sites that are likely to come forward in the plan period, such as in existing employment ...
MM5.6	31	5.1.19	<i>In second sentence:</i> that 3,856 <u>4,110</u> jobs could ...
MM5.7	31	5.1.22	<i>In first sentence:</i> The housing requirement of 582 <u>540</u> dwellings per annum in this Plan (40,476 <u>9,720</u> dwellings by 2038) has therefore been set at a level to support the level of jobs growth (9,852 <u>9,699</u> jobs) as identified in the Bassetlaw Housing and Economic Development Needs Assessment Addendum 2022 <u>Further Employment Note 2023</u> ⁷ .
MM5.8	31	5.1.23	<i>Change to:</i> requirement, delivery needs to remain at the high levels experienced over the last few years, averaging 644 dwellings per annum⁸ over the past five years. 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.
MM5.9	31	5.1.24	<i>In the second sentence:</i> of 5 10%) will be added to the 5 year housing land supply within this Plan to ensure it is sufficiently flexible and robust. when calculating the five year housing land supply.
MM5.10	32	5.1.23	<i>In the second sentence:</i>

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			The Council will continue to engage with its partners, developers and public sector organisations <u>annually</u> in order to ensure build out rates over the plan period and completions maintain <u>this an appropriate level consistently</u> to meet the full objectively assessed housing need <u>over the plan period</u> .																		
MM5.11	32	5.1.26	<i>In last sentence:</i> From 2020 and for every year throughout the plan period, the housing trajectory demonstrates at least a five year supply of deliverable housing land. 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.																		
MM5.12a	32	5.1.27	<i>Change to:</i> 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 400 <u>76</u> dwellings per annum (1,200 <u>912</u> during the plan period) to be justified. This has been identified from 2026-2027 onwards, and included in the housing supply.																		
MM5.12b			<i>Add new paragraph after 5.1.27:</i> <u>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.</u>																		
MM5.12c	32	Figure 7	<i>Change to:</i> <table border="1"> <thead> <tr> <th>Housing supply as at 31 March 2022 3</th> <th>No of dwellings</th> </tr> </thead> <tbody> <tr> <td>Housing Completions (1 April 2020 to 31 March 20223)</td> <td>4,544 <u>2,587</u></td> </tr> <tr> <td>Committed major sites with outstanding extant planning permission on both large and small sites as of 31 March 20223</td> <td>5,995 <u>4,281</u></td> </tr> <tr> <td>Outstanding 'Made' Neighbourhood Plan allocations without planning permission</td> <td>438 <u>244</u></td> </tr> <tr> <td>New Local Plan Allocations</td> <td>2,742 <u>2,387</u></td> </tr> <tr> <td>Proposed Allocations in Worksop Central DPD</td> <td>635 <u>238</u></td> </tr> <tr> <td>Windfall allowance</td> <td>1,200 <u>912</u></td> </tr> <tr> <td>Small sites allowance</td> <td>546</td> </tr> <tr> <td>TOTAL SUPPLY 2020 – 2038</td> <td>12,554 <u>11,195</u></td> </tr> </tbody> </table>	Housing supply as at 31 March 2022 3	No of dwellings	Housing Completions (1 April 2020 to 31 March 2022 3)	4,544 <u>2,587</u>	Committed major sites with outstanding extant planning permission on both large and small sites as of 31 March 2022 3	5,995 <u>4,281</u>	Outstanding 'Made' Neighbourhood Plan allocations without planning permission	438 <u>244</u>	New Local Plan Allocations	2,742 <u>2,387</u>	Proposed Allocations in Worksop Central DPD	635 <u>238</u>	Windfall allowance	1,200 <u>912</u>	Small sites allowance	546	TOTAL SUPPLY 2020 – 2038	12,554 <u>11,195</u>
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MM5.12d	32	5.1.28	<i>Change to:</i> Figure 7 shows that the Plan provides housing land for 12,554 <u>11,195</u> dwellings over the plan period. Using the full objectively assessed need of 582 <u>540</u> new homes per year, the total housing requirement is a minimum of 10,476 <u>9,720</u> dwellings for the 18 years from 2020-2038.																		

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MM5.12e	32	5.1.29	<i>In the first, second and third sentence:</i> the Plan proposes to allocate sites to provides close to an 86% <u>86%</u> supply buffer above the objectively assessed housing need excluding the windfall allowance. Adding the windfall allowance of 4,200 <u>912</u> dwellings increases the buffer to 1715% <u>1715%</u> . The buffer allows for an additional <u>robust</u> housing supply in Bassetlaw to be maintained...
MM5.13	33	5.1.31	<i>In the first and second sentence:</i> Policy ST1 identifies a requirement to deliver a minimum of 24 <u>49</u> new <u>permanent</u> pitches for Gypsy and Travellers by 2037-2029 <u>38</u> , with a further 247 pitches up to provided by <u>2028-2038</u> 29 . The Bassetlaw Gypsy and Traveller Accommodation Needs Assessment Update, 2022 ¹² notes that the Local Plan can make provision <u>meet identified needs</u> for a five year supply <u>the first ten years of the plan</u> on existing authorised Gypsy and Traveller sites or by establishing or re-establishing pitches within existing sites; and/or...
MM5.14a	34	5.1.36	<i>Change to:</i> Using the objectively assessed housing need, the total requirement is a minimum of 40,476 <u>9,720</u> dwellings for the 18 years from 2020-2038. The Housing Trajectory in Appendix 3 shows that as at 31 March 2022 3 <u>23</u> almost <u>650%</u> of the housing requirement is on committed <u>major and small</u> sites with extant planning permissions, and <u>2.5%</u> of the requirement is on sites allocated in made neighbourhood plans, but without planning permission.
MM5.14b	34	5.1.37	<i>In first sentence:</i> hierarchy; with Worksop <u>the Main Towns</u> absorbing about a third <u>70%</u> of the growth; a large part already has <u>planning permission</u> .
MM5.14c	34	5.1.39	<i>Change to:</i> The housing supply is 12,551. Following consideration of completions since the start of the plan period to the 31 March 2022 <u>2023</u> , existing sites with extant <u>extant</u> planning permission, sites allocated in made neighbourhood plans, <u>some sites within Worksop Central</u> and the windfall allowance, the residual Local Plan allocations, for the period 2020-2038 is therefore 3,377 <u>2,387</u> new homes.
MM5.14d	34	5.1.40	<i>Change to:</i> within the development boundaries <u>of Worksop and Retford</u> , two large urban extensions are identified; on the northern edge of Worksop at Peaks Hill Farm for 4,080 <u>655</u> dwellings; and, at Ordsall South in Retford for 890 <u>960</u> dwellings.
MM5.14e	34	5.1.43	<i>Change to:</i> As can be seen from Figure 8 below the allocations to meet the residual requirement are largely focused on Worksop and Retford, with 4,970 <u>910</u> new homes in Worksop, 4,332 <u>1,402</u> in Retford, and 75 in the Large Rural Settlement of Tuxford.

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MM5.14f	34	5.1.44	<p><i>Change to:</i></p> <p>There will be no new allocations in Harworth & Bircotes as a consequence of the 2,006 <u>1,839</u> existing deliverable commitments. This includes an outline planning permission (September 2021) for a re-profiled Harworth Colliery site. The consented 1,300 outstanding <u>1090</u> dwellings is in addition to the consented phases under construction/ those delivered. Based upon evidence from the developers it is considered that at least 1,133 dwellings from this permission <u>these dwellings</u> are deliverable within the Plan period, thereby adding to the District's housing supply.</p>																																																																																										
MM5.14g	35	Figure 8	<p><i>Change to:</i></p> <table border="1"> <thead> <tr> <th></th> <th>Completions 1 April 2020- 31 March 2022<u>3</u> on major and small sites</th> <th>Extant planning permissions on major sites as at 31 March 2022<u>3</u></th> <th>Extant planning permissions on small sites as at 31 March 2022<u>3</u></th> <th>Made neighbourhood plan allocations without planning permission from 1 April 2020</th> <th>Local Plan site allocations</th> <th>Deliverable sites in the emerging Worksop Central DPD</th> <th>Total growth</th> <th>% growth</th> </tr> </thead> <tbody> <tr> <td>Worksop</td> <td>360 <u>685</u></td> <td>4,144 <u>616</u></td> <td>111</td> <td>0</td> <td>4,970 <u>910</u></td> <td>238</td> <td>3,444 <u>2,560</u></td> <td>30.3 <u>25.0</u></td> </tr> <tr> <td>Retford</td> <td>225 <u>397</u></td> <td>745 <u>452</u></td> <td>80</td> <td>0</td> <td>1332 <u>1,402</u></td> <td>0</td> <td>2,272 <u>2,331</u></td> <td>20.0 <u>22.6</u></td> </tr> <tr> <td>Harworth & Bircotes</td> <td>493 <u>364</u></td> <td>2,006 <u>1,832</u></td> <td>7</td> <td>0</td> <td>0</td> <td>0</td> <td>2,499 <u>2,203</u></td> <td>49.4 <u>21.4</u></td> </tr> <tr> <td>Large Rural Settlements</td> <td>498 <u>346</u></td> <td>4,063 <u>786</u></td> <td>110</td> <td>499 <u>95</u></td> <td>75</td> <td>0</td> <td>4,535 <u>1,412</u></td> <td>43.5 <u>13.7</u></td> </tr> <tr> <td>Small Rural Settlements</td> <td>538 <u>762</u></td> <td>4,053 <u>595</u></td> <td>209</td> <td>235 <u>149</u></td> <td>0</td> <td>0</td> <td>4,826 <u>1,715</u></td> <td>46.4 <u>16.7</u></td> </tr> <tr> <td>Other Villages & Countryside</td> <td>27 <u>33</u></td> <td>44 <u>0</u></td> <td>31</td> <td>4 <u>0</u></td> <td>0</td> <td>0</td> <td>75 <u>64</u></td> <td>0.66 <u>0.6</u></td> </tr> <tr> <td>TOTAL</td> <td>4,544 <u>2,587</u></td> <td>5,995 <u>4,281</u></td> <td>548</td> <td>438 <u>244</u></td> <td>3,377 <u>2,387</u></td> <td>238</td> <td>44,354 <u>10,285</u></td> <td>100.00</td> </tr> <tr> <td>Windfall</td> <td>0</td> <td>4,200</td> <td></td> <td>0</td> <td>0</td> <td></td> <td>4,200</td> <td></td> </tr> <tr> <td>TOTAL with windfall</td> <td>4,544</td> <td>7,495</td> <td></td> <td>438</td> <td>3,377</td> <td></td> <td>42,554</td> <td></td> </tr> </tbody> </table>		Completions 1 April 2020- 31 March 2022 <u>3</u> on major and small sites	Extant planning permissions on major sites as at 31 March 2022 <u>3</u>	Extant planning permissions on small sites as at 31 March 2022 <u>3</u>	Made neighbourhood 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	360 <u>685</u>	4,144 <u>616</u>	111	0	4,970 <u>910</u>	238	3,444 <u>2,560</u>	30.3 <u>25.0</u>	Retford	225 <u>397</u>	745 <u>452</u>	80	0	1332 <u>1,402</u>	0	2,272 <u>2,331</u>	20.0 <u>22.6</u>	Harworth & Bircotes	493 <u>364</u>	2,006 <u>1,832</u>	7	0	0	0	2,499 <u>2,203</u>	49.4 <u>21.4</u>	Large Rural Settlements	498 <u>346</u>	4,063 <u>786</u>	110	499 <u>95</u>	75	0	4,535 <u>1,412</u>	43.5 <u>13.7</u>	Small Rural Settlements	538 <u>762</u>	4,053 <u>595</u>	209	235 <u>149</u>	0	0	4,826 <u>1,715</u>	46.4 <u>16.7</u>	Other Villages & Countryside	27 <u>33</u>	44 <u>0</u>	31	4 <u>0</u>	0	0	75 <u>64</u>	0.66 <u>0.6</u>	TOTAL	4,544 <u>2,587</u>	5,995 <u>4,281</u>	548	438 <u>244</u>	3,377 <u>2,387</u>	238	44,354 <u>10,285</u>	100.00	Windfall	0	4,200		0	0		4,200		TOTAL with windfall	4,544	7,495		438	3,377		42,554	
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MM5.14h	36	5.1.48	<p><i>Change to:</i></p> <p>Over the past three years, Worksop has experienced high levels of housing growth, with areas such as Gateford Park seeing over 250 <u>300</u> housing completions. As can be seen from Figure 8, at 31 March 2022<u>3</u> over 1,450 <u>1,412</u> of the expected housing growth in Worksop has been delivered, or is on committed sites; with the remainder to come from new allocations. Consequently, there is a requirement to allocate land for a further minimum of 1,970 <u>1,148</u> dwellings are identified in Worksop; 910 are allocated by this Plan with further <u>This includes 725 dwellings</u> land for housing to be delivered through the Worksop Central Development Plan Document¹⁶⁸. Approximately 90 <u>238</u> of these dwellings are identified in the trajectory, a further 145 dwellings</p>																																																																																										

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			have either been delivered or gained planning permission, so are included in the supply as completions or commitments.
MM5.14i	36	5.1.50	<i>Change to:</i> Over the past three years, Retford has seen strong housing growth with about 32597 <u>32597</u> dwellings completed (2019 <u>20</u> -2022 <u>3</u>). As at 31 March 2022 <u>3</u> , 940-532 <u>940-532</u> of the expected housing growth in Retford has already been delivered or is on committed sites with extant planning permission. The remainder of the growth will be delivered from new allocations in the Plan providing for about 4,332 <u>1,402</u> additional dwellings.
MM5.14j	36	5.1.52	<i>Change to:</i> years (2019 <u>20</u> -2022 <u>3</u>), Harworth & Bircotes has seen additional housing growth with over 36964 <u>36964</u> homes being delivered. A significant amount of land is also committed with planning permissions for over 2,006 <u>1,839</u> homes, and 193 homes were completed in 2020-2022. On that basis...
MM5.14k	37	5.1.55	<i>In first sentence:</i> will deliver about 1,535 <u>1,535</u> dwellings over the plan period...
MM5.14l	37	5.1.55	<i>In last sentence:</i> During 2020-2022 <u>3</u> , 498 <u>346</u> dwellings were delivered in the Large Rural Settlements.
MM5.16a	37	5.1.56	<i>Change to:</i> The spatial strategy, together with Policy ST2, identifies that a 20% minimum growth requirement in the for each Large Rural Settlements should not exceed the number of dwellings in these settlements by more than 20%. <u>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 ST1.</u>
MM5.14m	37	5.1.58	<i>In second and last sentence:</i> Considering the large number of settlements in this tier of the hierarchy it is expected that about 1,826 <u>1,826</u> 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 538 <u>762</u> completions.
MM5.16b	37	5.1.59	<i>Change to:</i> The spatial strategy and Policy ST2 identifies that a 5% minimum growth requirement to promote sustainable development, growth should not exceed the number of dwellings in eligible Settlements by more than should 5%. 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.

Ref	Page	Policy/ Paragraph	Main Modification
MM5.17	38	5.1.60	<i>In the last sentence:</i> boundary (as shown on the Policies Map) <u>or the built form of a settlement (where there is no development boundary)</u> - will be strongly controlled.
MM5.12f	38	5.1.64	<i>Change to:</i> Policy ST1 therefore makes provision for a minimum of 10,476 <u>9,720</u> dwellings from 2020 to 2038. Of this, approximately 7,974 <u>7,416</u> dwellings have already been built or committed (through the granting of planning permission, or through allocation in neighbourhood plans) with a further 1,200 <u>912</u> anticipated on windfall sites. Policy ST1 therefore provides housing land for approximately 3,377 <u>2,387</u> dwellings. Sites which are confirmed as lapsed or stalled have been excluded from the housing supply.
MM5.18	38	5.1.65	<i>In the last sentence:</i> The Infrastructure Schedule contained within the IDP <u>Delivery Plan 2023</u> sets out an overview...
MM5.19	39	5.1.67	<i>In last sentence:</i> Site-specific policies identify the key infrastructure requirements identified as necessary to support the delivery of each site informed by the provisions of An the Infrastructure Delivery Plan⁴⁸²⁰ (IDP) 2023. has been prepared alongside this Plan; this details the key infrastructure requirements, anticipated costs, delivery partners and expected delivery timeframes.
MM5.20a	39	ST1	<i>In Part 1 a):</i> managed sustainable development and growth, appropriate to the size of each settlement <u>or location</u> to meet...
MM5.20b	39	ST1	<i>In Part 1 a) ii:</i> emphasising the need to develop in sustainable locations in close proximity to transport hubs and key public transport nodes, and <u>by encouraging</u> higher density development in those locations;
MM5.20c	39	ST1	<i>In Part 1 b):</i> enabling the provision of housing land for a minimum of 10,476 <u>9,720</u> dwellings (58240 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:

Ref	Page	Policy/ Paragraph	Main Modification
MM5.20d	39	ST1	<p><i>In Part 1 b) a)-c):</i></p> <p>a) at the Main Towns:</p> <ol style="list-style-type: none"> 1. approximately 2,749 <u>322</u> dwellings in Worksop Outer Area; 2. approximately 725 <u>238</u> dwellings in the Worksop Central DPD; 3. approximately 2,272 <u>331</u> dwellings in Retford; 4. approximately 2,499<u>203</u> in Harworth & Bircotes; <p>b) by supporting the delivery of <u>approximately 1,535 1,412</u> dwellings in the Large Rural Settlements;</p> <p>c) by supporting the delivery of <u>approximately 1,826 1,715</u> dwellings in the eligible Small Rural Settlements;</p>
MM5.20e	40	ST1	<p><i>In Part 1 c):</i></p> <p><u>enabling</u> windfall sites, which are expected to be a reliable source of housing supply during the plan period contributing 1,200 <u>approximately 912</u> homes;</p>
MM5.20f	40	ST1	<p><i>In Part 1 e):</i></p> <p>providing for 24 <u>49</u> <u>permanent</u> pitches for Gypsy and Travellers by 2037-2029<u>38</u> and a further <u>of which</u> 217 pitches <u>will be provided by 2028-2038<u>29</u> to meet identified local needs;</u></p>
MM5.20g	40	ST1	<p><i>In Part 1 f):</i></p> <p>contributing to the provision of approximately 196<u>3</u>ha of developable land in the E(g), B2 and B8 Class Uses at the General and Larger Unit Employment Sites, and to meet the needs for <u>B8</u> sub-regional/regional <u>large scale</u> ...</p>
MM5.20h	40	ST1	<p><i>In Part 1 g):</i></p> <p><u>Bircotes, including a small scale extension to Harworth & Bircotes town centre</u> to secure their longevity as vibrant centres that provide <u>for</u> appropriate...</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM5.21a	40	5.2.2	<p><i>Change to:</i></p> <p>As a rural District, Bassetlaw's settlements are all varying sizes and have varying levels of access to local services and public transport³¹⁹. The impact upon infrastructure capacity and the ability for rural settlements to expand to accommodate the needs generated by new development also varies. <u>On that basis, eligible settlements have been defined (in the Rural Settlement Study Update 2022 2021¹⁹) categorises all rural settlements by their size, role and function – in terms of the level of services, and facilities public transport accessibility and infrastructure they provide to their community and their catchment. The more sustainable rural settlements are identified as resulting in the identification of Large and Small Rural Settlements and t</u>The spatial strategy recognises that these <u>Large and Small Rural Settlements</u> 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.</p>
MM5.21b			<p><i>Insert new paragraph after 5.2.2:</i></p> <p><u>Other settlements are considered to be in the countryside by Policy ST1 and Policy ST2.</u></p>
MM5.22a	41	5.2.6	<p><i>Change to:</i></p> <p>Policy ST1 identifies that within identified development boundaries eligible Large Rural Settlements will collectively deliver <u>approximately 1,535 1,412</u> new dwellings and eligible Small Rural Settlements will collectively deliver <u>approximately 1,839 1,715</u> new dwellings over the plan period. <u>This growth will be apportioned via an individual minimum housing requirement for each settlement. This requirement has two functions:</u></p> <ol style="list-style-type: none"> a) <u>It contributes towards the District's overall housing requirement in Policy ST1; and</u> b) <u>For the purposes of Neighbourhood Planning, it provides each settlement with a housing requirement for designated neighbourhood areas as required by national policy.</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM5.22b	41	5.2.5 & 5.2.6	<p><i>Add new paragraph after 5.2.6:</i></p> <p>The identified housing requirement for each eligible settlement is calculated from the number of dwellings within each Parish (as of 13 August 2018 <u>1 April 2020</u> – when the data was collected). <u>A percentage uplift has then been applied to each settlement.</u> To promote sustainable development, <u>in the rural area, the percentage uplift for each settlement category has been set at:</u> Policy ST2 requires that growth should not exceed the number of dwellings in eligible settlements by:</p> <ul style="list-style-type: none"> • 20% <u>growth</u> for eligible Large Rural Settlements; and • 5% <u>growth</u> for eligible Small Rural Settlements.
MM5.22c			<p><i>Add new paragraph after 5.2.6:</i></p> <p><u>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.</u></p>
MM5.23	41	5.2.7	<p><i>Change to:</i></p> <p>A blanket growth requirement for all the rural settlements is not considered appropriate. In some cases, to ensure consistency with other Local Plan policies and/or national policy⁴, less growth would be more in some settlements is considered appropriate. For instance, where the majority of a settlement is subject to high flood risk, no growth housing requirement is proposed 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 <u>growth housing</u> requirement for the relevant eligible settlement, subject to the provisions of Policy ST2.</p>
MM5.24	41	5.2.8	<p><i>Change to:</i></p> <p>The percentage growth requirement uplift for each eligible settlement is identified by Policy ST2 (Part 1, Column B) as an overall dwelling number. <u>It is also the housing requirement for each identified settlement within tThe Council's Rural Monitoring Framework (at www.bassetlaw.gov.uk), which provides a living framework for the rural neighbourhood plan groups, pParish eCouncils and house builders of the residual requirement in each eligible settlement .</u> to ensure that no settlement is overburdened by growth. A Rural</p>

Ref	Page	Policy/ Paragraph	Main Modification
			Settlement Implementation Guide²⁹ provides further details on the application of Policy ST2, including monitoring for decision makers, applicants and communities.
MM5.25	42	5.2.9	<i>In first sentence:</i> made nNeighbourhood pPlans (since 1 April 2020) and also from unallocated sites in appropriate locations which meet the criteria set out in Policy ST2.
MM5.26a	42	5.2.10 & 5.2.11	<i>Change to:</i> Where eligible settlements have met their identified requirement, additional residential development should reflect local character, so small-scale growth may be most appropriate 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. Such growth will only be appropriate where it can be demonstrated there is community support. The District has a strong tradition of delivering successful community-led planning through the neighbourhood planning process. Neighbourhood plans are considered to be the most appropriate mechanism to demonstrate community support to justify a different level or distribution of growth within a designated neighbourhood area that reflects <u>local growth aspirations, settlement character and local housing needs.</u> <u>Parts 2 and 3 of Policy ST2 provides the basis for consideration of such proposals.</u>
MM5.26b	42	5.2.12	<i>Delete paragraph:</i> Alternatively, in the absence of a Neighbourhood Plan, developers can demonstrate community support through a developer led pre-application consultation, undertaken in accordance with the Council's Statement of Community Involvement 2020 and the Rural Settlement Implementation Guide. This should demonstrate that the community response, including that for the relevant parish/town council, is positive overall. A developer-led consultation exercise will be encouraged where made Neighbourhood Plans are more than two years old (from the date of adoption) to indicate the community's response.
MM5.27	42	5.2.13	<i>Change to:</i> 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, may also come forward outside of eligible settlements, but these should demonstrate a need for affordable housing identified by as well as other uses consistent with national policy and Policy ST29 this Local Plan.
MM5.28	42	5.2.14	<i>Change to:</i> Proposals for rural economic development should refer to Policy ST11 and the new strategic policy.

Ref	Page	Policy/ Paragraph	Main Modification																																																																																						
MM5.29a	42-43	ST2	<p><i>In Part 1:</i> Large Rural Settlements and Small Rural Settlements, as defined in the settlement hierarchy in Policy ST1, will experience residential growth <u>over the plan period</u> to support their role and function through <u>the following minimum housing requirements for each individual settlement</u>. Housing growth will be in the form of <u>completed sites, sites with planning permission (committed housing development), site allocations in this Local Plan, and/or from site allocations in made neighbourhood plans or unallocated sites which meet the criteria in Part 2 below</u>. Eligible settlements are individually required to grow over the plan period by:</p> <table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> <tr> <th>Eligible Large Rural Settlement</th> <th>20% Growth Requirement, as minimum number of dwellings</th> </tr> </thead> <tbody> <tr><td>Blyth</td><td>411-113</td></tr> <tr><td>Carlton in Lindrick</td><td>414-520</td></tr> <tr><td>Lapcote</td><td>222-238</td></tr> <tr><td>Walsby</td><td>194-185</td></tr> <tr><td>Luxford</td><td>250-252</td></tr> <tr> <th>Eligible Small Rural Settlement</th> <th>5% Growth Requirement, as minimum number of dwellings</th> </tr> <tr><td>Garnby Moor</td><td>6</td></tr> <tr><td>Beckingham</td><td>29</td></tr> <tr><td>Claxborough</td><td>25</td></tr> <tr><td>Claxworth</td><td>7</td></tr> <tr><td>Cuckney</td><td>8</td></tr> <tr><td>Dunham on Trent*</td><td>0</td></tr> <tr><td>East Drayton</td><td>5</td></tr> <tr><td>East Markham</td><td>24-27</td></tr> <tr><td>Evesley</td><td>18</td></tr> <tr><td>Everton</td><td>14-20</td></tr> <tr><td>Garnston</td><td>12</td></tr> <tr><td>Garnston on the Hill</td><td>18</td></tr> <tr><td>Hayton</td><td>8</td></tr> <tr><td>Laneham</td><td>4-9</td></tr> <tr><td>Lound</td><td>10</td></tr> <tr><td>Mablethorpe</td><td>16</td></tr> <tr><td>Messon</td><td>0</td></tr> <tr><td>Nether Lound</td><td>11-12</td></tr> <tr><td>Normanton on Trent</td><td>4-12</td></tr> <tr><td>North Leverton</td><td>23</td></tr> <tr><td>North and South Wheatley</td><td>14</td></tr> <tr><td>Rampton</td><td>14-20</td></tr> <tr><td>Ragsdale</td><td>20-31</td></tr> <tr><td>Ratby</td><td>13</td></tr> <tr><td>Rhodesia</td><td>21-23</td></tr> <tr><td>Scotby</td><td>7</td></tr> <tr><td>Stretchley</td><td>22-37</td></tr> <tr><td>South Leverton</td><td>11</td></tr> <tr><td>Sturton le Steeple</td><td>11-12</td></tr> <tr><td>Sturton</td><td>15</td></tr> <tr><td>Sutton cum Lound</td><td>14-17</td></tr> <tr><td>Sturton le Steeple</td><td>11</td></tr> <tr><td>Upton</td><td>5</td></tr> <tr><td>Walsby</td><td>24</td></tr> <tr><td>West Stockwith</td><td>0</td></tr> </tbody> </table>	A	B	Eligible Large Rural Settlement	20% Growth Requirement, as minimum number of dwellings	Blyth	411-113	Carlton in Lindrick	414-520	Lapcote	222-238	Walsby	194-185	Luxford	250-252	Eligible Small Rural Settlement	5% Growth Requirement, as minimum number of dwellings	Garnby Moor	6	Beckingham	29	Claxborough	25	Claxworth	7	Cuckney	8	Dunham on Trent*	0	East Drayton	5	East Markham	24-27	Evesley	18	Everton	14-20	Garnston	12	Garnston on the Hill	18	Hayton	8	Laneham	4-9	Lound	10	Mablethorpe	16	Messon	0	Nether Lound	11-12	Normanton on Trent	4-12	North Leverton	23	North and South Wheatley	14	Rampton	14-20	Ragsdale	20-31	Ratby	13	Rhodesia	21-23	Scotby	7	Stretchley	22-37	South Leverton	11	Sturton le Steeple	11-12	Sturton	15	Sutton cum Lound	14-17	Sturton le Steeple	11	Upton	5	Walsby	24	West Stockwith	0
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Ref	Page	Policy/ Paragraph	Main Modification
			*Settlements have zero requirement due to flooding constraints
MM5.29b	43-44	ST2	<p><i>In Part 2:</i> All <u>p</u>-Proposals for residential development within a development boundary of a <u>in an eligible</u> 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:</p> <ul style="list-style-type: none"> a) exceed the housing requirement for the eligible settlement identified in Part 1, individually or cumulatively with completed sites and planning permissions (granted since 1 April 2020) as identified within the Bassetlaw Rural Monitoring Framework and/or through site allocations in this Local Plan and/or relevant made neighbourhood plans; b) the site is located within a development boundary, where appropriate; c) the scheme <u>its location, size, scale and form</u> does not <u>cause</u> significantly harm <u>to</u> the <u>existing built</u> character and built form in that part of the settlement; d) it does not <u>cause</u> significantly harm <u>to</u> the openness and distinctiveness of the surrounding countryside, where appropriate; e) the scheme it maintains the physical separation between settlements, where appropriate; f) it prioritises the re-use of previously developed land <u>or underused land</u> where possible and <u>minimises the use of the most versatile agricultural land</u>; g) it positively responds to the design principles as identified in Policy ST35, and any relevant characterisation studies <u>and/or design codes</u> informing a made neighbourhood plan; h) it provides well-designed, safe and convenient access for all, including where appropriate, connections and improvements to existing infrastructure to promote walking, cycling, and the use of public transport.
MM5.29c	44	ST2	<p><i>Delete Part 3:</i> Where the growth requirement for an eligible Large or Small Rural Settlement has been achieved, additional residential development will only be supported in those eligible settlements where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) it has the support of the community through the preparation of a neighbourhood plan (including a review); or b) in the absence of a Neighbourhood Plan, through a developer-led pre-application community consultation, in accordance with the Statement of Community Involvement and Rural Settlement Implementation Guide, where it is proposing: <ul style="list-style-type: none"> i. infill development within the existing built form of a scale that does not significantly harm the character and built form in that part of the settlement;

Ref	Page	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> ii. the appropriate conversion of an existing building(s) and/or is to bring previously developed land into residential use and would enhance its immediate surroundings; iii. accommodation for forestry or agricultural workers in accordance with Policy 34; iv. a design of exceptional quality, that is appropriate to its local context which would significantly enhance its immediate setting in accordance with Policy ST35; v. a rural exception site and/or First Homes exception site in accordance with Policy ST29.
MM5.29d			<p><i>Add new section after Part 2:</i> <u>Residential Development in the Countryside</u></p> <p><u>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:</u></p> <ul style="list-style-type: none"> a) <u>are supported within a made neighbourhood plan (including a review); or</u> b) <u>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</u> c) <u>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</u> d) <u>are consistent with other policies in this Plan;</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM5.29e			<i>Add new section after Part 2:</i> <u>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.</u>
MM5.30			<i>Add new paragraph after 5.4.6:</i> <u>The DPD anticipates the delivery of approximately 700 dwellings. As the DPD 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.</u>
MM5.31a	46	ST5	<i>In Part 1:</i> <u>Land in Worksop Central as defined on the Policies Map has been is identified as a Priority Regeneration Area where comprehensive regeneration and growth is expected to take place. The nature, form, design and mix of uses and delivery framework for development proposals within this area will be established through the Worksop Central Development Plan Document (DPD) for the plan period 2020-2040.</u>
MM5.31b	46	ST5	<i>In Part 2:</i> <u>An area-specific Worksop Central Development Plan Document (DPD) will set out address the following requirements in the design, development and delivery framework of regeneration to address the following requirements:</u>
MM5.31c	47	ST5	<i>In Part 2 a):</i> <u>the provision of approximately 700 dwellings by 2037 will provide 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;</u>
MM5.31d	47	ST5	<i>In Part 2 c):</i> <u>support 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;</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM5.31e	47	ST5	<i>In Part 2 d):</i> promote the design of high quality, sustainable new buildings and spaces, including the appropriate use of contemporary , innovative design, <u>that positively responds and contributes positively</u> to their surroundings;
MM5.31f	47	ST5	<i>In Part 2 e):</i> ensure the provision of new development <u>that is</u> of an appropriate scale, ...
MM5.31g	47	ST5	<i>In Part 2 f):</i> the creation of a <u>high</u> quality, ...
MM5.31h	47	ST5	<i>In Part 2 h):</i> ensure the appropriate location of new development <u>to ensure that it</u> 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 <u>the availability of</u> land for water storage capacity ...;
MM5.31i	47	ST5	<i>In Part 2 i):</i> ensure new development the appropriate location of new development <u>to ensure it</u> is informed ...
MM5.31j			<i>Add new section after Part 2:</i> <u>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.</u>
MM5.32	49	5.4.18	<i>In second sentence:</i> The site's location means that transport accessibility is a key issue. The Bassetlaw Transport Study 2024 ³² indicates...
MM5.33	49	5.4.20	<i>Change to:</i> The Council is committed to continuing to work with the landowners, future developers, <u>partners</u> and the local community to agree a masterplan framework, <u>delivery strategy and phasing and infrastructure plan to facilitate the delivery of this site beyond the plan period for this key regeneration site. This will involve the requirements of Policy ST6 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. Additional evidence and up to date information will shape future Local Plan reviews. The requirements of Policy ST6 will need to be met in full to facilitate further detailed discussions relating to the long term future of the site.</u>
MM5.34a	50	ST6	<i>In Part 1, first sentence:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			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.
MM5.34b	50	ST6	<i>In Part 2:</i> The proposed Proposals for the development at of the former Cottam Power Station broad location should deliver a scheme in accordance with a comprehensive masterplan framework, design code and agreed site infrastructure delivery and phasing plan and open book viability assessment <u>for the site consistent with Policy ST58 and which addresses the following requirements:- All must be agreed with the Local Planning Authority.</u>
MM5.34c	50	ST6	<i>Delete Part 3:</i> Proposals for the development of this Priority Regeneration Area will permitted where they form part of the comprehensive re-development of the site as identified by the masterplan framework and;
MM5.34d	50	ST6	<i>In Part 3 a):</i> enables the phased reclamation of the site in line...
MM5.34e	50	ST6	<i>In Part 3 b):</i> 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 to include the results of an and archaeological assessment <u>evaluation, and a mitigation strategy;</u>
MM5.34f	50	ST6	<i>In Part 3 c):</i> protects and enhances the biodiversity value of the Cottam Wetlands Local Wildlife Site, <u>and its buffer zone</u> evidenced by an Ecological Impact Assessment; and, promotes linkages to the wider green/blue infrastructure network;
MM5.34g	50	ST6	<i>In Part 3 d):</i> protects and where appropriate enhances the water quality of ...;
MM5.34h	50	ST6	<i>In Part 3 e):</i> delivers a flood management...
MM5.34i	50	ST6	<i>In Part 3 f):</i> demonstrates that the full <u>highway capacity and highway safety</u> impact(s) of the proposed regeneration of the site, <u>including individually and cumulatively impacts, with other development and site allocations in this Plan</u> can be <u>satisfactorily mitigated;</u> and <u>ensure maximises opportunities to enhance sustainable and active travel</u>

Ref	Page	Policy/ Paragraph	Main Modification
			to the site to reduce transport movements by private vehicles are minimised, and, opportunities to access the site via bus, cycling and walking are maximised, as evidenced through a comprehensive by a Transport Assessment(s) and Travel Plan(s) for the site. All proposals must be agreed with the Local Highways Authority;
MM5.34j	50	ST6	<i>In Part 3 g):</i> ensures the continued operation of ...
MM5.34k	50	ST6	<i>In Part 3 h):</i> ensures wayleave access...
MM5.34l	50	ST6	<i>In Part 3 j):</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;
MM5.34m	50	ST6	<i>Delete Part 3 k):</i> give consideration to utilising the River Trent and existing railway line for the transportation of construction and waste materials to and from the site during redevelopment.

Main Modifications – Chapter 6: Delivering Economic Prosperity

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM6.1	54	6.1.10	<i>Change to:</i> the District's employment need for 2018 <u>20</u> -2038 (196 <u>3.72</u> ha) ⁴ , including a buffer in employment terms of around 10% . Additionally, a Strategic Employment Site is identified to meet sub-regional/regional logistics needs. Totalling 304.3 <u>311.9</u> ha, these make up the District's designated employment land portfolio.

Ref	Page	Policy/ Paragraph	Main Modification
MM6.2	54	6.1.13	<i>Add new last sentence:</i> <u>This is evidenced 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.</u>
MM6.3	54	6.1.15	<i>Change to:</i> The Housing and Economic Development Needs Assessment Addendum 2022 ⁴⁵ identifies the residual employment need for the Plan period (2020-2038) as 183.2 <u>193.2ha</u> ; <u>Policy ST7 identifies nine site allocations (205.5ha) for employment use over the plan period totalling 205.8ha, therefore the supply within Policy ST7 meets identified needs for general employment, deducting completions at Manton Wood (13.9ha). Additionally, as at 31 March 2022, a further 42ha at Snape Lane, Harworth and 14.4ha at Symmetry Park, Harworth is under construction.</u>
MM6.4	55	6.1.18	<i>In the first sentence:</i> only consider of 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 non-employment uses ...
MM6.5			<i>Add new paragraph after 6.1.19:</i> <u>Policy ST7 allocates Apleyhead Junction as a strategic employment site to meet an evidenced need for regional/sub-regional logistics. So, it is considered to be additional to the District's general employment provision set out in Policy ST7, Part 2.</u>
MM6.6	56	6.1.26	<i>Change to:</i> Policy ST7 aims to capitalise on this opportunity <u>evidenced need</u> , by allocating site SEM001: Apleyhead Junction. The 118ha as a 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 4.75m sqft <u>440,175sqm</u> 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. <u>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 priorities¹.</u>
MM6.7	57	6.1.28	<i>Change to:</i> As a sub-regional/regional site, it is vital that <u>the</u> economic benefits associated with Apleyhead are not lost from the property market area. Policy ST7 therefore seeks to ensure that proposals should reinforce rather than adversely impact delivery of relevant economic growth strategies and adopted Local Plans. On that basis, ongoing Duty to Cooperate confirms that partner authorities are accepting supportive of Apleyhead as a

Ref	Page	Policy/ Paragraph	Main Modification
			<u>strategic logistics site because the site is capable of contributing to meeting location capable of addressing an identified need for large scale sub-regional/regional logistics.</u>
MM6.8a	57		<i>Add new paragraph after 6.1.28:</i> <u>Policy ST7 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.</u>
MM6.8b	57		<i>Add new paragraph after 6.1.28:</i> <u>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.</u>
MM6.8c	57		<i>Add new paragraph after 6.1.28:</i> <u>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.</u>
MM6.9a	57	ST7	<i>In Part 1:</i> Employment Site identified by Part 2 of this policy in this ...
MM6.9b	58	ST7	<i>In Part 2:</i>

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			<table border="1"> <thead> <tr> <th>Reference</th> <th>Site Name</th> <th>Site Area (Ha)</th> <th>Gross Employment (Ha)</th> <th>Available Land</th> <th>Residual Employment at 31 March 2022³</th> <th>Available Land (Ha)</th> </tr> </thead> <tbody> <tr> <td colspan="7">Sites with planning permission</td> </tr> <tr> <td>EM001</td> <td>Shireoaks Common</td> <td>26.0</td> <td>7.5 12.0</td> <td></td> <td>7.5 12.0</td> <td></td> </tr> <tr> <td>EM002</td> <td>Symmetry Park</td> <td>21.95 20.3</td> <td>14.4 16.8</td> <td></td> <td>14.4 8.1</td> <td></td> </tr> <tr> <td>EM003</td> <td>Explore Steetley Centre of Excellence for Modern Construction</td> <td>46.5</td> <td>16.0</td> <td></td> <td>16.0</td> <td></td> </tr> <tr> <td>EM004</td> <td>Welbeck Colliery</td> <td>29.6</td> <td>3.0</td> <td></td> <td>3.0</td> <td></td> </tr> <tr> <td>EM005</td> <td>Carlton Forest</td> <td>10.6 6.5</td> <td>10.6 6.5</td> <td></td> <td>5.0</td> <td></td> </tr> <tr> <td>EM006</td> <td>Trinity Farm</td> <td>11.11</td> <td>2.7</td> <td></td> <td>2.7</td> <td></td> </tr> <tr> <td>EM007</td> <td>Snape Lane</td> <td>80.9 81.2</td> <td>80.9 81.2</td> <td></td> <td>80.9 63.1</td> <td></td> </tr> <tr> <td>EM008a</td> <td>Former Bevercotes Colliery</td> <td>80.0</td> <td>43.0</td> <td></td> <td>43.0</td> <td></td> </tr> <tr> <td>EM008b</td> <td>Manton Wood</td> <td>24.6</td> <td>10.7 24.6</td> <td></td> <td>10.7 8</td> <td></td> </tr> <tr> <td>TOTAL</td> <td></td> <td>323.54 325.81</td> <td>188.8 205.8</td> <td></td> <td>183.2 163.7</td> <td></td> </tr> </tbody> </table>	Reference	Site Name	Site Area (Ha)	Gross Employment (Ha)	Available Land	Residual Employment at 31 March 2022 ³	Available Land (Ha)	Sites with planning permission							EM001	Shireoaks Common	26.0	7.5 12.0		7.5 12.0		EM002	Symmetry Park	21.95 20.3	14.4 16.8		14.4 8.1		EM003	Explore Steetley Centre of Excellence for Modern Construction	46.5	16.0		16.0		EM004	Welbeck Colliery	29.6	3.0		3.0		EM005	Carlton Forest	10.6 6.5	10.6 6.5		5.0		EM006	Trinity Farm	11.11	2.7		2.7		EM007	Snape Lane	80.9 81.2	80.9 81.2		80.9 63.1		EM008a	Former Bevercotes Colliery	80.0	43.0		43.0		EM008b	Manton Wood	24.6	10.7 24.6		10.7 8		TOTAL		323.54 325.81	188.8 205.8		183.2 163.7	
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MM6.9c	58	ST7	<p><i>Add new section after Part 2:</i></p> <p><u>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.</u></p>																																																																																				
MM6.9d	58	ST7	<p><i>In Part 3:</i></p> <p>Proposals for land at SEM001: Apleyhead Junction (<u>189ha, with a developable area of 118.7ha</u>), as identified on the Policies Map, will be developed in this plan period to meet the needs within the property market area defined by the <u>Bassetlaw A1 Corridor Logistics Assessment Update 2022⁹</u> for sub-regional and/or regional <u>large scale</u> logistics (Class B8) only. Proposals should:</p> <p>a) be in accordance with Policy ST9;</p> <p>b) provide evidenced support from the D2N2 LEP in relation to delivery;</p>																																																																																				

Ref	Page	Policy/ Paragraph	Main Modification
			<p>c) be supportive of the role of key urban centres, such as Worksop;</p> <p>d) demonstrate the ability to deliver significant economic development benefits in terms of development value and gross value added for the District, and to the wider property market area;</p> <p>e) not adversely impact upon the economic growth strategies and/or compromise the deliverability of other employment allocations in this Local Plan and/or within Local Plans adopted within the property market area in relation to large scale logistics;</p> <p>f) be satisfactorily accommodated by critical infrastructure, in terms of capacity and timescales associated with investment works;</p> <p>g) have good access to key strategic transport routes;</p> <p>h) provide for a significant number of new permanent jobs including skilled employment.</p>
MM6.9e	58	ST7	<p><i>In Part 4:</i></p> <p>Development within the General and Larger Unit Employment Sites that is not within the E(g)/B2/B8 use, and at the Strategic Employment Site that is not within B8 use, will only be supported where it is for an ancillary use can be demonstrated that:</p> <p>In these cases, proposals will need to demonstrate that they support, maintain or enhance the primary business and employment function of the site; and that the number and distribution of ancillary units would not result in an over-concentration that might affect the function and appearance of the area.</p> <p>a) <u>the proposed development has a clear functional relationship with the B8 use;</u></p> <p>b) <u>it is of a scale that is appropriate to that relationship; and</u></p> <p>c) <u>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.</u></p>
MM6.10	59	6.3.1	<p><i>In first sentence:</i></p> <p>regional <u>large scale</u> logistics sector.</p>
MM6.11	59	6.3.4	<p><i>In second sentence:</i></p> <p>Assessment 2024²¹¹ requires...</p>
MM6.12	60	6.3.7	<p><i>Change to:</i></p> <p>The Bassetlaw Transport Study 2024²¹³ <u>considers the potential transport impacts of Apleyhead at a strategic scale and sets out recommended transport mitigation. These include capacity improvements to the A57 and several key junctions. New suitable access arrangements to and from the A57 will be required. 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 ST54 and Policy ST58.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM6.13	60	6.3.8	<i>In the first sentence:</i> generate approximately 3857 jobs ⁶ a significant number of permanent jobs should make...
MM6.14a	60	9	Re-categorise policy as <u>ST</u> .
MM6.14b	60	9	<i>In Part 1:</i> (<u>developable area of 118.7ha</u>) as identified on the Policies Map, will be developed as a strategic employment site in accordance with Policy ST7 in this plan period .
MM6.14c	60	9	<i>In Part 2:</i> Proposals to develop <u>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 ST58 which makes provision for:</u> Good quality design and <u>reflects</u> local character
MM6.14d	60	9	<i>In Part 2 b):</i> an appropriate scheme that ensures no significant adverse impacts upon the Clumber Park SSSI and the Sherwood Forest ppSPA within 400m of the southern boundary, evidenced ...
MM6.14e	60	9	<i>Add new criteria after Part 2 d):</i> <u>connectivity to relevant utilities infrastructure, in terms of capacity and timescales associated with investment works;</u>
MM6.14f	61	9	<i>In Part 2 g):</i> an appropriate landscaping throughout the site buffer including between ...
MM6.14g	61	9	<i>In Part 2 h):</i> infrastructure, as evidenced by a referring to the development's Transport Assessment(s) and Travel Plan(s) for the proposal, informed by Local Highways Authority advice detailing <u>This should include but not be limited to:</u>
MM6.14h	61	9	<i>In Part 2 h) i:</i> <u>access/egress to and from the site from the...</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM6.14i	61	9	<i>In Part 2 h) ii:</i> <u>any appropriate works and/or proportionate financial contribution towards improveing highways infrastructure in the locality of the site;</u> – the capacity of the A57 and the following junctions: i. the A57/B6040 roundabout; ii. the A614 Blyth Road/A57/A1 roundabout;
MM6.14j	61	9	<i>In Part 2 h) iii:</i> <u>any appropriate financial contribution ...</u>
MM6.14k	61	9	<i>In Part 2 h) iv:</i> <u>quality, safe and direct pedestrian and cycle links along the A57 to connect with existing development in the locality;</u>
MM6.15	61	6.4-6.5	<i>Change Existing Employment Sites to Existing Employment Sites.</i>
MM6.16	61	6.4.2	<i>In last sentence:</i> <u>areas within the Main Towns and Large Rural Settlements and should be...</u>
MM6.17	61	6.4.3	<i>Change to:</i> This approach reinforces the spatial strategy by protecting sites in the Main Towns settlements where the majority of new housing and services is promoted. In the rural area, sites in the Large Rural Settlements make provision for local businesses and meet general employment needs, whilst existing employment sites in the Small Rural Settlements and the rural area will also be protected where they meet a strategic need. This approach should ensure that businesses can continue to operate or expand with confidence over the plan period.
MM6.18a			<i>Add new paragraph after 6.4.3:</i> <u>Policy ST10 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.</u>
MM6.18b	62	6.4.4	<i>Change to:</i> While it is the intention of Policy ST10 to protect Existing and Rural Employment Sites for identified employment uses. On that basis, development within the Existing Employment Sites will consider only be supported development for uses that are not within the E(g), B2 and B8 Use Classes, these will only be supported in exceptional circumstances where the provisions of Part 4 of Policy ST10 apply. as it is the intention to protect Existing Employment Sites from non-identified employment uses.

Ref	Page	Policy/ Paragraph	Main Modification
MM6.18c			<i>Add new paragraph after 6.4.4:</i> <u>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 ST10 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.</u>
MM6.19	62	6.4.5	<i>Delete paragraph:</i> Offices, research and development and light industrial uses now fall under use class E (with retail and other main town centre uses) making it easier to change use between uses within this broad use class without the need for planning permission. This could undermine the Local Plan objective to protect the retailing function and vibrancy of the town centres. A proliferation of retail uses on existing employment sites will therefore be resisted through use of planning conditions.
MM6.20	62	6.4.6	<i>In first sentence:</i> sites, or in the rural area is addressed by Policy ST11 <u>and in the new strategic policy.</u>
MM6.21a	62	ST10	<i>In Part 1:</i> use classes or for small-scale ancillary uses required to support <u>continue to provide for the employment development needs of the District:</u>
MM6.21b	62	ST10	<i>In Part 1:</i> EES21 Ashvale Road, Tuxford EES22 Lodge Lane, Tuxford EES231 Harrison Drive, Langold EES24 Old Misterton Works, Misterton EES25 Beckingham Ship Yard, Beckingham EES26 Headon Camp, Headon EES27 Chainbridge Lane, Lound EES282 Firbeck Industrial Estate, Costhorpe EES29 Gamston Airfield Business Park
MM6.21c			<i>Add new section after Part 1:</i> <u>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.</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>RES23 Ashvale Road, Tuxford</u> <u>RES24 Lodge Lane, Tuxford</u> <u>RES25 Old Misterton Works, Misterton</u> <u>RES26 Beckingham Ship Yard, Beckingham</u> <u>RES27 Headon Camp, Headon</u> <u>RES28 Chainbridge Lane, Lound</u> <u>RES29 Gamston Airfield Business Park</u>
MM6.21d	63	ST10	<p><i>In Part 3:</i> The change of use or redevelopment of all or part of an Existing Employment Site or other employment land or buildings premises to a non-E(g), B2 or B8 employment use 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 evidenced demonstrated that:</p> <p>a) the land or building is no longer suitable for employment use and there is no realistic prospect of re-use or redevelopment for employment use 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; and/or</p>
MM6.21e	63	ST10	<p><i>In Part 3 b):</i> the loss of land or buildings would not adversely affect economic growth and employment opportunities in the area the site or building would likely serve the alternative use will facilitate wider economic regeneration benefits that outweigh the loss of employment land or premises; and/or</p>
MM6.21f	63	ST10	<p><i>In Part 3 c):</i> the land or buildings has been appropriately but proportionately marketed without a successful conclusion for a period of not less than 12 months on terms that reflect the lawful use and condition of the premises through</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>an appropriate and robust financial assessment that the continued use of the site for employment purposes is no longer financially viable; and/or</u>
MM6.21g	63	ST10	<i>Delete Part 3 d):</i> it is no longer financially viable for the land or building to continue in its existing employment use – an appropriate and robust viability assessment based on realistic assumptions and up-to-date baseline information will be required.
MM6.21h			<i>Add new section after Part 3:</i> <u>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.</u>
MM6.22	63	6.5.4	<i>In the first sentence:</i> of appropriate buildings premises.
MM6.23	64	ST11	<i>In Part 1:</i> outside established employment sites/allocations...
MM6.24			<i>Add new section after Policy ST11:</i> <u>Development on large brownfield sites in the countryside</u> <u>National policy encourages the re-use of previously developed or brownfield land provided that it does not cause harm to designated biodiversity sites.</u> <u>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 ST11 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.</u> <u>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 the new strategic policy and other relevant policies in this Plan.</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>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 ST6. As such, growth is not anticipated at the former power station site until beyond this plan period. The provisions of the new strategic policy therefore do not apply to proposals for that site.</u></p> <p><u>The approach taken by the new strategic policy 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 ST7.</u></p> <p><u>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.</u></p> <p><u>The new strategic policy 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 ST51) 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.</u></p> <p><u>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).</u></p> <p><u>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</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>landscape and community impacts and the need for development to minimise any significant harm within these locations.</u></p> <p><u>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.</u></p> <p><u>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.</u></p> <p><u>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 ST7.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM6.25			<p><i>Add new strategic policy: Large Rural Brownfield Sites after text outlined in MM6.25:</i></p> <p><u>Large Rural Brownfield Sites</u></p> <ol style="list-style-type: none"> 1. <u>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:</u> <ol style="list-style-type: none"> a) <u>The proposal makes provision for an evidenced national, regional or sub-regional economic need;</u> b) <u>The development cannot be reasonably provided elsewhere in the District and does not undermine the aims and objectives of other policies in the Plan;</u> c) <u>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;</u> d) <u>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;</u> e) <u>The proposal would not lead to significant harm to the amenity of local residents;</u> f) <u>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;</u> 2. <u>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:</u> <ol style="list-style-type: none"> a) <u>There is a clear functional relationship with the primary economic and/or environmental purpose of the site; and</u> b) <u>It is of a scale that is appropriate to that relationship; and</u> c) <u>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.</u> 3. <u>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.</u>
MM6.26	64	6.6.5	<p><i>In first sentence:</i></p> <p><u>Visitor attractions and other Tourism development, including cultural and leisure attractions,...</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM6.27	64	6.6.5	<i>In third sentence:</i> new visitor development <u>attractions</u> should ...
MM6.28a	65	ST12	<i>In Part 2:</i> New facilities <u>Proposals</u> , including visitor accommodation should be located in accordance with the sequential approach for main town centre uses in accordance with Policy ST13. <u>New or extensions to existing</u> D development should be of a scale that is in-keeping with local character and contributes to regeneration objectives where appropriate.
MM6.28b	65	ST12	<i>In Part 3:</i> <u>Proposals, including extensions to existing development and</u> visitor accommodation ...
MM6.28c	66	ST12	<i>In Part 3 d):</i> they enhance, <u>where appropriate</u> the environment ...
MM6.28d	66	ST12	<i>In Part 4:</i> <u>Where consistent with Part 3 above, N</u> n <u>ew or extensions to existing sites for camping, touring and static</u> caravans, and chalets, static lodges and pods will...
MM6.28e	66	ST12	<i>In Part 5:</i> <u>Where consistent with Part 3 above, T</u> t <u>he diversification of existing sites for camping, touring and static</u> caravans, chalets, pitches to static lodges or and pods...
MM6.29a	68	ST13	<i>In Part 3:</i> the proposal does <u>will not lead to a significant adverse impact</u> ...
MM6.29b	69	ST13	<i>In Part 5:</i> development not lead to a significant adversely impact affect upon the vitality...
MM6.29c	69	ST13	<i>In Part 8 b):</i> of 500-600sqm (gross) or ...
MM6.29d	69	ST13	<i>In Part 10 a):</i> is sufficient equivalent provision in the catchment area; and or
MM6.29e	69	ST13	<i>In Part 10 b):</i> than 42 <u>6</u> months ...
MM6.30a	71	ST14	<i>In Part 1:</i> in the loss of an <u>ground floor unit in class E(a)</u> use at ground floor must...
MM6.30b	71	ST14	<i>In Part 1 a):</i> and it has been demonstrated that there is no longer a realistic prospect of the unit being used for <u>class E(a)</u> uses in ...

Ref	Page	Policy/ Paragraph	Main Modification
MM6.30c	72	ST14	<i>In Part 1 c):</i> will not have an <u>significantly</u> adverse impact...
MM6.30d	72	ST14	<i>In Part 4 b):</i> the forthcoming <u>emerging</u> Retford ...
MM6.30e	72	ST14	<i>In Part 4 c) i:</i> provision <u>delivery</u> of HB001 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;
MM6.30f	72	ST14	<i>In Part 4 c) iii:</i> support <u>proposals that contribute to</u> for healthy active lifestyles including <u>provision of space</u> ...

Main Modifications – Chapter 7: Living Communities

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM7.1	74	7.1.5	<i>In the fourth sentence:</i> of delivering <u>the affordable housing and</u> infrastructure required ...
MM7.2	74	7.1.6	<i>In the first sentence:</i> The Land Availability Assessment 2024 ² <u>Housing Background Paper 2023</u> identifies ...
MM7.3	74	7.1.6	<i>In the second sentence:</i>

Ref	Page	Policy/ Paragraph	Main Modification																																																																						
			allocation (taking account of <u>the site's planning status</u> , extent of site preparation...																																																																						
MM7.4	75	7.1.11	<i>Change to:</i> To achieve sustainable development, the Council will require developers of each <u>large scale site allocation</u> , in conjunction with Nottinghamshire County Council and other infrastructure partners, and to produce a masterplan proportionate to the nature and scale of the development, <u>in accordance with Policy ST58 the masterplan should</u> sets out the necessary delivery strategy for that site.																																																																						
MM7.5	75	7.1.12	<i>In the first sentence:</i> <u>HS3, HS4, HS7, HS11 and HS13 can reasonably be sought through on site delivery and developer contributions planning obligations as part of ...</u>																																																																						
MM7.6	75	ST15	<i>In Part 1:</i> land for approximately 3,377 <u>2,387</u> new dwellings...																																																																						
MM7.7	76	ST15	<p><i>In Part 1, table, row 1 for HS1:</i></p> <table border="1"> <thead> <tr> <th>Reference</th> <th>Site Name</th> <th>Total Available (Ha)</th> <th>Approximate Overall Capacity (net new dwellings)</th> <th>Approximate net new dwellings by 2038</th> </tr> </thead> <tbody> <tr> <td>HS1</td> <td>Peaks Hill Farm, Worksop</td> <td>53.0 <u>63.7</u></td> <td>1120</td> <td>4080 <u>655</u></td> </tr> <tr> <td>HS2</td> <td>Bassetlaw Pupil Referral Centre Worksop</td> <td>0.88</td> <td>20</td> <td>20</td> </tr> <tr> <td>HS3</td> <td>Radford Street, Worksop</td> <td>3.5</td> <td>120</td> <td>120</td> </tr> <tr> <td>HS4</td> <td>Former Manton Primary School, Worksop</td> <td>3.7</td> <td>100</td> <td>100</td> </tr> <tr> <td>HS5</td> <td>Talbot Road Worksop</td> <td>0.44</td> <td>15</td> <td>15</td> </tr> <tr> <td>HS7</td> <td>Trinity Farm, Retford</td> <td>11.15</td> <td>305</td> <td>305</td> </tr> <tr> <td>HS8</td> <td>Milnercroft, Retford</td> <td>0.46</td> <td>5</td> <td>5</td> </tr> <tr> <td>HS9</td> <td>Former Elizabethan School, Retford</td> <td>1.3</td> <td>46</td> <td>46</td> </tr> <tr> <td>HS10</td> <td>St Michael's View, Retford</td> <td>0.38</td> <td>20</td> <td>20</td> </tr> <tr> <td>HS11</td> <td>Fairy Grove, Retford</td> <td>2.7</td> <td>61</td> <td>61</td> </tr> <tr> <td>HS12</td> <td>Station Road, Retford</td> <td>0.1</td> <td>5</td> <td>5</td> </tr> <tr> <td>HS13</td> <td>Ordsall South, Retford</td> <td>106.56</td> <td>1250</td> <td>890 <u>960</u></td> </tr> <tr> <td>HS14</td> <td>Land South of Ollerton Road, Tuxford</td> <td>2.9</td> <td>75</td> <td>75</td> </tr> </tbody> </table>	Reference	Site Name	Total Available (Ha)	Approximate Overall Capacity (net new dwellings)	Approximate net new dwellings by 2038	HS1	Peaks Hill Farm, Worksop	53.0 <u>63.7</u>	1120	4080 <u>655</u>	HS2	Bassetlaw Pupil Referral Centre Worksop	0.88	20	20	HS3	Radford Street, Worksop	3.5	120	120	HS4	Former Manton Primary School, Worksop	3.7	100	100	HS5	Talbot Road Worksop	0.44	15	15	HS7	Trinity Farm, Retford	11.15	305	305	HS8	Milnercroft, Retford	0.46	5	5	HS9	Former Elizabethan School, Retford	1.3	46	46	HS10	St Michael's View, Retford	0.38	20	20	HS11	Fairy Grove, Retford	2.7	61	61	HS12	Station Road, Retford	0.1	5	5	HS13	Ordsall South, Retford	106.56	1250	890 <u>960</u>	HS14	Land South of Ollerton Road, Tuxford	2.9	75	75
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MM7.8	76	7.2.1	<i>In the second sentence:</i> The site (53 <u>63.7</u> ha) provides an opportunity to create a sustainable and well integrated urban extension – for 1120 dwellings and 40.6 <u>6.5</u> ha of ...																																																																						
MM7.9	77	7.2.4	<i>In the first sentence:</i>																																																																						

Ref	Page	Policy/ Paragraph	Main Modification
			Given the complex nature of delivering a large urban extension, it is considered appropriate to set a Local Plan growth target of 4080 <u>655</u> dwellings to...
MM7.10	77	7.2.6	<i>In the first sentence:</i> land the principle has been agreed through a planning permission – allocated by Policy ST7 for 5ha in this plan period with a further 5.6ha of employment land thereafter, expected to create approximately 4000 <u>580</u> jobs including ...
MM7.11	78	7.2.12	<i>Add last sentence:</i> <u>This land together with the existing woodland on site gives a developable area of approximately 45ha.</u>
MM7.12			<i>Add new paragraph after 7.2.14:</i> <u>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. 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 ST58.</u>
MM7.13	79	7.2.17	<i>In the second and last sentence:</i> These include improvements to Blyth Road/Kilton Hill and Blyth Road/Farmers Branch. More detailed evidence in relation to traffic impacts <u>and where appropriate, identification of associated proportionate mitigation</u> will be <u>required set out</u> through a Transport Assessment for the site.
MM7.14a	79	16	<i>In Part 1:</i> Land at Peaks Hill Farm, Worksop, as identified on the Policies Map will be developed <u>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 will be delivered in this plan period; with the balance of housing, and a further 40 dwellings, 5.6ha of employment land and supporting infrastructure thereafter,</u> as part of a safe, sustainable, quality living and working environment. <u>The delivery of the road will reflect the phasing of development, which will be confirmed through the planning application process.</u>
MM7.14b	79	16	<i>In Part 2:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>In this plan period, proposals to develop <u>The proposed development on land at Peaks Hill Farm should</u> will be expected to deliver <u>a scheme in accordance with an agreed comprehensive masterplan framework for the site in accordance with</u> consistent with <u>the provisions above and Policy ST58 which makes provision for:-</u></p> <p>Good quality design and <u>reflects</u> local character</p>
MM7.14c	79	16	<p><i>In Part 2a):</i> a <u>landscape-led</u> scheme of an appropriate scale, layout, form and materials, supported 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 ST38, and maintains sightlines and short open views from Carlton Road east to Peaks Hill Wood. This should include:</p> <ul style="list-style-type: none"> i. sensitive use of soft landscaping, such as trees, hedgerows; ii. maintaining sightlines and views from and through the development, including the retention of short open views from Carlton Road east through use of green/blue infrastructure; iii. lower density development on the periphery of the site with higher densities towards the centre of the site and its activity nodes; iv. use of level access accommodation, such as bungalows, along the urban-rural interface, where appropriate;
MM7.14d	79	16	<p><i>In Part 2 c):</i> including and 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...</p>
MM7.14e	80	16	<p><i>In Part 2 g):</i> resilience and to include that links existing woodland and important hedgerows with tree planting, publicly accessible open space and SuDS;</p>
MM7.14f			<p><i>Add new criteria after Part 2 g):</i> <u>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;</u></p>
MM7.14g			<p><i>Add new criteria after Part 2 g):</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>a green, tree lined active travel corridor alongside the distributor road with species rich verges to support ecological connectivity;</u>
MM7.14h	80	16	<i>Delete Part 2 g) i-v:</i> i. 7.6 ha of publicly accessible open space as identified by the Infrastructure Delivery Plan⁷, to include the land between Carlton Road and the woodland to the east. The future management and maintenance shall be agreed through a planning application; ii. the retention of approximately 8.1ha of existing woodland and important hedgerows, as well as replacement planting for trees lost to development of at least equal amenity and ecological value of a local provenance. This should be informed an arboriculture management plan to ensure their positive integration and enhancement; iii. a green, tree lined active travel corridor alongside the distributor road with species rich verges to support ecological connectivity; iv. an in depth woodland buffer along the northern periphery of the site to provide a positive rural interface; v. a green buffer along the southern boundary to provide appropriate separation with existing residential properties;
MM7.14i	80	16	<i>In Part 2 i):</i> Centre <u>on site</u> to be located within a safe, easy walking and cycling distance to the majority of new households <u>on the site</u> , including...
MM7.14j	80	16	<i>Delete Part 2 j):</i> an appropriate financial contribution towards enabling off-site primary and acute healthcare services to address patient growth associated with the development;
MM7.14k	80	16	<i>In Part 2 k):</i> a community hub <u>on site</u> with ...
MM7.14l			<i>Add new criteria after Part 2 k):</i> <u>new and/or improved social infrastructure, services and facilities to meet the needs of the development;</u>
MM7.14m	80	16	<i>In Part 2 l):</i> infrastructure, <u>as evidenced by a referring to the development's Transport Assessment(s) and Travel Plan(s) for the proposal</u> , informed by advice of the Local Highways Authority. <u>This should include but not be limited to:</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM7.14n	80	16	<i>In Part 2 l) i:</i> stepped two way cycle track either side of the carriageway;
MM7.14o	80	16	<i>In Part 2 l) iii:</i> and if feasible to EES10 Carlton Forest ...
MM7.14p	80	16	<i>In Part 2 l) v:</i> any appropriate financial contribution towards a high frequency bus service from the site to Worksop town centre and the wider area supported by appropriate on-site public transport infrastructure <u>within the site</u> ;
MM7.14q	80	16	<i>In Part 2 l) vii:</i> any improvements appropriate, proportionate to off-site financial contribution(s) towards improving highways infrastructure as identified by the Infrastructure Delivery Plan in the locality of the site including towards: the B6045 Blyth Road/Farmers Branch, Worksop; and to the B6045 Blyth Road/ B6041 Kilton Hill, Worksop and to junctions at the A60 Mansfield Road/A619 roundabout; and at the A57/Claylands Ave/A60/Shireoaks Common junction.
MM7.15	81	7.3.3	<i>Delete:</i> The Land Availability Assessment 2021² identified the site as suitable to contribute to the housing requirement in Worksop. The site is identified as deliverable in the early part of the plan period from 2025-2026.
MM7.16	82	7.3.5	<i>In the first sentence:</i> for an education administration facility within ...
MM7.17	82	7.3.7	<i>Change to:</i> The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan <u>2023¹³</u> . <u>Such provision will be made in accordance with Policy ST58.</u>
MM7.18a	82	17	<i>In Part 2:</i> Proposals to develop The proposed development on land at the Bassetlaw Pupil Referral Centre will be expected to deliver <u>a scheme for the site consistent with Policy ST58 which makes provision for:</u> Good quality design and <u>reflects local character</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM7.18b			<i>Add new criteria after Part 2 a):</i> <u>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;</u>
MM7.18c	82	17	<i>In Part 2 c):</i> on-site education <u>administration</u> facility;
MM7.18d	82	17	<i>Delete Part 2 d)-f):</i> Green/blue Infrastructure an appropriate financial contribution towards open space improvements in the locality; Social and community facilities an appropriate financial contribution towards secondary education to address pupil growth associated with the development; an appropriate financial contribution towards enabling primary and acute healthcare services to address patient growth associated with the development;
MM7.18e			<i>Add new criteria after Part 2 c):</i> <u>new and/or improved social, community and green infrastructure to meet the needs of the development;</u>
MM7.18f	82	17	<i>In Part 2 g):</i> infrastructure, referring to the development's Transport Statement, informed by Local Highways Authority advice including which shall include but not be limited to: i. safe access onto Newgate Street for vehicles, <u>pedestrians</u> and ...
MM7.19	83	7.4.2	<i>Delete second and last sentence:</i> The Land Availability Assessment 2021² identified the site as suitable to contribute to the housing requirement in Worksop. The site is identified as deliverable in the early part of the plan period from 2025-2026.

Ref	Page	Policy/ Paragraph	Main Modification
MM7.20			<i>Add new paragraph after 7.4.3:</i> <u>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 2022¹⁶ 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 ST52).</u>
MM7.21			<i>Add new paragraph after 7.4.5:</i> <u>The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023¹³. Such provision will be made in accordance with Policy ST58.</u>
MM7.22a	84	18	<i>In Part 1:</i> approximately 120 affordable dwellings and low cost housing dwellings and ...
MM7.22b	84	18	<i>In Part 2:</i> Proposals to develop <u>The proposed development on land at Radford Street, Worksop will be expected to deliver a scheme consistent with Policy ST58 which makes provision for:</u> Good quality design and <u>reflects</u> local character
MM7.22c			<i>Add new criteria after Part 2 a):</i> <u>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;</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM7.22d	84	18	<i>In Part 2 b):</i> a mix of housing types, sizes ...
MM7.22e	84	18	<i>Delete Part 2 c)-d):</i> an appropriate financial contribution towards secondary education to address pupil growth associated with the development; an appropriate financial contribution towards enabling primary and acute healthcare services to address patient growth associated with the development;
MM7.22f			<i>Add new criteria after Part 2 b):</i> <u>new and/or improved social, community and green infrastructure to meet the needs of the development;</u>
MM7.22g	84	18	<i>In Part 2 e):</i> infrastructure, referring to the development's Transport Assessment and Travel Plan, informed by Local Highways Authority advice, including which shall include but not be limited to:
MM7.23	85	7.5.3	<i>Delete:</i> The Land Availability Assessment 2021² identified the site as suitable to contribute to the housing requirement in Worksop. The site is identified as deliverable in the early part of the plan period, from 2025-2026.
MM7.24			<i>Add new paragraph after 7.5.5:</i> <u>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 2022¹⁶ 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 ST52).</u>
MM7.25	85	7.5.8	<i>Change to:</i> The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan <u>2023⁷</u> . <u>Such provision will be made in accordance with Policy ST58.</u>



Ref	Page	Policy/ Paragraph	Main Modification
MM7.26a	86	19	<p>Proposals to develop <u>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 ST58 which makes provision for:</u></p> <p>Good quality design and <u>reflects</u> local character</p>
MM7.26b			<p><u>Add new criteria after Part 2 a):</u> <u>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;</u></p>
MM7.26c	86	19	<p><u>In Part 2 c):</u> the provision of approximately 1.15ha of multifunctional open space on site <u>in accordance with the open space standards in Policy ST46</u> to incorporate the existing 0.8ha of on site amenity open space, designed to meet the open space quality standards in Policy ST46;</p>
MM7.26d	86	19	<p><u>Delete Part 2 e)-f):</u> e) an appropriate financial contribution towards secondary education to address pupil growth associated with the development; f) an appropriate financial contribution towards enabling primary and acute healthcare services to address patient growth associated with the development;</p>
MM7.26e			<p><u>Add new criteria after Part 2 d):</u> <u>new and/or improved social and community infrastructure to meet the needs of the development;</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM7.26f	86	19	<i>In Part 2 g):</i> infrastructure, <u>as evidenced by a referring to the development's Transport Assessment and Travel Plan for the proposal</u> ; informed by Local Highways Authority advice, including <u>This should include but not be limited to:</u>
MM7.26g	86	19	<i>In Part 2 g) i):</i> a second access to <u>from Kingston Road (east) ...</u>
MM7.27	87	7.6.3	<i>Delete:</i> The Land Availability Assessment 2021² identified the site as suitable to contribute to the housing requirement in Workso. The site is identified as deliverable in the early part of the plan period, from 2025-2026.
MM7.28	87	7.6.4	<i>In the first sentence:</i> provide for <u>at least approximately 15 units ...</u>
MM7.29	87	7.6.5	<i>In the first sentence:</i> currently used as part of ...
MM7.30	87	7.6.6	<i>Change to:</i> The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan <u>2023⁷</u> . Such provision will be made in accordance with Policy ST58.
MM7.31a	87	20	<i>In Part 1:</i> for <u>at least approximately 15 dwellings and supporting infrastructure as ...</u>
MM7.31b	88	20	<i>In Part 2:</i> Proposals to develop <u>The proposed development of land at Talbot Road will be expected to deliver a scheme consistent with Policy ST58 which makes provision for:</u> <u>Good quality design and reflects local character</u>
MM7.31c	88	20	<i>In Part 2 c):</i> any appropriate financial contribution to improve the quality of the adjoining Talbot Road amenity greenspace to address impacts arising from the increased use by residents of Talbot Road <u>proposal</u> ;
MM7.31d	88	20	<i>Delete Part 2 e)-f):</i>

Ref	Page	Policy/ Paragraph	Main Modification
			an appropriate financial contribution towards secondary education to address pupil growth associated with the development; an appropriate financial contribution towards enabling primary and acute healthcare services to address patient growth associated with the development;
MM7.31e			<i>Add new criteria after Part 2 d):</i> <u>new and/or improved social and community infrastructure to meet the needs of the development;</u>
MM7.31f	88	20	<i>In Part 2 g):</i> infrastructure, referring to the development's Transport Statement, informed by Local Highways Authority advice including which shall include but not be limited to:
MM7.31g	88	20	<i>In Part 2g) a):</i> <u>cyclists and a pedestrian footway either side of the link road to accommodate pedestrians connecting the site to the existing footway on Talbot Road and Lincoln Road;</u>
MM7.32	88	7.8.2	<i>In first sentence:</i> for approximately a further 305 dwellings on 11.15 ha...
MM7.33	89	7.8.4	<i>Delete:</i> The Land Availability Assessment 2022² identified the site as suitable to contribute to the housing requirement in Retford. Phase 1 is underway. On that basis, the Housing Trajectory shows that Phase 2 is expected to start from 2029-2030.
MM7.34	90	7.8.8	<i>In the third sentence:</i> A planning application should therefore be informed by a heritage statement and archaeological assessment <u>consistent with Policy 43 which includes a desk based assessment and site evaluation including a geophysical survey and/or, 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.</u>
MM7.35	90	7.8.10	<i>In the first sentence:</i> to accommodate 4.5ha of <u>a multifunctional open space to meet new residents' needs...</u>
MM7.36	90	7.8.11	<i>Change to:</i> 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, <u>the new housing development to the south,</u> and Retford town centre. <u>Connection to A</u> <u>a public right of way exists</u> to the north east of the site will be sought to improve recreational access to the countryside, whilst the existing <u>foot shared use path</u> provision along the North Road frontage

Ref	Page	Policy/ Paragraph	Main Modification
			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.
MM7.37	90	7.8.12	<i>Change to:</i> The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023 ⁷ . Such provision will be made in accordance with Policy ST58.
MM7.38a	90	21	<i>In Part 2:</i> Proposals to develop <u>The proposed development on land at Trinity Farm will be expected to deliver a scheme in accordance with an agreed a comprehensive masterplan framework for the site in accordance with the provisions above and consistent with Policy ST58 which makes provision for:</u> Good quality design and <u>reflects local character</u>
MM7.38b	91	21	<i>In Part 2 c):</i> <u>a scheme that positively strategy for responding</u> to the National Grid assets present within the site and the Network Rail assets along the western boundary, <u>informed by relevant which demonstrates how the National Grid Design Guide and Principles and relevant Network Rail guidance have been applied and how which demonstrates that the impact of the assets has been reduced through good design;</u>
MM7.38c	91	21	<i>In Part 2 e):</i> 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, evaluation, and a mitigation strategy;
MM7.38d	91	21	<i>In Part 2 f):</i> homes, as where appropriate ...
MM7.38e	91	21	<i>In Part 2 g):</i> a quality green/blue infrastructure to achieve a multifunctional, biodiverse, coherent and connected <u>green/blue infrastructure network that integrates with Phase 1 of the Trinity Farm development to the south, the adjoining ecological assets including Retford ...</u>
MM7.38f	91	21	<i>In Part 2 h):</i> approximately 1.5 ha of high quality multifunctional publicly accessible open space, as identified by the Infrastructure Delivery Plan⁷ in accordance with Policy ST46;
MM7.38g	91	21	<i>In Part 2 i):</i>

Ref	Page	Policy/ Paragraph	Main Modification
			a depth landscape buffer adjacent to the railway line along the western boundary to mitigate noise pollution and protect residential amenity appropriate landscaping throughout the site, including along the western boundary to provide appropriate separation with new residential properties;
MM7.38h	91	21	Delete Part 2 j): an appropriate financial contribution towards enabling primary and acute healthcare services to address patient growth associated with the development;
MM7.38i			Add new criteria after Part 2 i): new and/or improved social and community infrastructure and facilities to meet the needs of the development;
MM7.38j	91	21	In Part 2 k): infrastructure, referring to the development's as evidenced by a Transport Assessment and Travel Plan, for the proposal. informed by Local Highways Authority advice. This should includeing but not be limited to:
MM7.38k	91	21	In Part 2 k) ii): development including via a cycle track, and ...
MM7.38l	91	21	In Part 2 k) iii): footway and cycle path along the North Road frontage to connect to the existing footway shared use path to ...
MM7.38m	92	21	In Part 2 k) iv): any appropriate financial ...
MM7.38n	92	21	In Part 2 k) viii): any appropriate proportionate improvements to financial contribution towards improving the capacity of the following off-site highways infrastructure identified by the Infrastructure Delivery Plan in the locality of the site including towards: a. improvements to the junction at A620 Babworth Road / B6420 Mansfield Road / A620 Straight Mile / Sutton Lane; b. improvements to the junction at Ordsall Road/A620 Babworth Road; c. improvements to the junction at London Road / Whinney Moor Lane / Bracken Lane; d. improvements to the junction at London Road / Whitehouses Road.
MM7.39	92	Figure 20	Delete:

Ref	Page	Policy/ Paragraph	Main Modification
			 <p data-bbox="658 587 824 619"><i>Replace with:</i></p> 
MM7.40	93	7.9.3	<p data-bbox="658 951 748 975"><i>Delete:</i></p> <p data-bbox="658 983 2067 1038">The Land Availability Assessment 2021² identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable from 2025-2026.</p>
MM7.41	93	7.9.5	<p data-bbox="658 1054 965 1078"><i>Add new third sentence:</i></p> <p data-bbox="658 1086 2067 1142">To ensure no loss of provision, all active plots will be re-provided within the locality. <u>This should be agreed with the Council's Parks and Open Space team.</u> The...</p>
MM7.42			<p data-bbox="658 1158 1055 1182"><i>Add new paragraph after 7.9.5:</i></p> <p data-bbox="658 1190 2067 1310"><u>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 2022¹⁶ 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 ST52).</u></p>
MM7.43a	93	22	<p data-bbox="658 1326 943 1350"><i>In Part 2, first sub-title:</i></p> <p data-bbox="658 1358 1267 1382">Good quality design and <u>reflects</u> local character</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM7.43b			<u>Add new criteria after Part 2 a): 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.</u>
MM7.43c	93	22	<u>In Part 2 b): through consultation with the Council's Parks and Open Space team, the re-provision...</u>
MM7.43d	93	22	<u>In Part 2 d): infrastructure, referring to the development's Transport Statement, informed by Local Highways Authority advice including a safe access into the site from Leafield for vehicles, cyclists and pedestrians 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.</u>
MM7.44	94	7.10.3	<u>Delete: The Land Availability Assessment² identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable from 2025-26.</u>
MM7.45	95	7.10.9	<u>Change to: The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023⁷. Such provision will be made in accordance with Policy ST58.</u>
MM7.46a	95	23	<u>In Part 2: Proposals to develop The proposed development on land at the Former Elizabethan High School will be expected to deliver a scheme consistent with Policy ST58 which makes provision for: Good quality design and reflects local character</u>
MM7.46b			<u>Add new criteria after Part 2 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.</u>
MM7.46c	95	23	<u>In Part 2 d):</u>

Ref	Page	Policy/ Paragraph	Main Modification
			any appropriate financial contribution towards the improvement of the adjoining open space to address impacts arising from the increased use by residents of site HS9 proposal;
MM7.46d	95	23	Delete Part 2 e)-f): an appropriate financial contribution towards the improvement of the adjoining space for children and young people to address impacts arising from the increased use by residents of site HS9; an appropriate financial contribution towards enabling primary and acute healthcare services to address patient growth associated with the development;
MM7.46e			Add new criteria after Part 2 d): new and/or improved social and community infrastructure to meet the needs of the development;
MM7.46f	96	23	In Part 2 g): infrastructure, referring to the development's Transport Statement informed by Local Highways Authority advice which should includeing but not be limited to:
MM7.46g	96	23	Delete Part 2 g) iii: appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site
MM7.46h			Add new criteria after Part 2 g) ii: any appropriate financial contribution towards enhancing bus service provision in the locality;
MM7.46i	96	23	In Part 2 g) iv: any appropriate, proportionate financial contribution towards improving improvements to highways infrastructure in the locality of the site including an appropriate financial contribution towards: a. improvements to the junction at A620 Babworth Road / B6420 Mansfield Road / A620 Straight Mile / Sutton Lane; b. improvements to the junction at Ordsall Road/A620 Babworth Road; c. improvements to London Road / Whinney Moor Lane / Bracken Lane; d. improvements to London Road / Whitehouses Road
MM7.47	96	7.11.3	Delete: The Land Availability Assessment 2021² identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable from 2025-26.
MM7.48	97	7.11.8	Change to: The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023⁷. Such provision will be made in accordance with Policy ST58.

Ref	Page	Policy/ Paragraph	Main Modification
MM7.49a	97	24	In Part 2: Proposals to develop <u>The proposed development on land at St Michael's View will be expected to deliver a scheme consistent with Policy ST58 which makes provision for:</u> Good quality design and <u>reflects local character</u>
MM7.49b			Add new criteria after Part 2 b): <u>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.</u>
MM7.49c	98	24	Delete Part 2 d): an appropriate financial contribution towards open space improvements in the locality to address impacts arising from the increased use by residents of site HS10;
MM7.49d	98	24	Delete Part 2 f): an appropriate financial contribution towards enabling primary and acute healthcare services to address patient growth associated with the development;
MM7.49e			Add new criteria after Part 2 e): <u>new and/or improved social, community infrastructure and green infrastructure to meet the needs of the development;</u>
MM7.49f	98	24	In Part 2 g): infrastructure, referring to the development's Transport Statement, informed by Local Highways Authority advice including which shall include but not be limited to:
MM7.49g	98	24	Delete Part 2 g) ii: appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site
MM7.49h			Add new criteria after Part 2 g) i: <u>any appropriate financial contribution towards enhancing bus service provision in the locality;</u>
MM7.49i	98	24	In Part 2 g) iii:

Ref	Page	Policy/ Paragraph	Main Modification
			<p>improvements to highways infrastructure in the locality of the site including any appropriate, proportionate financial contribution towards improving the capacity of the following highways infrastructure in the locality of the site:-</p> <p>a. improvements to the junction at A620 Babworth Road / B6420 Mansfield Road / A620 Straight Mile / Sutton Lane;</p> <p>b. improvements to the junction at Ordsall Road/A620 Babworth Road;</p> <p>c. improvements to the junction at London Road / Whitehouses Road</p>
MM7.50	98	7.12.2	<p><i>Delete:</i></p> <p>The Land Availability Assessment 2021² identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable from 2026-2027.</p>
MM7.51	99	7.12.6	<p><i>In last sentence:</i></p> <p>The Transport Assessment Statement for the ...</p>
MM7.52	99	7.12.9	<p><i>Change to:</i></p> <p>The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan 2023⁷. Such provision will be made in accordance with Policy ST58.</p>
MM7.53a	99	25	<p><i>In Part 2:</i></p> <p>Proposals to develop <u>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 ST58 which makes provision for:</u></p> <p>Good quality design and <u>reflects</u> local character</p>
MM7.53b	100	25	<p><i>Delete Part 2 e)-f) and sub-title:</i></p> <p>Green/blue infrastructure</p> <p>an appropriate financial contribution towards improving the quality of open space in the locality to address impacts arising from the increased use by residents of site HS11;</p> <p>an appropriate financial contribution towards enabling primary and acute healthcare services to address patient growth associated with the development;</p>
MM7.53c			<p><i>Add new criteria after Part 2 d):</i></p> <p><u>new and/or improved social, community and green infrastructure to meet the needs of the development;</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM7.53d	100	25	<i>In Part 2 g):</i> infrastructure, referring to <u>as evidenced by the development's a Transport Assessment and Travel Plan, Statement for the proposal informed by Local Highways Authority and Network Rail advice.</u> <u>This should include but not be limited to:</u>
MM7.53e	100	25	<i>In Part 2 g) i:</i> one <u>two points of safe access ...</u>
MM7.53f	100	25	<i>In Part 2 g) ii:</i> <u>any proportionate ...</u>
MM7.53g	100	25	<i>In Part 2 g) iii:</i> <u>any appropriate ...</u>
MM7.53h	100	25	<i>Delete Part 2 g) iv:</i> appropriate highway demand management measures to be in operation throughout the lifetime of the construction of the site;
MM7.53i	100	25	<i>In Part 2 g) vi:</i> improvements to highways infrastructure in the locality of the site including any appropriate, proportionate financial contribution towards improving highways infrastructure in the locality of the site. a. improvements to the junction at A620 Babworth Road / B6420 Mansfield Road / A620 Straight Mile / Sutton Lane; b. improvements to the junction at Ordsall Road/A620 Babworth Road; c. improvements to London Road / Whinney Moor Lane / Bracken Lane; d. improvements to London Road / Whitehouses Road
MM7.54	101	7.13.3	<i>Delete:</i> The Land Availability Assessment 2021² identified the site as suitable to contribute to the housing requirement in Retford. The site is identified as deliverable in the early part of the plan period, from 2025-2026.
MM7.55	101	7.13.5	<i>In third sentence:</i> A planning application should be informed by a heritage statement and archaeological assessment, which...
MM7.56a	102	26	<i>In Part 1:</i> Infrastructure Delivery Plan 2023⁷ within the plan period as part of ...
MM7.56b	102	26	<i>In Part 2, first sub-title:</i> Good quality design and <u>reflects</u> local character

Ref	Page	Policy/ Paragraph	Main Modification
MM7.56c	102	26	<i>In Part 2 b):</i> 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, where necessary;
MM7.56d	102	26	<i>Add new criteria after Part 2 b):</i> <u>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.</u>
MM7.56e	102	26	<i>In Part 2 c):</i> infrastructure, referring to the development's Transport Statement, informed by Local Highways Authority advice, detailing which shall include a safe...
MM7.57	102	7.14.3	<i>Change to:</i> The Land Availability Assessment 2022² identified the site as suitable to contribute to the housing requirement in Retford. Given the complex nature of delivering a large urban extension, it is considered appropriate to set a Local Plan growth target of 890 960 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 2026-2027-2028.
MM7.58	103	7.14.4	<i>Change to:</i> The site (see Figure 25 overleaf) 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 should <u>will</u> be mitigated by an appropriate financial contribution being secured through a planning obligation that would be used towards enhancements to the club's Retford Golf Course <u>alternative enhanced sports provision on site, accessible for use by the new community.</u>
MM7.59	104	7.14.12	<i>In last sentence:</i> legislation and Policy ST40.
MM7.60	105	7.14.16	<i>In the first sentence:</i> <u>A new two-point distributor standard access will be required to enable safe access from Ollerton Road to the eastern and western part of the site, and a single point distributor road access to the east.</u>
MM7.61	105	7.14.17	<i>Change to:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			The Retford Transport Assessment, 2024 2022 ²¹ 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 27 identifies several junctions <u>recognises that highways infrastructure in the locality may require</u> improvements including the A620 Babworth Road / Ordsall Road and at London Road/Whitehouses Road . Contributions to <u>and</u> traffic calming/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 through the <u>at</u> planning application <u>stage</u> , informed by a detailed Transport Assessment and Travel Plan for the site, undertaken by the promoters, to be agreed with the Local Highways Authority.
MM7.62a	105-106	27	<i>In Part 1:</i> Land at Ordsall South, Retford (106.5ha), as identified on the Policies Map will be developed <u>for a total of 1250 dwellings of which in this plan period for approximately 890</u> 960 dwellings and supporting infrastructure, <u>as identified by the Infrastructure Delivery Plan 2023¹³ will be delivered in this plan period with the balance of housing and a further 360 dwellings</u> and associated infrastructure thereafter as set out in the Infrastructure Delivery Plan⁷ as part of a safe, sustainable, quality living environment.
MM7.62b	106	27	<i>In Part 2:</i> Proposals to develop <u>The proposed development on</u> land at Ordsall South will be expected to deliver <u>a scheme in accordance with an agreed comprehensive masterplan framework for the site in accordance consistent with the provisions above and Policy ST58 which makes provision for:</u> Good quality design and <u>reflects</u> local character
MM7.62c	106	27	<i>In Part 2 a):</i> a landscape-led scheme of an appropriate scale, layout, form and materials, <u>with a design that responds visually to topography, aspect and local context</u> , informed by a landscape statement and density plan, which protects and enhances <u>the openness within</u> GG7: Retford South-Eaton Green Gap in accordance with Policy ST38 <u>and maintains sightlines and long open views across the Idle Valley and to Eaton</u> . This should include: i. sensitive use of soft landscaping, such as trees, hedgerows;

Ref	Page	Policy/ Paragraph	Main Modification
			<p>ii. use of an appropriate density across the site within a range of 15-30 dwellings per hectare defined by local neighbourhood character areas and a design code;</p> <p>iii. maintaining sightlines and views from and through the development across the Idle Valley and to Eaton including through the new country park;</p>
MM7.62d	106	27	<p><i>In Part 2 f):</i> <u>resilience that links existing woodland and important hedgerows with tree planting, publicly accessible open space and SuDS; A long term management and maintenance plan must be agreed through the planning application process. Provision should include:</u></p>
MM7.62e	106	27	<p><i>Delete Part 2 f) ii:</i> 4ha of high quality recreational open space as identified by the Infrastructure Delivery Plan⁷ throughout the site, including provision for children and young people;</p>
MM7.62f	106	27	<p><i>In Part 2 f) iii:</i> an in-depth appropriate landscaping buffer around the periphery of throughout the site to facilitate off road walking and cycling; including: a new permanent defensible southern landscaped edge, appropriate separation between with existing residential properties to the north and connectivity between existing and new development; and, buffers alongside waterways;</p>
MM7.62g	106	27	<p><i>In Part 2 f) v.:</i> edible space for local food production, such as...</p>
MM7.62h			<p><i>Add new section after Part 2 f) v:</i> <u>A long term management and maintenance plan must be agreed through the planning application process.</u></p>
MM7.62i	107	27	<p><i>In Part 2 g):</i> Centre <u>on site</u> to...</p>
MM7.62j	107	27	<p><i>In Part 2 h):</i> hub <u>on site to include</u>ing space for a general practitioners branch surgery and supporting <u>ancillary</u> community ...</p>
MM7.62k	107	27	<p><i>In Part 2 i):</i> facility <u>on site to include</u>ing indoor and outdoor space for sport and <u>changing ancillary</u> accommodation ...</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM7.62l	107	27	Delete Part 2 j): offsetting improvements, via an appropriate financial contribution, to the Retford Golf Course;
MM7.62m	107	27	In Part 2 k): appropriate provision of 1.5ha of serviced land to ...
MM7.62n	107	27	In Part 2 m): infrastructure, referring to the development's <u>as evidenced by a Transport Assessment(s) and Travel Plan(s), for the proposal</u>, informed by Local Highways Authority advice, detailing <u>This should include but not be limited to:</u>
MM7.62o	107	27	In Part 2 m) i): a two-point distributor standard access to the east and west parts 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 from Ollerton Road;
MM7.62p	107	27	In Part 2 m) iii): any appropriate proportionate financial contribution towards improving improvements to off-site highways infrastructure as identified by the Infrastructure Delivery Plan in the locality of the site including towards: improvements to the junction at the A620 Babworth Road / B6420 Mansfield Road / A620 Straight Mile / Sutton Lane; improvements to the junction at Ordsall Road/A620 Babworth Road; improvements to the junction at London Road / Whinney Moor Lane / Bracken Lane; improvements to the junction at London Road / Whitehouses Road; the junctions at: I. A614 Blyth Road/A57/A1; II. the A60 Mansfield Road/A619; III. the A57/Sandy Lane; IV. the A57/Claylands Avenue/Shireoaks Common; V. the A57/B6034/Netherton Road and the A57/B6040; and VI. the A57/A614/A1 Five Lanes End roundabout
MM7.62q	107	27	In Part 2 m) iv): <u>any appropriate proportionate financial contribution towards</u> the provision of off-site traffic calming/management ...

Ref	Page	Policy/ Paragraph	Main Modification
MM7.62r	107	27	<i>In Part 2 m) v:</i> a new footpathway and marked ...
MM7.62s	108	27	<i>In Part 2 m) viii:</i> <u>any appropriate</u> financial contribution...
MM7.63	108	7.15.2	<i>Delete:</i> The Land Availability Assessment 2021² identified the site as suitable to contribute to the housing requirement in Tuxford. The site is identified as deliverable in the early part of the plan period, from 2025-2026.
MM7.64	109	7.15.4	<i>In second sentence:</i> archaeological assessment <u>consistent with Policy 43</u> , which will ...
MM7.65	109	7.15.5	<i>In second sentence:</i> identified by the Site Allocations: Landscape Study 2019 ¹² , <u>and the Landscape Assessment 3rd Addendum 2022²⁴ ensuring...</u>
MM7.66	109	7.15.7	<i>In last sentence:</i> through the developers Transport Assessment and Travel Plan <u>Statement</u> for...
MM7.67	109	7.15.8	<i>Change to:</i> The development must also mitigate its impact on local infrastructure to help deliver relevant requirements set out in the Infrastructure Delivery Plan <u>2023¹³. Such provision will be made in accordance with Policy ST58.</u>
MM7.68a	109	28	<i>In Part 2:</i> Proposals to develop <u>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 ST58 which makes provision for:</u> Good quality design and <u>reflects</u> local character
MM7.68b	109	28	<i>In Part 2 b):</i> including a depth buffer along the prominent western ...

Ref	Page	Policy/ Paragraph	Main Modification
MM7.68c	109	28	<i>In Part 2 c):</i> and archaeological desk based assessment <u>comprising a geophysical survey and/or where necessary a field evaluation.</u>
MM7.68d	110	28	<i>Delete Part 2 e)-g) and sub-title:</i> Green/blue infrastructure and biodiversity an appropriate financial contribution towards improving the quality of open space in the locality to address impacts arising from the increased use by residents of Ollerton Road; an appropriate financial contribution towards enabling primary and secondary education to address pupil growth associated with development; an appropriate financial contribution towards enabling primary and acute healthcare services to address patient growth associated with the development;
MM7.68e			<i>Add new criteria after Part 2 d):</i> <u>new and/or improved social, community and green infrastructure to meet the needs of the development;</u>
MM7.68f	110	28	<i>In Part 2 h):</i> infrastructure, referring to the development's <u>evidenced by a Transport Assessment and Travel Plan, Statement for the proposal, informed by Local Highways Authority advice, This should includeing but not be limited to:</u>
MM7.68g	110	28	<i>In Part 2 h) ii:</i> any appropriate financial contribution...
MM7.68h	110	28	<i>In Part 2 h) iv:</i> and provision of any appropriate financial ...
MM7.69	112	7.17.12	<i>In the first sentence:</i> Figure 27 The Housing and Economic Development Needs Assessment 2020 shows <u>identifies</u> the discount that would be required in Bassetlaw (as at March 2020)¹⁰.
MM7.70	112	Figure 27	<i>Delete Figure 27:</i>

Ref	Page	Policy/ Paragraph	Main Modification																
			<table border="1"> <thead> <tr> <th>Type of property</th> <th>Affordable Price</th> <th>Estimated new build open market value</th> <th>Discount required</th> </tr> </thead> <tbody> <tr> <td>2 bedrooms</td> <td>£83,000</td> <td>£100,000</td> <td>17%</td> </tr> <tr> <td>3 bedrooms</td> <td>£114,000</td> <td>£144,000</td> <td>21%</td> </tr> <tr> <td>4+ bedrooms</td> <td>£177,000</td> <td>£254,000</td> <td>30%</td> </tr> </tbody> </table> <p>Figure 27: Bassetlaw Affordable home ownership prices (data for year to March 2020)</p>	Type of property	Affordable Price	Estimated new build open market value	Discount required	2 bedrooms	£83,000	£100,000	17%	3 bedrooms	£114,000	£144,000	21%	4+ bedrooms	£177,000	£254,000	30%
Type of property	Affordable Price	Estimated new build open market value	Discount required																
2 bedrooms	£83,000	£100,000	17%																
3 bedrooms	£114,000	£144,000	21%																
4+ bedrooms	£177,000	£254,000	30%																
MM7.71	113	7.17.19	<p><i>In third sentence:</i> As such, housing site allocations in this plan will secure approximately 768 <u>680</u> affordable dwellings by 2038. These are in addition to those delivered in this plan period (1 April 2020-31 March 20222023), those ...</p>																
MM7.72a	115	ST29	<p><i>In Part 2, Figure 27a:</i></p> <table border="1"> <tr> <td> <p>Tenure split of the affordable housing requirement Of these affordable homes, 25% should be for First Homes; and then the priority will be 25% should be for affordable housing for rent social rent and 25% affordable rent with the remainder being and 50% should be for other affordable home ownership products</p> </td> </tr> </table>	<p>Tenure split of the affordable housing requirement Of these affordable homes, 25% should be for First Homes; and then the priority will be 25% should be for affordable housing for rent social rent and 25% affordable rent with the remainder being and 50% should be for other affordable home ownership products</p>															
<p>Tenure split of the affordable housing requirement Of these affordable homes, 25% should be for First Homes; and then the priority will be 25% should be for affordable housing for rent social rent and 25% affordable rent with the remainder being and 50% should be for other affordable home ownership products</p>																			
MM7.72b	115	ST29	<p><i>In Part 5:</i> Affordable housing should be provided on site in order to create sustainable, mixed communities. In exceptional circumstances, where it can be demonstrated that all or part of the requirement is not deliverable on site, <u>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.</u></p>																

Ref	Page	Policy/ Paragraph	Main Modification
MM7.72c	115	ST29	<p><i>In Part 6:</i> Exceptions to the requirement for on-site provision will be:</p> <ul style="list-style-type: none"> a) Schemes which involve the conversion of a building which is not able to physically accommodate units of the size and type of affordable housing which is required within that locality; b) Specialist accommodation in Class C2 <u>where it can be demonstrated that</u> the management of the building(s) would make it difficult to provide affordable housing on-site (such as sheltered <u>or extra care</u> accommodation); c) <u>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;</u>
MM7.73	117	7.18.8	<p><i>Add new second, third, fourth and last sentences:</i> <u>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.</u></p>
MM7.74	117	7.18.9	<p><i>In the first sentence:</i> <u>The Self-Build and Custom Housebuilding PPG 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. Housing and Economic Development Needs Assessment 2020⁴⁰ on the demand for self-build suggests that there is potential to encourage developers of larger housing site allocations to provide plots for self-build.</u></p>
MM7.75	118	ST30	<p><i>In Part 1:</i> All <u>New residential development should...</u></p>
MM7.76	119	7.19.7	<p><i>In last sentence:</i> As a starting point, 40 <u>48</u> market dwellings will be provided at HS13: Ordsall South in this plan period.</p>
MM7.77a	121	ST31	<p><i>In Part 1 b):</i> lead to <u>an over</u> concentration of ...</p>
MM7.77b	121	ST31	<p><i>In Part 1 c):</i> the development, <u>where applicable,</u> can ...</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM7.77c	121	ST31	<i>In Part 1 d):</i> services, preferably with safe ...
MM7.77d	121	ST31	<i>In Part 2:</i> Proposals which may result in ...
MM7.77e	121	ST31	<i>In Part 3:</i> 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. <u>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.</u>
MM7.77f	121	ST31	<i>In Part 4 c):</i> services, preferably with safe ...
MM7.78	121	7.20.2	<i>In second sentence:</i> and Traveller ethnic need in ...
MM7.79a	121	7.20.3	<i>In first sentence:</i> There is <u>The 2022 Update identifies</u> a need for a minimum of 24 <u>49</u> additional permanent pitches by 2029 <u>2037- 2038</u> with a further 24 <u>27</u> pitches by 2028-2038 ²⁹ .
MM7.79b	122	7.20.4	<i>In first sentence:</i> To support the delivery of the spatial strategy and to ensure that <u>The evidence shows that the District has a healthy supply of land which is capable of meeting the identified needs for the first five</u> ten years of the plan, are met in full
MM7.80	122	7.20.6	<i>Add new first and second sentence:</i> <u>Policy ST32 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.</u>
MM7.81a	123	ST32	<i>In Part 1:</i> the provision for 42 <u>49</u> permanent pitches by <u>2037-2038</u> , with approximately 24 <u>27</u> permanent pitches to be delivered by <u>2028-2029</u> , by <u>through a combination of:</u>
MM7.81b	123	ST32	<i>Delete Part 1 a):</i> protecting existing authorised Gypsy and Traveller sites;
MM7.81c	123	ST32	<i>In Part 1 b):</i>

Ref	Page	Policy/ Paragraph	Main Modification
			supporting the establishment or ...
MM7.81d	123	ST32	<i>In Part 1 b) ii and iii:</i> i. GT002: Land at Treswell (for 5 <u>10</u> additional pitches); ii. GT003: Land at Daneshill (for 4 <u>6</u> additional pitches)
MM7.81e	123	ST32	<i>In Part 1 c):</i> supporting the formalisation ...
MM7.81f	123	ST32	<i>In Part 2:</i> To meet the identified needs of the Gypsy and Traveller community, development of <u>Proposals for new Gypsy and Traveller sites, and/or the extensions to, and/or intensification of existing authorised Gypsy and Traveller sites over the plan period to address needs beyond 2028-29 should:</u>
MM7.81g	123	ST32	Delete Part 2 a) and 2 b): address an unmet need identified in the Bassetlaw Gypsy and Traveller Accommodation Needs Assessment Update 2022, or any successor; be located in a sequentially preferable location: within a settlement boundary, then in an edge of settlement location; and, only if suitable sites are not available should out of settlement sites be considered, evidenced by a sequential assessment;
MM7.81h	123	ST32	<i>In Part 2 i):</i> have no adverse unacceptable impact ...
MM7.81i	123	ST32	<i>In Part 3:</i> with section <u>Part 2 ...</u>
MM7.81j			Add new section after Part 4: <u>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.</u>
MM7.82	124	7.21.3	Add new last sentence: <u>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.</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM7.83a	125	33	<i>In Part 1 b):</i> it does <u>would</u> not create ...
MM7.83b	125	33	<i>In Part 1 c):</i> it provides the relevant <u>an appropriate level of</u> vehicle and cycle parking provision in accordance with informed <u>by</u> the most up to date Nottinghamshire Parking Standards ³² unless it can be demonstrated that it is not viable or feasible to do so;
MM7.84	125	7.22.2	<i>In last sentence:</i> where it is essential to meet the needs of an agricultural or forestry business <u>a rural enterprise</u> .
MM7.85	125	7.22.4	<i>In first sentence:</i> will be assessed taking account of the history of the <u>rural</u> enterprise.
MM7.86	126	7.22.6	<i>In the last sentence:</i> meet local <u>rural</u> accommodation needs ...
MM7.87	126	34	<i>In Part 2:</i> persons currently employed in local agricultural or forestry <u>rural employment</u> .

Main Modifications – Chapter 8: Local Character and Distinctiveness

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM8.1			<i>Add new paragraph after 8.1.5:</i> <u>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.</u>
MM8.2a	131	ST35	<i>In Part 1 b) iii:</i> the density of the...
MM8.2b	131	ST35	<i>In Part 1 g):</i> providing <u>provides a clear and legible hierarchy of streets ...</u>
MM8.2c	131	ST35	<i>In Part 1 h):</i> can easily and safely and comfortably access buildings and spaces and ...
MM8.2d	132	ST35	<i>In Part 1 q):</i> and cycle parking that accords with <u>informed by the most up-to-date Nottinghamshire Parking Standards⁵ unless it can be demonstrated that it is not viable or feasible to do so; and ...</u>
MM8.3	134	8.3.7	<i>In the second sentence:</i> <u>Addendums 2020⁹, 2021¹⁰ and 2022¹¹).</u>
MM8.4	134	8.3.8	<i>In the first sentence:</i> <u>2019⁷⁸ and the Landscape Assessment Addendums 2020⁹, 2021¹⁰ and 2022¹¹...</u>
MM8.5	134	ST37	<i>In Part 1 b):</i> the principles of development opportunities identified within <u>the Site Allocations: Landscape Study 2019⁸ and the Landscape Assessment Addendums 2020⁹, 2021¹⁰ and 2022¹¹.</u>
MM8.6a	134- 135	8.4.1-8.4.3	<i>Delete:</i> The countryside and its relationship with the District's settlements contributes to its distinctive character and is highly valued. Whilst supporting suitably located and designed development necessary to facilitate the economic and social well-being of local communities, weight is given to protecting and enhancing the intrinsic character of non-designated landscapes, the countryside and the green/blue infrastructure network from significant harm.

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Many of these landscapes are found between and around Worksop, Retford, Harworth & Bircotes and nearby Large and Small Rural Settlements. Some of these areas are also protected – such as by a Conservation Area or through local environmental designations – giving that landscape added significance.</p> <p>These landscapes help create a sense of place and help manage urban sprawl. 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. Many also provide valuable recreational opportunities through the public rights of way network to the nearby countryside.</p>
MM8.6b			<p><i>After Policy ST37 add new paragraph:</i> <u>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.</u></p>
MM8.7	135	8.4.4	<p><i>Change to:</i> 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 <u>and prevent settlement coalescence.</u> <u>For example,</u> 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.</p>
MM8.8	135	8.4.4	<p><i>Change to:</i> Policy ST38 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 in <u>locally valued landscapes.</u> <u>between settlements in the future.</u></p>
MM8.9	135	8.4.5	<p><i>Change to:</i> <u>Green Gaps refer to land between settlements that have been identified by the Bassetlaw Green Gaps Report 2019¹¹ and the Green Gap Addendum reports 2020^{12,13} 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.</u> analyses the sensitivity of the landscape between and around the Main Towns and nearby Large and Small Rural Settlements. Its starting point is †<u>The Bassetlaw Landscape Character Assessment 2009⁷–has classified the District into a number of and its Policy Zones. It identifies the distinctive landscape features of each Zone and provides a set of and Landscape Actions identified by Policy ST37 to</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>conserve, reinforce, restore and create environments.</u> In particular, Green Gaps support the principles of the Conserve Policy Zone <u>which promote actions that encourage the conservation of established and distinctive features.</u>
MM8.10a	135	8.4.6	<i>Change to:</i> The purpose of identifying Green Gaps is to <u>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.</u> The purpose of identifying Green Gaps is to <u>protect these areas of land and to conserve and reinforce the structure of the settlement pattern in the district.</u> They may also have other <u>important benefits for local communities as areas with recreation, amenity and/or biodiversity value.</u> help manage the location and scale of development, to protect the setting and character of the relevant settlements and where possible secure townscape/landscape enhancements, particularly in areas directly adjacent to the countryside. As such, Green Gaps are intended to enable high quality development to continue to be proposed in appropriate locations in and adjoining these settlements, but to identify and protect the development of land which is integral to the character and identity of that settlement. As such, the function of each Green Gap may differ slightly to reflect its role, local context and distinctiveness; this should be reflected in the design and development approach taken.
MM8.10b	135	8.4.7-8.4.8	<i>Delete:</i> Green Gaps have therefore been identified in locations where significant development between or around existing settlements could adversely impact the openness, character, function, appearance and therefore the quality of these locally valued landscapes. Policy ST38 ensures that, where it can be demonstrated that appropriate forms of development, including standalone infrastructure schemes evidenced essential by the relevant infrastructure provider for utilities, highways or flood management infrastructure, are designed to sit comfortably within the openness, character, appearance and function of a Green Gap, they will be supported. It is also important that proposals adjoining a Green Gap have regard to their distinctive landscape characteristics to ensure adverse impacts are addressed appropriately.
MM8.10c			<i>Add new paragraph after 8.4.6:</i> <u>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.</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM8.11	136	8.4.9	<p><i>Change to:</i></p> <p>To ensure the separation of settlements is maintained, proposals within or adjacent to a Green Gap should be accompanied by a landscape statement, including site surveys. This will need to show demonstrate that the individual and cumulative effects of existing and proposed development proposal 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. Where relevant, proposals will also need to demonstrate how proposals will protect and enhance biodiversity, the green/blue infrastructure network and the environment.</p>
MM8.12a	136	ST38	<p><i>In Part 1:</i></p> <p>To promote the local character and distinctiveness of the Main Towns and nearby Large and Small Rural Settlements, and to reflect the sensitivity of the adjoining landscape quality and character, The following ...</p>
MM8.12b	136	ST38	<p><i>In Part 2:</i></p> <p>Proposals for the development, including the intensification of land, within a Green Gap will only be supported where it can be demonstrated that 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.</p> <p>a) there are no suitable sites outside of a Green Gap that can meet the needs of the development; or b) it is for critical utilities, highways or flood management infrastructure; and, c) individually or cumulatively with other existing or planned development, the proposal will have a positive impact on the character, appearance, openness and function of the landscape characteristics of the relevant Green Gap. Evidenced by a landscape statement, proposals should:</p> <ol style="list-style-type: none"> i. deliver a high standard of design that positively reflects the landscape qualities of the location and/or settlement involved in accordance with Policy ST37; ii. maintain the separation between relevant existing settlements; iii. create a positive interface between the urban and rural environments; iv. maintain and where practicable enhance recreation and public access opportunities; v. protect and contribute to the enhancement of the District's green/blue infrastructure network and Nature Recovery Network in accordance with Policy ST39 and Policy ST41 respectively
MM8.13a	137	8.5.5	<p><i>In second sentence:</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>Identified by the Bassetlaw Green Infrastructure Study¹⁴ as valuable assets that provide ‘a coherent, landscape framework that delivers significantly greater value’</u> Policy ST39 <u>seeks to protect their features whilst recognising ...</u>
MM8.13b			<i>Add new paragraph after 8.5.6:</i> <u>The Green Infrastructure Study¹⁴ recognises that the status of green corridors could be increased ‘through expansion and buffering’.</u> As such, Policy ST39 seeks opportunities to maximise the multi-functionality and connectivity of the natural environment to secure the widest achievable benefits for the District.
MM8.14a	137	8.5.7	<i>Change to:</i> <u>On that basis,</u> Policy ST39 identifies the minimum buffer zone for each corridor. <u>The minimum width is measured from the centre point of each corridor.</u> Reflecting their value the buffer zone for main corridors are wider (30m <u>each side of the centre point</u>) than minor corridors (15m <u>each side of the centre point</u>). These are considered to be the minimum width needed for habitats within or adjacent to the corridor to function, for a distinct landscape to be recognised, or to provide functional space for access and recreation. Each buffer zone is measured from the centre point of each corridor.
MM8.14b	138	8.5.8	<i>Change to:</i> that the extent of the buffer zone should be responsive <u>may vary in response</u> 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, <u>major development</u> 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; <u>these should be proportionate to the type, nature and scape of the proposal.</u> and how <u>The design and layout will make provision for should positively respond to the green/blue infrastructure functions and opportunities that exist in that locality</u> and the activities expected to take place. This could be related to landscape, biodiversity, recreation, movement, and/or drainage.
MM8.15	138	8.5.11	<i>In the second sentence:</i> informed by <u>the Green Infrastructure Study¹⁴, ...</u>
MM8.16a	138	ST39	<i>In Part 1 d):</i> to aid carbon offsetting <u>climate change mitigation;</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM8.16b	139	ST39	<i>In Part 2 c):</i> All m <u>Major development proposals that lie wholly or partly within the minimum buffer zone of a main green corridor (30m width measured from each side of the centre point), or a minor green corridor (15m width 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 scape 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.</u>
MM8.17	140	8.6.4	<i>In the second sentence:</i> The Habitats Regulations Assessment 2022 ^{14z} identifies...
MM8.18	140	8.6.9	<i>In the first sentence:</i> The Recreational Impact Assessments show that the housing development proposed within the Local Plan would not have an adverse recreational impact on the Birklands & Bilhaugh SAC. On that basis, there is ...
MM8.19	141	8.6.11	<i>Change to:</i> that all housing 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 to the that SSSI in developing proposals for the site. 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.
MM8.20	142	8.6.18	<i>In first sentence:</i> Mapping <u>for Bassetlaw and Idle Valley</u> ¹⁶ identifying ...
MM8.21	142	8.6.21 and 8.6.22	<i>In the second sentence of 8.6.21:</i> of the updated draft Environment Bill 2019 <u>Act 2021</u> , all ... <i>In the last line of 8.6.22:</i> Use of the latest <u>Natural England statutory biodiversity metric</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM8.22	142	8.6.23	<i>In the first and second sentence of 8.6.23:</i> The requirement for 40% biodiversity net gain is not expected to be a legal requirement until 2023.
MM8.23	142	8.6.24	<i>In the first sentence:</i> Reflecting emerging legislation a ...
MM8.24a			<i>Add new criteria after Policy ST40 Part 1 c):</i> <u>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 the 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.</u>
MM8.24b	143	ST40	<i>In Part 2 d):</i> and Idle Valley 2018 ¹⁴ <u>or any successor;</u>
MM8.24c	143	ST40	<i>In Part 3:</i> <u>3. In line with national legislation</u> A all new development should make provision for at least 10% net biodiversity gain on site, or where it can be demonstrated <u>after following the mitigation hierarchy that for design reasons this is not practicable, off site provision will be considered. through an equivalent financial contribution.</u> Policy ST40 Part 4: 4. A commuted sum equivalent to <u>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.</u>
MM8.25	145	8.7.8	<i>In the first sentence:</i> maintenance, <u>and the provision of trees through major development will be ...</u>
MM8.26	145	41	<i>In Part 1 e):</i> seeking contributions to the national tree planting target <u>from major development, provision for new trees or an equivalent financial contribution to help mitigate the impacts of climate change contribute to net zero emissions in accordance with Policy ST50.</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM8.27	147	8.8.9	<i>In the last sentence:</i> Proposals that harm an assets' <u>preserve or enhance those elements of the setting that make a positive contribution to the asset will not normally be supported.</u>
MM8.28			<i>Add new paragraph after 8.8.13:</i> <u>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.</u>
MM8.29	148	ST42	<i>In Part 1 a):</i> and re-use of <u>designated</u> heritage assets (designated and non-designated) and ...
MM8.30a	149	43	<i>In Part 2:</i> unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, where <u>and it can be demonstrated that:</u>
MM8.30b	149	43	<i>In Part 2 b):</i> heritage asset itself can be ...
MM8.30c	149	43	<i>In Non Designated Heritage Assets Part 2:</i> heritage asset will only be considered <u>supported</u> where it can ...
MM8.30d			<i>To be inserted above the last paragraph of Policy 43 which starts 'Where the in situ...':</i> <u>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.</u>

Main Modifications – Chapter 9: Healthy Bassetlaw

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM9.1a	153	ST44	<i>In Part 1 e):</i> creating high-quality, inclusive environments that incorporate <u>active design principles and Sport England's Active Design principles⁵</u> and the principles of the Town and Country Planning Association 20 minute neighbourhood⁸ where practicable, to increase ...
MM9.1b	153	ST44	<i>In Part 1 f):</i> supporting energy efficient design of development, <u>where practicable;</u>
MM9.1c	153	ST44	<i>In the first sentence of Part 2:</i> All residential proposals of 50 or more dwellings...
MM9.2	154	9.2.3	<i>In the third sentence:</i> The Infrastructure Delivery Plan Baseline Assessment 2021 <u>2023⁹</u> recognises...
MM9.3a	155	ST45	<i>In Part 1a) and 1b):</i> a) they are located within or adjacent to a development boundary or village location, and are accessible where appropriate, by sustainable and public transport; <u>and</u> b) they would meet an identified local need; <u>and</u>
MM9.3b	155	ST45	<i>In Part 2:</i> The co-location of community facilities, such as village halls and churches <u>religious institutions</u> , will be ...
MM9.3c	155	ST45	<i>In the second sentence of Part 4:</i> This should include marketing evidence which demonstrates <u>that the premises has been marketed for the lawful use at a reasonable market value</u> marketed for its lawful use for a sustained minimum period of 12 months.
MM9.4	156	9.3.9	<i>Change to:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			For all other major residential development, w Where the evidence ⁷ demonstrates a deficiency in terms of that there is expected to be insufficient quantity and/or quality of open space in the locality <u>to meet the needs of the additional residents generated by a new housing development</u> , a financial contribution towards improving the quality and multi-functionality of existing space will be sought to ensure infrastructure is able to meet accommodate the needs of additional residents growth sustainably... The forthcoming Affordable Housing and Developer Contributions SPD (to be published on <u>following the</u> adoption of the Local Plan) will provide further details on the approach to implementation at a local level.
MM9.5a	157	ST46	<i>In the second sentence of Part 1a):</i> with the open space standards in <u>1b)</u> below ...
MM9.5b	157	ST46	<i>In Part 1b):</i> requiring <u>major new residential development</u> in deficiency areas of <u>with either a quantitative or qualitative deficiency</u> of open space quantity and/or quality as identified by the Open Space Assessment Update 2020 7 or any successor, major development to make to meet the additional needs arising from the development <u>by contributeing towards maintaining open space the provision, expansion and/or improvement of open space to meet across the District-wide standard of to achieve 4.46ha of publicly accessible open space per 1000 people, unless it can be shown that it is not feasible or viable.</u> This will comprise the following standards of provision for each type of open space:
MM9.5c	157	ST46	<i>In Part 1 c):</i> requiring relevant schemes of ...
MM9.6	159	ST47	<i>In the first sentence of Part 3:</i> Community use will be required <u>to be provided at</u> new indoor and outdoor sports and recreational buildings and land, where appropriate...
MM9.7	161	9.6.4	<i>In the first sentence:</i> including the former power station site at High Marnham <u>colliery sites at Welbeck and Bevercotes.</u>
MM9.8	161	49	<i>In Part 1a):</i> waterways, <u>other watercourses and sources of groundwater, or to the environment;</u>

Main Modifications – Chapter 10: Greening Bassetlaw

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM10.1	163	10.1.5	<i>In the last sentence:</i> individual sites, <u>along the existing road network</u> , cumulatively across ...
MM10.2	164	10.1.8	<i>In the third sentence:</i> incorporate these <u>relevant</u> standards ...
MM10.3a	164	10.1.10	<i>In the last sentence:</i> Sufficient electric vehicle parking will need to be provided to meet the needs of the development in accordance with the most up to date Nottinghamshire County Council parking standards⁵. The minimum infrastructure requirements for charging electric vehicles is covered by Part S of the Building Regulations.
MM10.3b	164	10.1.11	<i>Delete paragraph:</i> Policy ST50 will require all new development to incorporate appropriate infrastructure to enable connection to an electric vehicle charging point in future. This future proofs the Plan, ensuring that over time, and as technology develops, different charging units can be installed in response to consumer choice and budget.
MM10.4a	164	10.1.12	<i>Change to:</i> <u>Carbon Offsetting Tree Planting</u> The Council recognise the importance of reducing the District's carbon footprint and carbon emissions by from new development...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, a carbon offsetting fund will be established <u>tree planting is</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>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.</u>
MM10.4b	164	10.1.13	<i>Change to:</i> Carbon offsetting <u>Tree planting</u> allows new developments to comply with local planning policy where it is not feasible or practical <u>make a meaningful contribution</u> to achieve carbon emissions savings at the development site <u>within the District</u> . <u>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.</u> The planting of trees should incorporate a native species mix that is best able to adapt to climate change. Financial contributions will be used to contribute to 'offsetting' the carbon footprint of new development by funding carbon saving projects elsewhere in the District thereby supporting Council Plan⁴ ambitions and contributing to national greenhouse gas reduction targets³
MM10.4c			<i>Add new paragraph after 10.1.13:</i> <u>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 Plan¹ ambitions to move towards carbon neutrality and contribute to national greenhouse gas reduction targets³.</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM10.4d	165	10.1.14	<i>Change to:</i> In the short term, and to reflect Council Plan priorities ⁴ , Policy ST50 will use the financial contribution to deliver tree planting – based on 5 trees per new dwelling or per 1000sqm of non-residential floorspace – for the first 5 years of the Plan, as identified by the Infrastructure Delivery Plan 2021 ⁷ . The Local Plan and Worksop Central DPD are expected to provide for This equates to approximately 38,552 <u>17,505 trees from major development site allocations</u> or 192,760 <u>560 carbon tonnes absorbed saved</u> a year once complete mature ; . This thereby providing <u>provides</u> 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 ¹⁸ . and maintain development viability. <u>Further detail will be set out in the Greening Bassetlaw SPD.</u>
MM10.4e	165	10.1.15	<i>Delete paragraph:</i> Through the review of the Local Plan, carbon offsetting priorities will be reviewed, to reflect national legislation, national planning guidance and local priorities. Further detail will be set out in the Greening Bassetlaw SPD.
MM10.4f	165	10.1.16	<i>Delete paragraph:</i> The planting of trees should incorporate a species mix that is best able to adapt to climate change. These trees will form new woodlands in strategic locations within the District, notably at HS1: Peaks Hill Farm and HS13: Ordsall South, and at the Bassetlaw Garden Village (see Policy ST4), where the benefits to the environment can be maximised.
MM10.5a	166	10.1.21	<i>In the first and second sentence:</i> The Environment Agency advises that areas identified as ‘Serious’ in the Water Stress Area Classification 2013 <u>2021</u> ⁹ , 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 <u>both water supply providers Anglian Water</u> , therefore the majority of Bassetlaw is an area of serious water stress.
MM10.5b	166	10.1.23	<i>In the first sentence:</i> Although the small part of the District covered by Severn Trent Water is not water stressed, <u>u</u> Undoubtedly ...
MM10.6	166	10.1.26	<i>In the first sentence:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			features, is identified <u>are also considered</u> as being an efficient and attractive green measure solution to introduce climate change adaptation in a distinctive but relatively cost effective way, <u>and will be supported</u> .
MM10.7a	166	ST50	<i>In Part 1:</i> All proposals, including the change of use of existing buildings and spaces, should <u>be designed seek to reduce carbon and energy impacts in their design and construction in accordance with Policy ST35 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</u> . Proposals should incorporate, <u>where appropriate, the following</u> measures that address issues of climate change mitigation <u>and adaptation</u> through:
MM10.7b	166	ST50	<i>Change Part 1 a)-i) and add Part 2 a), c), e)-g) :</i> <ul style="list-style-type: none"> a) ensuring no <u>unacceptable</u> adverse impact on local air quality; b) directing development towards locations that minimise the need to travel and maximise the ability to make trips by sustainable modes of transport; c) incorporating passive and energy efficient materials and/or technologies where appropriate; d) requiring compliance with relevant national building standards such as meeting BREEAM very good-excellent standards; e) promoting the retrofitting of existing buildings, including incorporating measures to reduce energy consumption; f) providing for electric vehicle charging capability and charging infrastructure in new development, and/or providing infrastructure that supports car-free living, particularly in town centres; g) ensuring that major development makes an appropriate financial contribution to the Bassetlaw carbon offsetting fund; h) making best use of available opportunities to reduce the impact of climate change on biodiversity and the natural environment by providing space for habitats and species to move through the landscape and for the operation of natural processes to occur; i) <u>where possible</u>, 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; <p>2a) designing layouts so that the orientation of buildings and spaces take the opportunity to maximise opportunities for solar gain;</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>2c) 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 ST52;</p> <p>2e) using integrated water management systems to manage runoff and provide a non-potable water supply;</p> <p>2f) providing green/blue infrastructure, and where possible, retaining existing trees and woodlands to reduce the 'urban heating effect' during warmer summers; and</p> <p>2g) using urban greening methods within the design of new buildings.</p>
MM10.7c	167	ST50	<p>Part 2: All new development should be designed to improve resilience to the anticipated effects of climate change. Proposals should incorporate measures that address issues of adaptation to climate change through:</p> <p>b) using appropriate materials that enable buildings to ventilate efficiently by day and night;</p>
MM10.7d			<p><u>Add new criteria after Part 1:</u> <u>All new non residential development of 1000sqm floorspace or more will be required to meet the BREEAM very-good-excellent standards or equivalent.</u></p>
MM10.7e			<p><u>Add new criteria after Part 1:</u> <u>All new residential development in the District should promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day.</u></p>
MM10.7f			<p><u>Add new criteria after Part 1:</u> <u>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.</u></p>
MM10.8a	168	10.2.4	<p>Delete last sentence: Elsewhere, micro to medium scale commercial renewable energy generation and community wind generation will be supported where they are consistent with relevant policies in this Plan.</p>
MM10.9	168	10.2.5	<p><u>Add second and third sentence:</u> <u>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 ST6) and West Burton because of each site's</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>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 the new strategic policy, where relevant and Policy ST51 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.</u></p>
MM10.8b	168	10.2.8	<p><i>Delete the sub-title and last sentence:</i> Area of Best Fit for Renewable Energy Development It states that plans should consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development.</p>
MM10.8c	169	10.2.9- 10.2.17	<p><i>Delete paragraphs:</i> In Bassetlaw, when assessing the suitability of land for renewable energy development, developers should first consider whether the proposal could be located within the Area of Best Fit as identified by Policy ST51 and on the Policies Map.</p> <p>The Area of Best Fit focuses renewable energy development at the former High Marnham Power station, recognising the site's previous use for energy generation; and its ability to provide a significant opportunity for direct connectivity to the national electricity grid, via existing energy switching and/or transmission infrastructure.</p> <p>Additionally, this approach promotes the positive regeneration of an area of brownfield land whilst minimising likely associated impacts on the wider environment and nearby communities.</p> <p>The Area of Best Fit does not preclude renewable energy development elsewhere in the district nor does it mean that land within the area must be developed for renewable energy exclusively.</p> <p>On that basis, proposals within the Area of Best Fit should be guided by a comprehensive masterplan framework, a delivery strategy and phasing plan in accordance with Policy ST58. The masterplan framework should include all relevant technical assessments considered necessary to address site-specific issues relevant to the site such as relating to the historic and/or the natural environment. Together these will coordinate delivery of the site. Community consultation and Council approval will be required prior to submission of a planning application.</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>In practice, there will be other parts of the District that will be suitable for renewable energy. The benefits of delivering increased renewable energy capacity will need to be assessed against any potential adverse effects. The type of possible impacts will vary depending on the technology being used, but the need to protect residential amenity is likely to be a common issue for many scheme types. Other considerations will include impact on the local environment or wider landscape, harm to sites of biodiversity value, impact on heritage assets and interference with telecommunications and aviation equipment.</p> <p>The District also has two other former power station sites; at Cottam (see Policy ST6) and West Burton. The Council recognise the significant regeneration that will need to be undertaken at both sites in the long term, which could include some form of zero carbon energy generation. Both are at different stages in the decommissioning process; on that basis the Council will continue to work with the landowners and site promoters to ensure that the opportunities for regeneration of both sites, and potentially zero energy generation, are maximised appropriately through the review of the Local Plan.</p> <p>As the number of renewable energy developments across the District continues to increase, the issue of cumulative impact will need to be carefully considered. Cumulative impacts can relate to landscape and visual amenity, bird populations and other wildlife, the historic environment or any other matter. Such impacts may be 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. Policies ST40, ST42 and ST37 are particularly relevant when considering these issues.</p> <p>All proposals will be considered in terms of their impact on neighbouring land uses and the affected community. Developers should demonstrate community support through an appropriate developer led pre-application consultation or through the neighbourhood planning process, where applicable. This should demonstrate the community response, including from the relevant parish/town council, is positive overall.</p>
MM10.10a			<p><i>Add new paragraph after 10.2.8:</i> <u>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.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM10.11b			<i>Add new paragraph after 10.2.8:</i> <u>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.</u>
MM10.12c			<i>Add new paragraph after 10.2.8:</i> <u>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.</u>
MM10.13d			<i>Add new paragraph after 10.2.8:</i> <u>Additionally, the issue of cumulative impact will need to be carefully considered. National Planning Practice Guidance¹⁰ 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.</u>
MM10.14	170	10.2.18	<i>Change to:</i> <u>Where planning permission is required for renewable energy projects, this shall include a planning condition requiring the removal of associated infrastructure and the reinstatement of a building or restoration of land to its original condition or appearance, returning the site to an acceptable state</u>

Ref	Page	Policy/ Paragraph	Main Modification
			within three years of the equipment project becoming permanently-non-operational. <u>The details of site restoration are to be agreed with the Council prior to the development proposal being approved.</u>
MM10.15	170	10.2.20	<i>In the first and second sentence:</i> requires developers to provide evidence based assessments of power generation based upon actual <u>expected yield</u> rather than installed capacity. This is <u>to be used for monitoring purposes only and is considered necessary</u> to enable the Council to have a robust understanding of the district's contribution towards national zero carbon targets <u>some of which will come from small scale projects.</u>
MM10.16a	170	ST51	<i>Delete Part 1 and Part 2:</i> Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy will be supported in principle at the Area of Best Fit at the former High Marnham power station site, as identified on the Policies Map as a result of the ability of on site development to connect to the on site national electricity grid infrastructure. Proposals for renewable energy development on land at the Area of Best Fit should deliver a scheme in accordance with an agreed masterplan framework, relevant supporting technical assessments, delivery strategy and phasing plan for the site in accordance with Policy ST58, and other relevant policies in this Plan.
MM10.16b	170	ST51	<i>In Part 3:</i> Outside the Area of Best Fit, d <u>Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy including community energy schemes will be supported and expected to demonstrate an operational and/or economic need for the development in that location, and subject to the satisfactory resolution of all relevant site specific and cumulative impacts upon: that the scheme could have on the area, taking into account operational and approved developments, as well as any proposed intensification to operational or approved proposals. An assessment should address cumulative</u> a) <u>location, setting and position in the wider landscape, resulting from its siting and scale; and landscape impacts, as well as</u> b) <u>natural and heritage assets and their settings;</u> c) <u>air and water quality;</u> d) <u>hydrology and hydrogeology;</u> e) <u>the best and most versatile agricultural land; ecology;</u> traffic and transport;

Ref	Page	Policy/ Paragraph	Main Modification
			<p>f) <u>existing highway capacity and highway safety;</u> g) <u>noise, light, glare, smell, dust, emissions or flicker;</u> h) <u>aviation and radar;</u> i) <u>recreation and local amenity impacts.</u></p> <p><u>Proposals must take into account operational and approved developments, as well as any proposed intensification to operational or approved proposals.</u></p>
MM10.16c			<p><i>In Policy ST51, add new section after Part 3:</i> <u>Proposals involving one or more wind turbines will only be supported where:</u> a) <u>the site is located within an area defined as being suitable for wind energy in a made neighbourhood plan or development plan document; and</u> b) <u>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.</u></p>
MM10.16d	171	ST51	<p><i>In Part 4:</i> upon <u>expected</u> yield or ...</p>
MM10.16e	171	ST51	<p><i>In Part 5:</i> A decommissioning programme <u>applied by a Condition to any planning permission granted will be required to demonstrate that the site can be returned to an acceptable state, the effective restoration of land and/or buildings to their original use, (such as agriculture) and condition three years after cessation of operations.</u></p>
MM10.17	171	10.3.6	<p><i>In the first sentence:</i> In these cases <u>In the Worksop Central area, as set ...</u></p>
MM10.18	172	10.3.8	<p><i>In the second and last sentence:</i> requires that all development (where appropriate) incorporate sustainable drainage (SuDS) in accordance with national standards; <u>use of the SUDS Manual (c753) or successor</u> Their inclusion should be considered <u>at the earliest stages of the design process to will ensure ...</u></p>
MM10.19	172	10.3.10	<p><i>In first sentence:</i> water run-off will be managed by an appropriate sustainable drainage system <u>in accordance with Policy ST52 and Policy ST53.</u></p>
MM10.20a	174	ST52	<p><i>In Part 1:</i> All-Proposals are required ...</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM10.20b	174	ST52	<i>In Part 4:</i> All development (where appropriate practicable) should ...
MM10.20c	174	ST52	<i>Delete Part 4 b) and c):</i> have appropriate minimum operational standards; be managed in line with the Government's water strategy²⁰;
MM10.21a	176	ST53	<i>In Part 1, first sentence:</i> and where possible enhanced in accordance with the Humber River Basin Management Plan ²⁴ .
MM10.21b	176	ST53	<i>In Part 1, second sentence:</i> and water quality where possible by: ...
MM10.21c	176	ST53	<i>In Part 2:</i> Proposals within a Source Protection Zone will need to demonstrate that any risk to the Sherwood Sandstone Principleal Aquifer and its groundwater resources and groundwater quality will be protected throughout the construction and operational phase of development, <u>by demonstrating the satisfactory resolution of all relevant identified impacts.</u>
MM10.21d	176	ST53	<i>In Part 3 a) i-iii:</i> i. connection to a public sewer; then ii. package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption); then iii. septic tank, which will only be considered if it can be clearly demonstrated by the applicant that discharging into a public sewer is not feasible. i. <u>into the ground (infiltration);</u> ii. <u>to a surface water body;</u> iii. <u>to a surface water sewer, highway drain, or another drainage system;</u> iv. <u>to a combined sewer.</u>
MM10.21e			<i>In Policy ST53, add new criteria after Part 3 a):</i> <u>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.</u>

Main Modifications – Chapter 11: Transport and Connectivity

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Ref	Page	Policy/ Paragraph	Main Modification
MM11.1	181	11.1.18	<i>In the first sentence:</i> new development and new settlements , as ...
MM11.2	181	11.1.19	<i>Delete paragraph:</i> Additionally, where relevant, land will be safeguarded by Policy ST54 for transport infrastructure and protected from development that would prejudice their delivery. These planned transport improvement schemes are identified on the Policies Map.
MM11.3a	182	ST54	<i>Delete Part 1 i):</i> support delivery of the safeguarded transport improvements in Policy ST56 as required to help deliver the development required in this plan period and beyond;
MM11.3b	182	ST54	<i>In Part 3, first sentence:</i> towards providing 1a-i 1h of this policy ...
MM11.3c	182	ST54	<i>In Part 3, last sentence:</i> This should take into account the most recent Infrastructure ...
MM11.3d	182	ST54	<i>Add new section after Part 4:</i> <u>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 ST58 and/or the Local Transport Plan, will not be supported.</u>
MM11.4a	184	ST55	<i>In Part 1, add last sentence:</i> <u>Development should, where appropriate:</u>

MM11.4b	184	ST55	<i>Delete Part 2, first sentence:</i> Proposals for residential development of 10 or more dwellings, and non-residential development of 1000sqm or more should:
MM11.4c	184	ST55	<i>In Part 2 c):</i> minimise additional travel demand by car through <u>sustainable travel</u> measures identified in a Travel Plan and <u>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 through demand management measures,</u> where appropriate;

Main Modifications – Chapter 12: Infrastructure and Delivery

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Ref	Page	Policy/ Paragraph	Main Modification
MM12.1a	187	12.1.1	<i>In the second sentence:</i> This Local Plan identifies a number of areas of land that provide the opportunity for the provision of new highways infrastructure and <u>an area of land ...</u>
MM12.1b	187	12.1.2	<i>Change to:</i> The land safeguarded within this plan includes that required to help support the strategic growth and infrastructure, particularly at the strategic site allocations and to support the regeneration of the Districts town centres <u>Worksop Central thereby contributing to the spatial strategy within Policy ST1. The long term nature of these <u>this</u> schemes requires further...</u>

Ref	Page	Policy/ Paragraph	Main Modification
MM12.2	187	12.1.3	<i>Change to:</i> Safeguarded land will be re-assessed at Local Plan review. This will involve determining, for each scheme, whether there is a case for releasing some or all of the land for other forms of development, or whether it should be maintained as safeguarded land until the next review of the plan. <u>The Local Plan review is expected to take place within 5 years of the date of adoption, so by 2028.</u>
MM12.3a	187	ST56	<i>In Part 1:</i> Land is safeguarded, as identified on the Polices Map, to support the delivery of the following infrastructure schemes: a) land for an east-west distributor link road between Blyth Road and Carlton Road at site HS1: Peaks Hill Farm in accordance with Policy 16; b) land for a link road at Harworth & Bircotes between Blyth Road and Scrooby Road through the former Harworth Colliery site;
MM12.3b	187	ST56	<i>Delete Part 2:</i> Where relevant, design of site allocations should ensure that land for infrastructure is adequately protected and incorporated into each site's masterplan framework having regard to other policies in this Local Plan.
MM12.3c	187	ST56	<i>In Part 3:</i> of the <u>this</u> schemes listed in Part 1, will not be supported.
MM12.3d	187	ST56	<i>In Part 4:</i> the Local Plan <u>by 2028.</u>
MM12.4a	189	ST57	<i>In Part 2:</i> Where it can be demonstrated that full fibre to the premises is not practicable or viable <u>on first occupation</u> , then alternative...
MM12.4b	189	ST57	<i>In Part 4:</i> All <u>development proposals for telecommunication infrastructure</u> should consider
MM12.5	191	12.3	<i>Change developer contributions to <u>planning obligations:</u></i> MM12.10a: 12.3.11, last sentence MM12.10b: 12.3.12, last sentence MM12.10c: 12.3.16, first sentence MM12.10d: 12.3.19, second sentence

Ref	Page	Policy/ Paragraph	Main Modification
			MM12.10e: 12.3.20, first sentence MM12.10f: 12.3.22, second sentence MM12.10g: Policy ST58 Part 2 c MM12.10h: Policy ST58 Part 4 MM12.10i: Policy ST58 Part 7 MM12.10j: Policy ST58 Part 8
MM12.6	191	12.3.4	<i>In third and last sentence:</i> To help ensure the community and stakeholders better understand the principles of each <u>such</u> proposals, <u>schemes on the sites allocated in this Plan for large scale development should be supported by a masterplan. This should be submitted for all site allocations, provided</u> at the outline planning application stage where relevant, or alternatively at full planning application stage.
MM12.7	191	12.3.7	<i>In the second sentence:</i> is the <u>baseline assessment within the Infrastructure Delivery Plan (IDP) Baseline Assessment 2020 2023⁴...</u>
MM12.8	191	12.3.9	<i>In the second and last sentence:</i> <u>Progress</u> and will be reviewed annually to measure progress. This will be reported through ...
MM12.9	191	12.3.13	<i>In the first sentence:</i> <u>conditions, the Community Infrastructure Levy or legal ...</u>
MM12.10	193	12.3.21	<i>Add new third sentence and in last sentence:</i> <u>Any review will be funded by a developer and undertaken at the reasonable request of the Council. If Additional provisions will be set as that for a are found to be viable normal policy compliant scheme provision will apply.</u>
MM12.11a	193	ST58	<i>In Part 2:</i> Proposals that form all or part of a site allocation must <u>should, where appropriate,</u> be accompanied by a masterplan for the site, proportionate to the scale and nature of the allocation. The masterplan will be expected to:
MM12.11b	194	ST58	<i>In Part 2 d) ii:</i> set out in the most up to date Infrastructure ...
MM12.11c	194	ST58	<i>In Part 4:</i> the Bassetlaw Community Infrastructure Levy charge, <u>Section 38 and/or 278 agreements</u> or other mechanisms.

Main Modifications – Chapter 13: Implementation and Monitoring

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Ref	Page	Policy/ Paragraph	Main Modification
MM13.1	195	13.1.1	<i>In the last sentence:</i> 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 <u>and objectives</u> for <u>of</u> this Plan.
MM13.2	197- 199	Figure 32	<i>Change to:</i>

Policy	Policy No.	Government Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents & Council Strategies	Compulsory Purchase Powers	Planning Application	Development Tariffs (e.g. CIL)	District Council Assets	Duty to Co-operate
Bassetlaw's Spatial Strategy	ST1	*	*	*	*	*		*	*	*	*
Residential Housing Growth in Rural Bassetlaw	ST2		*		*	*		*	*		
Bassetlaw Garden Village Design Framework	ST3	*	*	*	*	*		*			*
Bassetlaw Garden Village	ST4	*	*	*	*	*		*			*
Worksop Central	ST5	*	*	*	*	*		*	*	*	*
Cottam Priority Regeneration Area	ST6	*	*	*	*	*		*			*
Provision of Land for Employment Development	ST7	*	*	*	*	*		*			*
Site EM008: High Marham Energy Hub	ST8	*	*	*	*	*		*			*
Site SEM001: Apleyhead Junction	9	*	*	*	*	*		*			*
Existing Employment Sites	ST10	*	*	*	*	*		*		*	*
Rural Economic Growth & Economic Growth Outside Employment Areas	ST11	*	*	*	*	*		*			*
Large Rural Brownfield Sites		::	::	::	::	::		::			::
Visitor Economy	ST12	*	*	*	*	*		*			*
Town Centres, Local Centres, Local Shops and Services	ST13				*	*		*			*
Management of Town Centres	ST14	*	*	*	*	*		*		*	*
Provision of Land for Housing	ST15				::			::		::	
HS1: Peaks Hill Farm, Worksop	16		*	*	*	*		*			*
HS2: Bassetlaw Pupil Referral Centre, Worksop	17		*	*	*	*		*	*		*
HS3: Radford Street, Worksop	18		*	*	*	*		*		*	*
HS4: Former Manton Primary School, Worksop	19		*	*	*	*		*		*	*

Policy	Policy No.	Government Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents & Council Strategies	Compulsory Purchase Powers	Planning Application	Development Tariffs (e.g. CIL)	District Council Assets	Duty to Co-operate
HS5: Talbot Road, Worksop	20		*	*	*	*		*	*		*
HS7: Trinity Farm, Retford	21		*	*	*	*		*			*
HS8: Milnercroft, Retford	22		*	*	*	*		*		*	*
HS9: Former Elizabethan School, Retford	23		*	*	*	*		*	**		*
HS10: St Michael's View, Retford	24		*	*	*	*		*	*		*
HS11: Fairy Grove Nursery, Retford	25		*	*	*	*		*	*		*
HS12: Station Road, Retford	26			*	*			*	*		*
HS13: Ordsall South, Retford	27		*	*	*	*		*			*
HS14: Ollerton Road, Tuxford	28		*	*	*	*		*	*		*
Affordable Housing	ST29	*	*	*	*	*		*	**	*	
Housing Mix	ST30		*	*	*	*		*		*	
Specialist Housing	ST31	*	*	*	*	*		*		*	
Sites for Gypsies & Travellers	ST32			**	*	**		*			*
Houses in Multiple Occupation	33			*	*	**		*	*		
Agricultural and Forestry Rural Workers Dwellings	34				*			*			
Design Quality	ST35		*	*	*	*		*			
Shopfronts, Signage and Security	36				*	*		*			
Landscape Character	ST37		*	*	*	*		*			
Green Gaps	ST38		*	*	*	*		*			
Green and Blue Infrastructure	ST39		*	*	*	*		*	*	*	

				Policy No.	Government Local Funding	Planning Obligations	Statutory Delivery Agencies	Developers and Landowners	Other Local Plan Documents & Council Strategies	Compulsory Purchase Powers	Planning Application	Development Tariffs (e.g. CIL)	District Council Assets	Duty to Co-operate	
			Policy												
			Biodiversity and Geodiversity	ST40	•	•	•	•	•		•		•	•	
			Trees, Woodland and Hedgerows	41		•	•	•	•		•		•		
			The Historic Environment	ST42		•	•	•	•		•	•	•		
			Designated and Non-Designated Heritage Assets	43		•	•	•	•		•	•			
			Promoting Health and Well-Being	ST44		•	•	•	•		•	•			
			Protection and Enhancement of Community Facilities	ST45	•	•		•	•		•	•			
			Delivering Quality Open Space	ST46	•	•	•	•	•		•	•	•		
			Promoting Sport and Recreation	ST47	•	•	•	•	•		•	•	•		
			Protecting Amenity	48	•	•		•	•		•				
			Contaminated and Unstable Land	49		•		•			•				
			Reducing Carbon Emissions, Climate Change Mitigation and Adaptation	ST50	•	•	•	•	•		•		•		
			Renewable and Low Carbon Energy Generation	ST51	•	•	•	•	•		•				
			Flood Risk and Drainage	ST52	•	•	•	•	•		•		•	•	
			Protecting Water Quality and Management	ST53	•	•	•	•	•		•			•	
			Transport Infrastructure and Improvement Schemes	ST54	•	•	•	•	•		•			•	
			Promoting Sustainable Transport and Active Travel	ST55	•	•	•	•	•		•			•	
			Safeguarded Land	ST56			•	•	•		•			•	
			Digital Infrastructure	ST57		•	•	•			•				
			Provision and Delivery of Infrastructure	ST58	•	•	•	•	•		•	•			
MM13.3	201-212	Figure 33	<i>Change to:</i>												

			Policy	Link to Strategic Objectives	Indicator	Target
			Policy ST1: Bassetlaw's Spatial Strategy	SO1, SO2, <u>SO3</u> , SO4, SO5, <u>SO6</u> , SO7, SO9, SO10, SO12, SO13	<ul style="list-style-type: none"> Meeting housing and employment needs for District 2020-2038. Failure to deliver 95% of the number of net new homes required over a 3-year rolling period will require an Action Plan setting out actions to be taken by the Council and other parties. Failure to deliver 85% of the number of net new homes required over a 3-year rolling period will require a 20% buffer on the Council's five year housing land supply. Failure to deliver 75% of the number of net new homes required over a 3-year rolling period will lead to the Council undertaking a full or partial review of the Local Plan. Annual dwelling completions. 	<ul style="list-style-type: none"> 40,476 <u>9,720</u> dwellings by 2038 or 682 <u>540</u> units a year. To deliver the following within the Plan period to 2038: <ul style="list-style-type: none"> Around 2,749 <u>322</u> dwellings in Worksop Outer Area. Around 726 <u>238</u> dwellings in Worksop Central Area. Around 2,272 <u>331</u> dwellings in Retford; Around 2,499 <u>203</u> in Harworth and Bircholes Around 4,636 <u>1,412</u> dwellings from completions, committed sites, allocated sites in made neighbourhood plans and 75 from the <u>Local Plan allocation South of Ollerton Road Juxford</u> for the Large Rural Settlements Around 4,826 <u>1,715</u> from <u>completions, existing</u> commitments and sites allocated in made neighbourhood plans for the Small Rural Settlements. <u>Enabling windfall sites for approximately 912 dwellings by 2038</u> 24 <u>49</u> <u>permanent</u> pitches for Gypsy & Travellers by 2029 <u>2037-38</u> <u>and a further</u> with <u>247</u> pitches <u>beyond by 2028-29.</u> Creation of approximately 1963.72 <u>ha</u> of land

			Policy	Link to Strategic Objectives	Indicator	Target
			<p>Policy ST2: Residential Housing Growth in Rural Bassetlaw</p>	<p>SO1, SO2, SO4, SO5, SO7, SO9, SO412</p>	<ul style="list-style-type: none"> No. of dwellings permitted and completed in each settlement in the rural area. No of dwellings completed and committed in made Neighbourhood Plans. No of affordable housing dwellings permitted and completed in the rural area. No of dwellings permitted and completed on brownfield sites. No of dwellings permitted and completed through the conversion of existing buildings. No of permitted and completed homes on rural exception site. 	<p>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</p> <ul style="list-style-type: none"> Creation of a small scale extension to Harworth & Bircotes town centre Large Rural Settlements: to deliver at least 1,626 412 new dwellings Small Rural Settlements: to deliver at least 1,826 715 new dwellings.
			<p>Policy ST5: Central</p>	<p>Worksop SO1, SO2, SO3, SO4, SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13</p>	<ul style="list-style-type: none"> No of dwellings permitted and completed in the Worksop Central Area. No of permitted and completed housing development on brownfield sites in the Central Area. No of dwellings permitted and completed through the conversion of existing buildings. 	<p>All specific targets to the indicators will be provided in the Worksop Central Area DPD.</p>

			Policy	Link to Strategic Objectives	Indicator	Target
					<ul style="list-style-type: none"> Amount of permitted and completed employment land (ha) in the Worksop Central Area Amount of permitted and completed employment development on brownfield sites in the Central Area (ha). 	
			Policy ST6: Cottam Priority Regeneration Area	SO1, SO2, SO3 , SO4, SO5, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> Creation of a masterplan for the site to be agreed with the Council. 	All specific targets to the indicators will be provided with the Cottam Priority Regeneration Area Masterplan.
			Policy ST7: Provision of Land for Economic Development	SO1, SO3, SO4, SO7, SO11 , SO13	<ul style="list-style-type: none"> Total floorspace (sqm) developed for economic purposes. Total varied type of economic land use(s) completed. Amount of vacant industrial floorspace employment land. Employment status by residents and job type. Average gross weekly earnings. No and size of businesses at both Enterprise and Local Unit Level. Net change in storage & distribution floorspace in Bassetlaw. Proportion of large scale logistics floorspace (more than 100,000 sqft) completed in the A1 corridor property market area annually. 	<ul style="list-style-type: none"> By 2038, creation of 1963.72ha of new employment land at General and Larger Unit Employment Sites. By 2038, creation of 118.7ha for strategic employment land for large scale logistics only at Apleyhead Strategic Employment Site.
			Policy 9: Apleyhead	SEM001: SO1, SO3, SO7, SO9, Junction,	<ul style="list-style-type: none"> The amount of employment land (ha) 	<ul style="list-style-type: none"> 118.7ha strategic employment land available for large scale logistics development to meet a sub-

Policy	Link to Strategic Objectives	Indicator	Target
Worksep	SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> completed at Apleyhead Junction, Worksop. Sustainable construction on site. Total floorspace (sqm) developed for logistics use on the Strategic Employment Site. 	<ul style="list-style-type: none"> regional/regional need <u>only</u>. Achieve BREEAM very good-excellent standards <u>or equivalent</u>.
Policy ST10: Existing Employment Sites	SO1, SO3, SO4, SO5, SO7	<ul style="list-style-type: none"> Total new floorspace (sqm) permitted or completed for employment E(g), B2, B8 uses <u>at the Existing Employment Sites</u>. Total new floorspace (sqm) permitted or completed for employment B2, B8 uses <u>at the Rural Employment Sites</u>. Amount of existing employment land/floorspace lost changed to non-economic E(g), B2, B8 uses (ha/sqm) <u>at the Existing Employment Sites</u>. Amount of employment land/floorspace changed to non-B2, B8 uses (ha/sqm) <u>at the Employment Sites</u>. Total floorspace (sqm) constructed for E(g), B2, B8 use economic purposes on existing employment sites 	<ul style="list-style-type: none"> The protection of the identified Existing Employment Sites for new or additional development in the E(g), B2, B8 use classes or for small-scale ancillary uses required to support appropriate employment <u>generating</u> development. <u>The protection of the Rural Employment Sites for new or additional development in the B2, B8 use classes of for appropriate employment generating development.</u>
Policy ST11: Rural Economic Growth and Economic Growth Outside Employment Areas	SO1, SO3, SO4, SO5, SO6 , SO7, SO9, <u>SO10</u> , SO12, SO13	<ul style="list-style-type: none"> Total floorspace permitted or completed for employment uses in Rural Bassetlaw. The amount of employment permitted and completed on greenfield and brownfield sites in ha. Amount of existing employment land lost to non-economic uses (ha). 	<ul style="list-style-type: none"> No target identified by policy.

			Policy	Link to Strategic Objectives	Indicator	Target
			<p><u>New strategic policy: Large Rural Brownfield Sites</u></p>	<p><u>SO1, SO3, SO4, SO5, SO7, SO8, SO9, SO10, SO11, SO12, SO13</u></p>	<ul style="list-style-type: none"> The no of new or existing employment related developments in rural areas. <u>Total amount of economic or environmental land permitted/completed for national, regional or sub-regional use.</u> <u>Amount of land developed for non-economic/environmental uses (ha).</u> 	<ul style="list-style-type: none"> <u>No target identified by the policy.</u>
			<p>Policy ST12: Visitor Economy</p>	<p>SO1, SO3, SO4, SO5, SO6, SO7, SO9, <u>SO10</u>, SO12, SO13</p>	<ul style="list-style-type: none"> The no of new or extensions to existing sites for camping, caravans, lodges and chalet <u>pods</u>, in terms of plots/pitches. The no of existing and new tourist facilities, including visitor accommodation, within the Main Towns, Large and Small Rural Settlements. 	<ul style="list-style-type: none"> Proposals for the creation of new or the expansion of existing visitor attractions will be supported where this would enhance the District's visitor economy offer.
			<p>Policy ST13: Town Centres, Local Centres, Local Shops and Services</p>	<p>SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8</p>	<ul style="list-style-type: none"> The use of specific Town Centre plans including the <u>Worksep Central Development Plan Document, the Retford Town Centre Neighbourhood Plan and the Harworth and Bircotes Neighbourhood Plan and Town Centre Masterplan.</u> No and distribution of non-E(a) class uses at ground floor level in Primary Shopping Areas. <u>Two new Local Centres at Peaks Hill Farm and at Ordsall South.</u> <u>Total new convenience goods and floorspace in the District.</u> <u>Total new comparison goods floorspace.</u> 	<p>All specific targets to the indicators to be provided in the relevant Neighbourhood Plans and Masterplans for the Town Centres and the DPD for Worksep Central.</p>

			Policy	Link to Strategic Objectives	Indicator	Target
			<p>Policy ST14: Management of Town Centres</p> <p>Policy ST15: Provision of Land for Housing</p>	<p>SO1, SO2, SO3, SO4, SO6, SO7, SO8, SO12, SO13</p> <p>SO1, SO2, SO5</p>	<p><u>in the District.</u></p> <ul style="list-style-type: none"> • <u>Total vacant E(a) units per town/local centre.</u> • <u>Number of units lost to non E(a) uses.</u> • The amount of E(a) uses in <u>the each</u> Primary Shopping Area at ground floor level <u>in town centres.</u> • <u>Two new Local Centres at Peaks Hill Farm and at Ordral South.</u> • <u>Total new convenience goods and floorspace in District.</u> • <u>Total new comparison goods floorspace in District.</u> • <u>Total vacant shop units per town/local centre.</u> • <u>Land lost to non town centre uses.</u> • <u>The use of specific Town Centre plans including the Worksop Central Development Plan Document, the Retford Town Centre Neighbourhood Plan and the Harworth and Bircotes Neighbourhood Plan and Town Centre Masterplan.</u> • The provision of land for new homes in Bassetlaw. • The number of allocated <u>housing units dwellings</u> completed. 	<ul style="list-style-type: none"> • The Council will continue to work in partnership with town centre stakeholders, infrastructure partners and developers to help meet the identified vision and objectives for each town centre, including through the regeneration of key sites and buildings for retail and other appropriate Main Town Centre Uses provided that the development is in accordance with other policies in this Local Plan. • 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. • <u>The delivery of 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</u> • The delivery of approximately 3,377 <u>2,387</u> net new dwellings on the housing allocation sites.

			Policy	Link to Strategic Objectives	Indicator	Target
			<p>Policy 16: HS1: Peaks Hill Farm, Worksop</p>	<p>SO1, SO2, SO3, <u>SO6, SO7, SO8, SO9, SO10, SO11, SO12, SO13</u></p>	<p>Annual dwelling completions:</p> <ul style="list-style-type: none"> • Number of dwellings completed on Peaks Hill Farm. • Access to a variety of housing types. • Incorporation of a Local Centre • Provision of a community hub • Access to new employment land (ha). • Protect existing woodland and important hedgerows. • The provision of publicly accessible open space. • <u>Provision of a new distributor road</u> 	<ul style="list-style-type: none"> • To have approximately 4000 <u>655</u> net new dwellings completed by 2038 • The construction of a range of housing types, sizes and tenures. • Incorporation of a Local Centre, with a convenience goods store. • Incorporation of a community hub. • The provision of at least 5ha of employment land to 2038 • Protection 8.4ha of existing woodland and important hedgerows • Provision of at least 7.6ha publicly accessible open space <u>to meet development's needs.</u> • Appropriate Provision of <u>2.5ha</u> of serviced land to accommodate a 2.0 Form Entry secondary school <u>satellite</u> and associated supporting infrastructure. • <u>Provision of a distributor road with public transport corridor and cycleway between Blyth Road and Carlton Road</u>
			<p>Policy 17: HS2: Bassetlaw Pupil Referral Centre, Worksop</p>	<p>SO1, SO2, SO4, SO7, SO8, <u>SO11</u>, SO13</p>	<ul style="list-style-type: none"> • No of dwellings completed on Bassetlaw Pupil Referral Centre allocation. • Access to a variety of housing types. 	<ul style="list-style-type: none"> • To have approximately 20 net new dwellings completed by 2038 • The construction of a range of housing types, sizes and tenures.
			<p>Policy 18: HS3: Radford</p>	<p>SO1, SO2, SO4, SO7, SO8,</p>	<ul style="list-style-type: none"> • No of dwellings completed on Radford Street 	<ul style="list-style-type: none"> • To have approximately 120 net new affordable and

Policy	Link to Strategic Objectives	Indicator	Target
Street, Worksop	<u>SO11</u> , SO12, SO13	allocation. <ul style="list-style-type: none"> Access to a variety of housing types. 	low cost dwellings completed by 2038. <ul style="list-style-type: none"> The construction of a range of housing types, sizes and tenures.
Policy 19: HS4: Former Manton Primary School, Worksop	SO1, SO2, SO4, SO7, <u>SO8</u> , SO11; SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on Former Manton Primary School allocation. Access to a variety of housing types. The provision of multifunctional publicly accessible open space 	<ul style="list-style-type: none"> To have approximately 100 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures. Provision of approximately 1.15ha of multifunctional open space on site to incorporate the existing 0.7 ha of onsite amenity open space.
Policy 20: HS5: Talbot Road, Worksop	SO1, SO2, SO4, SO7, SO8 SO11, <u>SO12</u> , SO13	<ul style="list-style-type: none"> Number of dwellings completed on Talbot Road allocation. Access to a variety of housing types. 	<ul style="list-style-type: none"> To have approximately 15 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures.
Policy 21: HS7: Trinity Farm, Retford	SO1, SO2, SO7, SO8, <u>SO9</u> , SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> Number of dwellings completed on Trinity Farm allocation Access to a variety of housing types. The provision of multifunctional publicly accessible open space. The provision of a community woodland. 	<ul style="list-style-type: none"> To have approximately 305 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures. The provision of 4.5ha of multifunctional publicly accessible open space <u>to meet development's needs</u>.
Policy 22: HS8: Milnercroft , Retford	SO1, SO2, SO4, SO7, SO8, SO40 , SO11, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed at the Milnercroft allocation Access to a variety of affordable housing 	<ul style="list-style-type: none"> To have approximately 5 net new affordable dwellings completed by 2038

Policy	Link to Strategic Objectives	Indicator	Target
Policy 23: HS9: Former Elizabethan High School, Retford	SO1, SO2, SO4, SO7, SO8, SO9, SO11, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on the former Elizabethan School allocation Access to a variety of housing types 	<ul style="list-style-type: none"> To have approximately 46 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures
Policy 24: HS10: St Michael's View, Retford	SO1, SO2, SO4, SO7, SO8, <u>SO9</u> , SO10, <u>SO11</u> , SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on the former St Michael's View allocation Access to a variety of housing types 	<ul style="list-style-type: none"> To have approximately 20 net new apartment dwellings completed by 2038 The construction of a range of housing types, sizes and tenures.
Policy 25: HS11: Fairy Grove, Retford	SO1, SO2, SO7, SO8, SO9, <u>SO10</u> , SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on Fairy Grove allocation Access to a variety of housing types 	<ul style="list-style-type: none"> To have approximately 61 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures.
Policy 26: HS12: Station Road, Retford	SO1, SO2, SO4, SO7, SO8, SO9, <u>SO11</u> , SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on the Station Road allocation Access to a variety of housing types 	<ul style="list-style-type: none"> To have approximately 5 net new dwellings completed by 2038
Policy 27: HS13: Ordsall South, Retford	SO1, SO2, SO8, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on Ordsall South allocation Access to a variety of housing types. Provision of a country park and community woodland. Provision of high quality recreational open space. Provision of a Local Centre. 	<ul style="list-style-type: none"> To have approximately 890 960 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures including: 5% of dwellings to be designed to Building Regulations standard <u>M4(3)</u> to be accessible to those in wheelchairs; extra care accommodation; and where appropriate serviced plots for self-build and custom homes. The creation of a 23ha country park and Suitable

			Policy	Link to Strategic Objectives	Indicator	Target
						<ul style="list-style-type: none"> Alternative Natural Greenspace. The provision of 4ha high quality recreational multifunctional open space <u>to meet development's needs</u>. Include a Local Centre with a convenience goods store. Provision of a health hub. Provision of a built community facility. Appropriate Provision of <u>1.5ha of</u> serviced land to accommodate a 1.0 Form Entry primary school and early <u>years</u> facility and associated supporting infrastructure.
			Policy 28: HS14: Ollerton Road, Tuxford	SO1, SO2, SO5, SO7, SO8, SO9, SO10, SO12, SO13	<ul style="list-style-type: none"> No of dwellings completed on Ollerton Road allocation Access to a variety of housing types. 	<ul style="list-style-type: none"> To have approximately 75 net new dwellings completed by 2038 The construction of a range of housing types, sizes and tenures.
			Policy ST29: Affordable Housing	SO1, SO2, SO4, SO5 , SO7, SO8	<ul style="list-style-type: none"> No of affordable housing completed in the District. No of affordable social housing for rent and <u>no of affordable</u> home <u>ownership</u> units permitted and <u>completed annually</u> in the District. Type of affordable housing permitted and completed in the District. Average house prices. 	<ul style="list-style-type: none"> Where affordable housing is provided, Provision for 20% of dwellings on <u>major residential</u> brownfield sites should be for affordable housing. Where affordable housing is provided, Provision for 25% of dwellings on <u>major residential greenfield</u> sites should be for affordable housing. Where affordable housing is provided, tenure split <u>of the affordable housing requirement</u> should

Policy	Link to Strategic Objectives	Indicator	Target
		<ul style="list-style-type: none"> No of permitted and completed homes on rural exception site. 	<p>be as follows:</p> <ul style="list-style-type: none"> 25% should be for First Homes; and then the priority will be 25% social rent and 26% should be for affordable housing for rent with the remainder being <u>and 50% should be</u> for other affordable home ownership products
Policy ST30: Housing Mix	SO1, SO2, SO4, SO5, SO6, SO7, SO8, SO11	<ul style="list-style-type: none"> Annual dwelling completions <u>by type</u> Population projections and forecasts. No of dwellings completed for self and custom build No of dwellings delivered by type. Mix of new housing delivered. 	<ul style="list-style-type: none"> The construction of a range of housing types, sizes and tenures. Delivery of serviced self-build plots to meet the needs of the households on the Self Build and Custom Housebuilding Register. On housing allocations of 100 dwellings or more, 2% of the proportion of developable plots should be set aside for self-build and custom housebuilding.
Policy ST31: Specialist Housing	SO1, SO2, SO7, SO8, SO12, SO13	<ul style="list-style-type: none"> No of specialist housing for older people provided in Bassetlaw the District <u>by type</u>. No of wheelchair accessible dwellings provided in the District. No of further new spaces in nursing and residential care homes provided in the District. No of accessible dwellings provided in the District. 	<ul style="list-style-type: none"> The provision of all market dwellings <u>within Flood Zone 1</u> to meet the optional M42 optional accessible and adaptable Building Regulations standard by 2038
Policy ST32: Sites for Gypsies and Travellers	SO1, SO2, SO5, SO7, SO8, SO9, SO10, SO11, SO12, SO13	<ul style="list-style-type: none"> No of <u>net</u> permanent pitches for gypsies and travellers permitted. Net additional transit and residential 	<ul style="list-style-type: none"> The provision for <u>429</u> permanent pitches by <u>2037-2038</u>, with approximately <u>247</u> pitches delivered by <u>2028-2029</u>

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

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			Policy 41: Trees, Woodlands and Hedgerows	SO1, SO4, SO7, SO8, SO9, SO10, SO11, SO13	and their buffer zones <ul style="list-style-type: none"> The amount of trees, woodland and hedgerows lost or created due to new development. 	<ul style="list-style-type: none"> The Council will protect existing trees, woodland and hedgerows and secure additional planting that increases canopy cover in the interests of biodiversity, amenity and climate change adaptation.
			Policy ST42: The Historic Environment.	SO1, SO2, SO3, <u>SO4</u> , SO5, SO6, SO7, SO9, SO10	<ul style="list-style-type: none"> The amount of development permitted or completed that will adversely affect heritage assets. 	<ul style="list-style-type: none"> Reduce/ mitigate the impact of developments on heritage assets. The historic environment <u>will be conserved and enhanced sensitively managed, enjoyed and celebrated for its contribution to sustainable communities.</u>
			Policy 43: Designated and Non-Designated Heritage Assets	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO9, SO10	<ul style="list-style-type: none"> The amount of development permitted or completed that will adversely affect heritage assets per settlement. No of listed buildings at risk. No and percentage of Listed Buildings (all grades), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, conservation areas and heritage assets at Risk. No of historic buildings repaired and brought back into use. 	<ul style="list-style-type: none"> Aim for no increase in the <u>number</u> of designated assets on the Heritage at Risk Register.
			Policy ST44: Promoting Healthy, Active Lifestyles	SO1, SO2, SO3, SO4, SO5, SO6, SO7, SO8, SO10, SO11, SO12, SO13,	<ul style="list-style-type: none"> No of new allotments permitted during the <u>planning</u> period (up to 2038). Examination of a range of factors for the 	<ul style="list-style-type: none"> Residential sites of 50 or more dwellings to submit a Rapid Health Impact Assessment Matrix. Working in partnership with the health authorities

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			<p>Policy ST47: Promoting Sport and Recreation</p>	<p>SO1, SO7, SO8, SO49, SO13</p>	<ul style="list-style-type: none"> The amount of new playing pitches provided per settlement The amount of playing pitches lost without replacement per settlement. <u>The amount of built sports facilities provided in the district</u> <u>The amount of built sports facilities lost in the district</u> 	<p><u>Nature Reserve per 1000 people, to bring 95% of people within 1km of a Local Nature Reserve</u></p> <ul style="list-style-type: none"> In accordance with the needs as identified in the Local Plan evidence base. These will be determined on a <u>site-by-site</u> basis during the planning process.
			<p>Policy 48: Protecting Amenity</p>	<p>SO1, SO2, SO3, <u>SO7</u>, SO8</p>	<ul style="list-style-type: none"> No target identified by policy. 	<ul style="list-style-type: none"> The need to mitigate against impacts to amenity will be determined on a <u>site-by-site</u> basis during the planning process.
			<p>Policy 49: Contaminated and Unstable Land</p>	<p>SO1, SO4, SO7, SO8, SO10</p>	<ul style="list-style-type: none"> The amount of contaminated land reclaimed and brought back into effective use. 	<ul style="list-style-type: none"> Allocation of brownfield land for regeneration and re-use.
			<p>Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation</p>	<p>SO1, SO2, SO3, SO5, SO7, SO8, <u>SO10</u>, SO11, SO12, SO13</p>	<ul style="list-style-type: none"> The amount of trees provided to contribute to net zero carbon. <u>The amount of new development incorporating water efficiency measures</u> The amount of electric charging points available per major development. The amount of schemes submitted with an Air Quality Management Plan <u>The amount of major non-residential floorspace that meets the BREEAM very-</u> 	<ul style="list-style-type: none"> <u>All major developments to make</u> The <u>provision of 5 trees per new dwelling or per 1000sqm of non-residential floorspace for the first 5 years of the Plan.</u> <u>All new residential development to promote water efficiency by meeting the tighter Building Regulations optional requirement of 110 litres/person/day</u> 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.

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good-excellent standards or equivalent						
<p>Policy ST51: Renewable Energy Generation</p> <p>SO1, SO3, SO4, SO5, SO7, SO9, SO10, SO11, SO12</p> <ul style="list-style-type: none"> Total level of renewable energy (MW). No. of renewable and low carbon energy applications granted No. of renewable and low carbon energy applications developed The location of current and proposed sites to examine cumulative impacts. No of development permitted or completed that utilises existing structures to allow renewable energy generation. 						
<p>Policy ST52: Flood Risk and Drainage</p> <p>SO1, SO2, SO3, SO4, SO5, SO7, SO10, SO11, SO13</p> <ul style="list-style-type: none"> The amount of development permitted or completed in a Flood Zones 2 and 3. Number of Planning Applications Granted with a Sustained Objection from the Environment Agency. Residential properties flooded from main rivers. Percentage or number of permitted developments incorporating SuDS. 						
<p>Policy ST53: Protecting Water Quality and Management</p> <p>SO1, SO4, SO7, SO8, SO10, SO11</p> <ul style="list-style-type: none"> Percentage of new development incorporating water efficiency measures. 						
<p>Policy ST54: Transport and Infrastructure</p> <p>SO1, SO2, SO3, SO4, SO7</p> <ul style="list-style-type: none"> Significant improvements made to the 						

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MM6.8d	214	Glossary	<p><i>In Ancillary Use/Operations:</i> <u>A subsidiary or secondary use or operation closely associated with a clear functional relationship with the primary purpose of the site, the main use of a building or piece of land, is of a scale that is appropriate to that relationship, and would not result in an over-concentration that might affect the function and</u></p>																												

			<u>appearance of the area when considered individually or cumulatively with other existing or consented development on site.</u>
MM13.4	214	Glossary	<i>In Building Regulations:</i> Building regulations approval is required for most building work in the UK and are statutory instruments that seek to ensure that policies set out in the relevant legislation are carried out. Minimum standards for design, construction and alterations to most buildings. The regulations are developed by the Government.
MM13.5	215	Glossary	<i>In Character:</i> A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity. The distinctive identity of a particular place that results from the interaction of many factors - built form, landscape, history, people and their activities.
MM13.6	215	Glossary	<i>In Community Facility:</i> Facilities which provide for the health and wellbeing, social, educational, spiritual, recreational, leisure, or cultural needs of the community. This includes; community centres, libraries, leisure centres, local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
MM13.7	216	Glossary	<i>In Developer Contributions:</i> A financial contribution or land in kind payment Payments which are made secured via Section 106 legal agreement with to the local authority to help deliver infrastructure, which is required to make a development acceptable in planning terms. Also known as planning obligations
MM13.8	217	Glossary	<i>In Flood Risk Assessment:</i> An assessment of flood risk for within most a particular area development within flood zones 2 and 3 and should cover all relevant information in the Government's FRA site specific checklist. so that development needs and mitigation measures can be carefully measured. to make sure the development is safe and does not cause a flood impact to others up or downstream.
MM8.11d	217	Glossary	<i>In Green Gap:</i> Are defined as where significant development could adversely affect openness, appearance, functionality and therefore quality of these landscapes. <u>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.</u>
MM13.9	217	Glossary	<i>Delete Greenspace:</i> A collective term for green and open space, which may or may not be publicly accessible. This includes parks and gardens, outdoor sports facilities, allotments, playing fields, cemeteries and churchyards.
MM13.10	218	Glossary	<i>In Infrastructure Delivery Plan:</i>

			Identifies the existing infrastructure capacity in the district, implications of planned Local Plan growth to inform the site specific infrastructure requirements for infrastructure projects required to deliver the Local Plan and its policies including, physical, social and green infrastructure in the Local Plan. It also sets out outlining how and when it is anticipated that infrastructure will be funded and the mechanisms used to secure it. The IDP is a live document that the council will monitor and review on a regular basis to reflect the current circumstances and inform the development management process.
MM13.11	221	Glossary	<i>In Planning Policy Guidance:</i> Planning Policy Practice Guidance Regularly updated online <u>Government</u> guidance that accompanies the policies set out in the National Planning Policy Framework (see above). It provides additional detail about how different issues are expected to be addressed
MM13.12	221	Glossary	<i>In Primary Shopping Area:</i> Defined area <u>in a town centre</u> where retail development is concentrated.
MM13.13	224	Glossary	<i>Delete Town Centre Uses:</i> These are uses other than shopping that are commonly found in town centres, including, retail, social, leisure and cultural, housing, employment and other uses.
MM13.14	226-231	Appendix 1	<i>Change to:</i>

			<p>Proposed policy</p> <p>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (8)</p>
			<p>POLICY ST1: Bassetlaw's Spatial Strategy</p> <p>Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircholes Policy CS5: Carlton-in-Lidrick And Luggold 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</p>
			<p>POLICY ST2: Residential Housing Growth in Rural Bassetlaw</p> <p>Policy CS1: Settlement Hierarchy Policy CS5: Carlton-in-Lidrick And Luggold Policy CS6: Tuxford Policy CS7: Misterton Policy CS8: Rural Service Centres Policy CS9: All Other Settlements Policy DM3: General Development In The Countryside</p>
			<p>POLICY ST3: Bassetlaw Garden Village Spatial Design Framework</p> <p>New Policy</p>
			<p>POLICY ST4: Bassetlaw Garden Village</p> <p>New Policy</p>
			<p>POLICY ST5: Worksop Central</p> <p>Policy CS2: Worksop Policy DM8: The Historic Environment Policy DM11: Developer Contributions & Infrastructure Provision</p>
			<p>POLICY ST6: Cottam Priority Regeneration Area</p> <p>New Policy</p>
			<p>POLICY ST7: Provision of Land for Employment Development</p> <p>Policy CS1: Settlement Hierarchy Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircholes Policy DM7: Securing Economic Development</p>
			<p>Policy ST8: EMMS - High Moorham Green Energy Hub</p> <p>New Policy</p>
			<p>POLICY ST9: Site SEM001: Acle Road Junction, Worksop</p> <p>New Policy</p>
			<p>POLICY ST10: existing Employment Sites</p> <p>Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harworth & Bircholes Policy CS5: Carlton-in-Lidrick And Luggold 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</p>

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			POLICY 23: Site HS9: Former Elizabethan School	New Policy
			POLICY 24: Site HS10: St Michael's View	New Policy
			POLICY 25: Site HS11: Fairy Grove	New Policy
			POLICY 26: Site HS12: Station Road	New Policy
			POLICY 27: Site HS13: Ordsal South	New Policy
			POLICY 28: Site HS14: Clifton Road, Tuxford	New Policy
			POLICY ST29: Affordable Housing	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harwood & Bircholes Policy CS5: Carlton-in-Lidrick 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 ST30: Housing Mix	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harwood & Bircholes Policy CS5: Carlton-in-Lidrick 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 ST31: Specialist Housing	Policy DM5: Housing Mix And Density
			POLICY ST32: Sites for Gypsies, Travellers	Policy DM6: Gypsies, Travellers And Traveling SHOWPARK
			POLICY 33: Houses in Multiple Occupation	Policy DM5: Housing Mix And Density
			POLICY 34: Agricultural and Forestry Rural Workers Dwellings	Policy DM3: General Development In The Countryside
			POLICY ST35: Design Quality	Policy CS2: Worksop Policy CS3: Retford Policy CS4: Harwood & Bircholes Policy CS5: Carlton-in-Lidrick And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM2: Conversion Of Rural Buildings

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			<table border="1"> <tr> <td>Proposed policy</td> <td>Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (8)</td> </tr> <tr> <td></td> <td>Policy DM6: Gypsies, Travellers And Travelling SHOWRRRRR6 Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage</td> </tr> <tr> <td>POLICY ST53: Protecting Water Quality and Management</td> <td>Policy DM12: Flood Risk, Sewerage And Drainage</td> </tr> <tr> <td>POLICY ST54: Transport Infrastructure and Improvements Schemes</td> <td>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 Policy DM6: Gypsies, Travellers And Travelling SHOWRRRRR6 Policy DM11: Developer Contributions & Infrastructure Provision</td> </tr> <tr> <td>POLICY ST55: Promoting Sustainable Transport and Active Travel</td> <td>Policy DM4: Design And Character Policy DM5: Housing Mix And Density Policy DM6: Gypsies, Travellers And Travelling SHOWRRRRR6 Policy DM11: Developer Contributions & Infrastructure Provision Policy DM13: Sustainable Transport</td> </tr> <tr> <td>POLICY ST56: Safeguarded Land</td> <td>New Policy</td> </tr> <tr> <td>POLICY ST57: Digital Infrastructure</td> <td>New Policy</td> </tr> <tr> <td>POLICY ST58: Provision and Delivery of Infrastructure</td> <td>Policy CS2: Worksoop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-in-Lidford And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM6: Gypsies, Travellers And Travelling SHOWRRRRR6 Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage</td> </tr> </table>	Proposed policy	Replacing Bassetlaw Core Strategy and Development Management Policies DPD policy (8)		Policy DM6: Gypsies, Travellers And Travelling SHOWRRRRR6 Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage	POLICY ST53: Protecting Water Quality and Management	Policy DM12: Flood Risk, Sewerage And Drainage	POLICY ST54: Transport Infrastructure and Improvements Schemes	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 Policy DM6: Gypsies, Travellers And Travelling SHOWRRRRR6 Policy DM11: Developer Contributions & Infrastructure Provision	POLICY ST55: Promoting Sustainable Transport and Active Travel	Policy DM4: Design And Character Policy DM5: Housing Mix And Density Policy DM6: Gypsies, Travellers And Travelling SHOWRRRRR6 Policy DM11: Developer Contributions & Infrastructure Provision Policy DM13: Sustainable Transport	POLICY ST56: Safeguarded Land	New Policy	POLICY ST57: Digital Infrastructure	New Policy	POLICY ST58: Provision and Delivery of Infrastructure	Policy CS2: Worksoop Policy CS3: Retford Policy CS4: Harworth & Bircotes Policy CS5: Carlton-in-Lidford And Langold Policy CS6: Tuxford Policy CS7: Misterton Policy DM6: Gypsies, Travellers And Travelling SHOWRRRRR6 Policy DM11: Developer Contributions & Infrastructure Provision Policy DM12: Flood Risk, Sewerage And Drainage
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MM13.15	232-234	Appendix 2	<p><i>Change to:</i> Active Design, Sport England, 2015-2023 Affordable Homes Written Ministerial Statement, Minister of State for Housing, May 2021 A Green Future: Our 25 Year Plan to Improve the Environment, HM Government, 2018 Bassetlaw A1 Corridor Logistics Assessment, Icenl Projects, 2021</p>																

			<p><u>Bassetlaw A1 Corridor Logistics Assessment Addendum, Icení Projects, 2022</u></p> <p>Bassetlaw Authority Monitoring Report 2016/17, BDC, 2017</p> <p>Bassetlaw Authority Monitoring Report, BDC, 2021</p> <p>Bassetlaw Built Facilities Study, Tetra Tech, 2021</p> <p>Bassetlaw Community Infrastructure Levy Draft Charging Schedule 2021, BDC, 2021</p> <p>Bassetlaw Consultation Statement, BDC, 2021</p> <p>Bassetlaw Core Strategy and Development Management Policies DPD, BDC, 2011</p> <p>Bassetlaw Council Plan 2019-2023, BDC, 2019</p> <p><u>BDC annual monitoring 2012-2022</u></p> <p>Bassetlaw District profile, Nottinghamshire Insight, 2019</p> <p><u>Bassetlaw Further Employment Note, Icení Projects 2023</u></p> <p>Bassetlaw Garden Village Desk Based Archaeological Assessment, AOC Archaeology, 2021</p> <p>Bassetlaw Garden Village Vision Statement, BDC, 2021</p> <p>Bassetlaw Green Gaps Report, Carroll Planning & Design, 2019</p> <p>Bassetlaw Green Gaps Addendum Report, Clive Keble Consulting, 2020</p> <p><u>Bassetlaw Green Gaps Second Addendum, Clive Keble Consulting, 2021</u></p> <p><u>Bassetlaw Green Infrastructure Study, BDC, 2010</u></p> <p>Bassetlaw Gypsy and Traveller Accommodation Needs Assessment, RRR, 2019</p> <p><u>Bassetlaw Gypsy and Traveller Accommodation Needs Assessment Final Report Update, RRR, 2021</u></p> <p><u>Bassetlaw Gypsy and Traveller Accommodation Assessment Update, RRR, 2022</u></p> <p>Bassetlaw Habitats Regulation Assessment, LUC, 2024 <u>2023</u></p> <p>Bassetlaw Health Profile, Public Health England, 2019</p> <p>Bassetlaw Heritage Methodology, BDC, 2021</p> <p>Bassetlaw Housing and Economic Development Needs Assessment, GL Hearn, 2020</p> <p><u>Bassetlaw Housing and Economic Development Needs Assessment Addendum, Icení, 2022</u></p> <p>Bassetlaw Housing Strategy, BDC, 2021</p> <p>Bassetlaw Infrastructure Delivery Plan <u>2023</u>, BDC, 2024 <u>2023</u></p> <p>Bassetlaw Infrastructure Delivery Plan Baseline Assessment, BDC, 2021</p> <p>Bassetlaw Land Availability Assessment, BDC, 2024 <u>2</u></p> <p>Bassetlaw Landscape Character Assessment, fpcr, 2009</p> <p>Bassetlaw Local Development Scheme, BDC, June, 2021 May,</p> <p><u>Bassetlaw Local Plan: Publication Draft, BDC, August 2021</u></p> <p><u>Bassetlaw Local Plan: Publication Addendum, BDC, January 2022</u></p> <p><u>Bassetlaw Local Plan: Second Addendum, BDC, May 2022</u></p> <p>Bassetlaw Open Space Assessment Update, BDC, 2020</p>
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		<p>Bassetlaw Outline Water Study, Scott Wilson, 2011</p> <p>Bassetlaw Playing Pitch Strategy, KKP, 2019</p> <p>Bassetlaw Retail and Leisure Study, Nexus Planning, 20197</p> <p>Bassetlaw Rural Settlement Study <u>Update</u>, BDC, 2020 <u>1</u></p> <p>Bassetlaw Site Selection Methodology, BDC, 2021</p> <p>Bassetlaw Spatial Strategy Background Paper, BDC, 2021</p> <p>Bassetlaw Strategic Flood Risk Assessment Level 1, JBA consulting, 2019</p> <p>Bassetlaw Strategic Flood Risk Assessment Level 2, JBA Consulting, 2021 <u>2022</u></p> <p>Bassetlaw Sustainability Appraisal, LUC, 2021 <u>2023</u></p> <p>Bassetlaw Transport Study, Tetra Tech, 2021 <u>2022</u></p> <p>Bassetlaw Unregistered Park & Gardens – A Methodology for Identifying and Surveying, BDC, 2017</p> <p>Bassetlaw Whole Plan and Community Infrastructure Levy Viability Appraisal, NCS, 2021 <u>2022</u></p> <p><u>Birklands & Bilhaugh SAC Recreation Impact Assessment, Footprint Ecology, 2022</u></p> <p>British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction, British Standards Institution 2012</p> <p><u>Clumber Park SSSI Recreation Impact Assessment, Footprint Ecology, 2022</u></p> <p><u>Community Infrastructure Levy PPG, Paragraph: 026 Reference ID: 25-026-20190901, Revision date: 01 09 2019</u></p> <p>Conservation of Habitats and Species Regulations 2010</p> <p><u>Council Plan, BDC, 2019</u></p> <p>Cycling and Walking Investment Strategy, DFT, 2017</p> <p>Design guidelines for development near high voltage overhead lines, National Grid, 2000</p> <p>Directive 2000/60/EC, European Parliament and of the Council of 23 October 2000</p> <p>Draft Bassetlaw Plan Part 1: Strategic Plan, BDC, 2019</p> <p>Draft Bassetlaw Local Plan, BDC, January7 2020</p> <p>Draft Bassetlaw Local Plan, BDC, November7 2020</p> <p>Draft Bassetlaw Local Plan: Focussed Consultation, BDC, June7 2021</p> <p>Draft England Tree Strategy, DEFRA, 2020</p> <p>Draft Nottinghamshire Biodiversity Opportunity Mapping – Bassetlaw and Idle Valley, Nottinghamshire Biodiversity Action Group, 2018</p> <p>Draft Worksop Central Development Plan Document, BDC, 2021</p> <p>D2N2 Recovery and Growth Strategy, D2N2 Local Economic Partnership, 2021</p> <p>Duty to Cooperate Compliance Statement, BDC 2021</p> <p>Equalities Impact Assessment, BDC, 2021 <u>2023</u></p> <p>Facts about Bassetlaw, by ward, Local Government Association (LGA) (2018)</p>
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		<p>First Homes Planning Practice Guidance, May 2021, Paragraph: 002 reference ID: 70-002-20210524</p> <p><u>First Homes Planning Practice Guidance, May 2021, Paragraph: 015 reference ID: 70-015-20210524</u></p> <p>Flood Risk Assessments: Climate Change Allowances, Environment Agency, 2021</p> <p><u>Further Employment Note, Icenl, 2023</u></p> <p>Future Water, DEFRA, 2008</p> <p>Guidelines on Physical Activity and Sedentary Behaviour, World Health Organisation, 2020</p> <p>Harworth & Bircotes Neighbourhood Plan, Harworth & Bircotes Neighbourhood Plan Group, 2015</p> <p>Heritage at Risk Register, Historic England, 2019</p> <p>Heritage at Risk Strategy and Updated Heritage at Risk Register, BDC 2020<u>2022</u></p> <p>Historic Environment Good Practice Advice in Planning 4: Enabling Development and Heritage Assets, Historic England, 2020</p> <p>Housing and Economic Land Availability Assessment PPG, Paragraph: 031 Reference ID: 2a-031-20190722, MCHLG, 2019 www.gov.uk</p> <p>Housing and economic needs assessment PPG, www.gov.uk, 2019</p> <p><u>Housing and Economic Needs Assessment PPG, Paragraph: 027 Reference ID: 2a-027-20190220, Revision date: 20 02 2019</u></p> <p><u>Housing Needs of Different Groups Planning Practice Guidance, Paragraph: 008 Reference ID: 67-008-20190722, Revision date: 22 07 2019</u></p> <p>Housing our Ageing Population: Positive Ideas (HAPPI3), All party parliamentary group on housing and care for older people, June 2016</p> <p>Housing Land Supply Background Paper, BDC, 2021<u>2023</u></p> <p>Housing supply and delivery PPG, www.gov.uk, 2019</p> <p>Humber River Basin Management Plan, DEFRA, 2015</p> <p>Indices of Multiple Deprivation, www.gov.uk, 2019</p> <p>Initial Draft Bassetlaw Plan, BDC, 2016</p> <p>Landscape Availability Assessment Addendum, Clive Keble Consulting, 2020</p> <p><u>Landscape Availability Assessment 2nd Addendum, Clive Keble Consulting, 2021</u></p> <p><u>Landscape Availability Assessment 3rd Addendum, Clive Keble Consulting, 2022</u></p> <p>National Character Areas, www.gov.uk, 2019</p> <p>National Design Guide, MCHLG, 2021<u>2019</u></p> <p>National Model Design Code, MCHLG, 2021</p> <p>National Planning Policy Framework, MCHLG, 2021</p> <p>National Planning Policy for Traveller Sites, DCLG, 2015</p> <p>NOMIS (2021)</p> <p>Non-Designated Heritage Assets Criteria, BDC, 2016</p>
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			<p>North Derbyshire and Bassetlaw Strategic Housing Market Assessment Update, GL Hearn 2017</p> <p>Nottinghamshire Joint Health and Well-Being Strategy 2018-2022<u>2026</u>, Nottinghamshire Health and Well-Being Board, 2018-2022</p> <p>Nottinghamshire County Joint Strategic Needs Assessment, Nottinghamshire Health and Well-Being Board, 2020</p> <p>Nottinghamshire Minerals Local Plan 2019-2036, Nottinghamshire County Council, 2019</p> <p>Nottinghamshire Parking Standards, Nottinghamshire County Council, 2010</p> <p>Nottinghamshire Strategic Infrastructure Plan, Nottinghamshire County Council, 2024</p> <p>Nottinghamshire Visitor Economy Strategy, Nottinghamshire County Council, 2019</p> <p>Nottingham Waste Core Strategy 2013, Nottinghamshire County Council, 2013</p> <p>ONS (2019)</p> <p>Our Strategic Economic Plan 2020-2040, Sheffield City Region, 2020</p> <p>Peaks Hill Farm Concept Plan, Hallam Land Management, 2020</p> <p><u>Plan-Making PPG, Paragraph: 054 Reference ID: 61-054-20190315, Revision date: 15 03 2019</u></p> <p>Planning Practice Guidance: Tree Preservation Orders and trees in conservation areas, MHCLG, 2014</p> <p>Recovery and Growth Strategy, D2N2 Local Economic Partnership, 2020</p> <p><u>Renewable and Low Carbon Planning Practice Guidance, www.gov.uk</u></p> <p>Retford Transport Assessment, Tetra Tech, 2021-2022</p> <p>River Don Catchment Flood Management Plan, Environment Agency, 2010</p> <p>River Trent Catchment Flood Management Plan, Environment Agency, 2010</p> <p>Rural Settlement Implementation Guide, BDC, 2024</p> <p>Securing Education Contributions from Development, DoE, 2019</p> <p><u>Self-build and custom housebuilding Planning Practice Guidance, Paragraph: 025 Reference ID: 57-025-20210508 Revision date: 08 02 2021</u></p> <p>Site Allocations: Landscape Study, Carroll Planning & Design, 2019</p> <p>Statement of Community Involvement, BDC, 2020</p> <p><u>The SuDS Manual, CIRIA, 2015</u></p> <p>Third Nottinghamshire Local Transport Plan, Nottinghamshire County Council, 2019</p> <p>20 Minute Neighbourhoods, Town and Country Planning Association, 2021</p> <p>UK Digital Strategy, DCMS, 2017</p> <p>UK's Sixth Carbon Budget, Department of Business, Energy and Industrial Strategy, 2021</p> <p>UK Solar Photovoltaics Strategy Part 1, DECC, 2013</p> <p>UK Solar Photovoltaics Strategy Part 2, DECC, 2014</p> <p>Viability Planning Practice Guidance, www.gov.uk, 2019</p> <p>Vision 2030: D2N2 Strategic Economic Plan, D2N2 Local Economic Partnership, 2018</p>
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			<p>Water Resource Management 2019, Severn Trent, 2019</p> <p>Water Stress Area Classification – final classification, Environment Agency, 2013<u>2021</u></p> <p>Worksop Central Area – A guide for owners and occupiers, BDC, 2020</p> <p>Worksop Central Area Houses in Multiple Occupation (HMO) Article 4 (1) Direction, BDC, June 2020</p> <p>Worksop Town Centre Masterplan, BDC, 2021</p>
MM13.16	235-242	Appendix 3	<i>Change to:</i>

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
Sites with Full planning permission - under construction																						
Bucknall	18/00361/RES	Res	Land off Station Road	24																		24
Bucknall	18/00362/RES	Res	Land north of Station Road	20	21																	41
Bucknall	16/00877/FUL	Full	Rear of 1 to 29 Vicarage Lane			17	16															33
Blyth	19/01432/RES	Res	Land at Blyth Road		10																	10
Carlton in Lidrick	18/01148/FUL	Full	Land east of Doncaster Road	37	46	46-42	4															129
Carlton in Lidrick	19/01137/RES	Res	Carlton Colliery, Doncaster Road	0	0	20-56	20-58	20-58	20-58	20-58	20-58	20-54	20	20	20	20	20	20	20	20	20	400
East Markham	16/00854/RES	Res	Former Poultry Factory, Mark Lane	11	24	6																41
Harworth/Bircotes	14/0000013	Full	Beverley Road			20	20	26														46
Harworth/Bircotes	13/00793/FUL	Full	Plumtree Farm (Persimmon), Beverley Road	30																		30
Harworth/Bircotes	17/01566/RES	Res	Harworth Colliery (Jones), Scrooby Road	17	25																	42
Harworth/Bircotes	17/01575/RES	Res	Harworth Colliery (Kier), Scrooby Road	26	38	28																92
Harworth/Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN11 8PB), Tickhill Road	0	48	40-64	40-51	26														163
Harworth/Bircotes	19/01280/FUL	Full	Land at Common Lane			20-14	4-10															24
Harworth/Bircotes	20/00051/FUL	Full	Land off Essex Road			308	250	20-52	20													120
Harworth/Bircotes	21/01377/RES	Res	Phase 2b Harworth Colliery (Horton Homes) DN11 8B, Scrooby Road			2	40	30	30	30												132
Harworth/Bircotes	21/01415/RES	Res	Phase 2a Harworth Colliery (Miller Homes) DN11 8AB, Scrooby Road			12	45	45	14													116
Harworth/Bircotes	21/01603/RES	Res	Phase 2 South of Tickhill Road				40	40	40	40	40	40	40	40	32							352
Harworth/Lessingthorpe	20/00916/RES	Full-Res	Land east of Doncaster Road (Gleeson)			20-23	20-48	20-48	20-46	20	16											165
Harworth/Lessingthorpe	21/01730/RES	Res	Land north & west of Chestnut Road				22	40	40	40	40	40	40	34								296

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
Mablethorpe and Mablethorpe Thorpe	18/01411/RES	Res	Manor Farm, Brecks Lane			17																17
North Looe Hablesbourne	19/00265/RES	Res	Land south west of Orchard Lodge, Southsea Lane			10	4	4														15
Barwick	19/01653/FUL	Full	South of Barwick Churchyard, Great North Road		5	140	5															20
Barwick	21/01666/RES	Res	Land west of Great North Road				20	7														27
Retford	01/08/00182	Full	Former Newell and Jenkins site, Thurgarton Lane	3	3	44	7															30-17
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	36																62-66
Retford	18/00695/FUL	Full	Rear of Kenilworth Nurseries (Phase 2)			203	30	30	206													109
Retford	18/01445/RES	Res	Land west of TJA Lane	29	21	140	1															60-1
Retford	19/01477/RES	Res	Land west of TJA Lane	4	18	40-38	308	103														107
Retford	18/00748/FUL	Full	18-20 West Street	4	4	12																12
Retford	18/01037/FUL	Full	4 Chappellate				16	5														21
Retford	01/06/00280	Full	Land at London Road	1																		1
Retford	19/01537/FUL	Full	21 Bidecote	13																		13
Retford	01/03/00286	Full	Barwick Mews, Barwick Road	4	3	2-2	5															10
Retford	19/00455/FUL	Full	Church of St Albans			40	10															10
Retford	20/01477/RES	Full-Res	North Road (Trinity Farm) Phase 1		6	40-56	60-57	60-57	34-11													187
Retford	21/00357/RES	Res	Longholme Road			20-1	302	27														60

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
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 Tides Road	22	14	20-26	20-30	46-26	13													111
Rhodesia	19/00852/FUL	Full	Land west of Queen Elizabeth Crescent			20-11	20-20	20-20	20-6	2												127
Shireoaks	17/00271/RES	Res	Land north east of St Lukes School (Harwood, Shireoaks Common)	29	43	30-1	6-2															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
Sutton/Gidcote	18/00195/PDN	Full	Harworth House, Blyth Road	94																		94
Sutton cum Lough	20/00497/RES	Res	Gate Cottage and land Low Road	0	1	14-0	11	10-1														33
Taxford	19/01165/RES	Res	Land at Shireoaks Road	0	80	6																86
Walsingham	19/00945/RES	Res	Land South of Station Road				20	11														31
Worksop	16/01487/RES	Res	Land at Gateford Park (Barratt S&I 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	25-18	35	44-22														1482
Worksop	18/00862/RES	Res	Thimble House Phase 1, Blyth Road	10	35																	45
Worksop	19/01408/RES	Res	South of Gateford Road	2	45	44-52	405	405	20-9													198
Worksop	20/00109/RES	Res	Lot 3 Gateford Park (Barratt), Gateford Road	0	34	40-100	40-20	40-50	40-17	40	40											2761
Worksop	20/00178/RES	Res	Thimble House Phase 2, Blyth Road	0	0	20-1	20-17															40
Worksop	17/00053/FUL	Full	239 Sandy Lane	0	0	40	10															10
Worksop	20/00183/FUL	Full	Former Mansfield Hoivery, Retford Road	0	0	64-16	8															54
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

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
Worsles	21/01414/RES	Res	Land south of Gatford Road					20	80	80	10											110
				619	642	8406	888 903	404 707	240 376	307 208	87 148	80 134	30 80	30 71	302	300	300	300	300	0	0	3663 4819
Sites with Full planning permission - not commenced																						
Beckingham	16/00877/FUL	Full	Rear of 5 to 20 Vicarage Lane			22	30															22
Beckingham	20/01325/RES	Res	North East of Dunelm, Church Street				40 8	4 10														18
Beckingham	21/00183/RES	Res	Land between Walkeringham Road and Vicarage Lane					30 8	40 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
Blayk	20/01207/FUL	Full	Wedgeley St Becket Road				40															40
Cuckney	15/01037/FUL	Full	Welbeck Colliery, Bulby Road				20	20	6			10	30	25								65
Harworth/Bircotes	19/00433/FUL	Full	Land off Reverley Road					8	26	30	30											102
Harworth/Bircotes	22/01395/RES	Res	Phase 2c Harworth Colliery (Heron Homes)								30	35										65
Harworth/Bircotes	21/01277/RES	Res	Phase 2b Harworth Colliery (Heron Homes) - Leesby Road			16	26	26	26	13												133
Harworth/Bircotes	21/01416/RES	Full	Phase 2a Harworth Colliery (Miller Homes) - Leesby Road			16	26	26	26													116
Manton	18/01411/RES	Res	Manor Farm, Beck Lane				12															12
Nether Larkwath	16/01216/FUL	Full	South of Portland Road				46 8	7														15
Nether Larkwath	20/00634/RES	Res	South of Portland Road			30	4 8	10	6													24
Ratford	18/01087/FUL	Full	4 Chapels			24																24
Walkeringham	18/00045/RES	Res	Land south of Station Road			30	23															23
Walkeringham	21/00007/RES	Res	Land Between Pinders Croft And The Chapel, High Street						4	10												14

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	
Walsingham	21/01588/RES	Res	Land at Beckingham Road						5	20												25	
Worksop	21/00806/COU	Full	Former Police Station, Postes Street			6	14															20	
Worksop	21/00736/FUL	Full	Former Magistrates Court				24	12	14													26	
				0	0	100-0	240	238	84	23	60	6-45	30	6-25	0	0	0	0	0	0	0	644-456	
Outline Planning Permission																							
Beckingham	17/00053/OUT	Out	Land south of and adjoining Station Road				20	28														68	
Beckingham	18/01481/RES	Out	Adjacent South Fields, Station Road					14														14	
Elkeby	20/00959/OUT	Out	Land adjacent to Yew Tree Road				20	9	5	15	19											39	
Haverhill/Bircotes	18/01210/OUT	Out	Walsingham Colliery, Scrooby Road (1300 dwellings)						60	741	742	742	742	742	742	742	742	742	742	742	742	884-791	
Walsingham/Bircotes	19/00876/OUT	Out/Full Hybrid	South of (DN15 8PB) T1000 Road (approx. 650 dwellings)				9	40	40	40	40	40	40	40	40	40	40	40	40	40	40	480-135	
Haverhill/Bircotes	19/01287/OUT	Out	Land off Bramble Way					5	5													10	
Hayton	18/01803/OUT	Out	Land at Corner Farm					10	9													19	
Hedon/Leeds, UK	16/01606/OUT	Out	Land north E-west of Chestnut Road					20	20	20	20	20	20	20	20	20	20	20				200	
Matteson and Matteson Thorpe	20/00349/OUT	Out	Land adjacent to Manor Farm, Brecks Lane				4	145	46	22												241	
Beckingham	17/01300/OUT	Out	Land west of Great North Road						10	20	2											32	
Retford	18/00766/OUT	Out	North of Braden Lane				20	20	11													31	
Retford	18/00486/RES	Out	Land adj. 17 Durham Grove				10															10	
Walsingham	17/00363/OUT	Out	High Street					14														14	
Worksop	14/00313/OUT	Out	Land south of Gotsford Road (Phase 2)								20	20	20	20	20	20	2					182	
Worksop	14/00431/OUT	Out	Ashes Park Avenue (750 dwellings)						30	26		20	24									56	
Worksop	15/01477/OUT	Out	North of The Woodale Lane			20	20	20	10	230	31	20										321	
				0	0	40	20	180	14	50	93	132	91	72	72	72	112	112	112	87	72	742	3303
Proposed Local Plan allocations																							
																						1163	

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		
Retford	LAA485	Draft LP Allocation	Millcroft (former allotment)						5	5												5		
Retford	LAA472	Draft LP Allocation	Station Road, Retford						5		5											5		
Retford	LAA133	Draft LP Allocation	North Road (Trinity Farm) Phase 2							36	58	58	43	58	40	30	60	60	60				305	
Retford	LAA413	Draft LP Allocation	Former Elizabethan High School, Leafield						46	20	16	30										46		
Retford	LAA490	Draft LP Allocation	Former Care Home, St Michael's View, Hallcroft Road						20		10	10										20		
Retford	LAA127	Draft LP Allocation	Fairy Grove Nursery, London Road							40	18	30	13									61		
Retford	LAA245, LAA246	Draft LP Allocation	Gravel South, Olusoo Road							20	30	65	64	90	90	90	90	90	90	90	90	90	800-960	
Tunford	LAA476	Draft LP Allocation	Olusoo Road, Land off							20	40	5	46	25	25	20							75	
Worksop	LAA462	Draft LP Allocation	Peaks Hill Farm							40	10	40	30	40	65	40	65	40	65	40	65	40	65	4000-655
Worksop	LAA142	Draft LP Allocation	Former Bassetlaw Pupil Referral Centre						20		5	10	5										20	
Worksop	LAA147	Draft LP Allocation	Former Manton Primary School						20	40	5	30	40	30	30	5							100	
Worksop	19/00399/FUL	Draft LP Allocation	Radford Street, (disused allotments)				15	45	40	65	40	15	20	20									120	
Worksop	LAA149	Draft LP Allocation	Talbot Road, Worksop						45	10	5												15	
				0	0	0	0-15	0-45	141	140	180	106	103	140	140	140	140	133	130	130	130	130	1743	
Neighbourhood Plan Allocations without planning permission																								
Blyth	NP Policy 6	NP alloc	Land east of Spital Road						20	20	2			20	30	5							545	
Blyth	NP Policy 4	NP alloc	East of Buxby Road						2			2											2	
Carlton-in-Lindsey	NP Policy 6	NP alloc	Land at Highfield House						40														40	
Claxton	NP Policy 3	NP alloc	Broad Green						20	48													68	
Cuckney	NP Policy 13	NP alloc	Former Depot Site						45	10													15	
Cuckney	NP Policy 14	NP alloc	Land south of Creswell Road					5	40	5													10	
Cuckney	NP Policy 18	NP alloc	Lady Margaret Crescent, Norton						5	5													10	

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Lound	NP Policy 12	NP alloc	Yew Tree Farm site and outbuildings						6	2	3											5
Lound	NP Policy 13	NP alloc	Land east of Town Street					4														4
Lound	NP Policy 14	NP alloc	Land east of Town Street					2														2
Horton	NP Policy 18	NP alloc	Lady Margaret Crescent, Horton						4													4
Milton	NP Policy 7	NP alloc	Milton Hill							20	20	10										60
Milton	NP Policy 6	NP alloc	Land at White Horse Farm							10	20	8										38
Milton	NP Policy 8	NP alloc	Land south of Meadow Drive							14												14
Milton	NP Policy 9	NP alloc	Land east of Grange Drive							10	20	12										42
Milton	NP Policy 10	NP alloc	Land north of Fox Covert Lane					10	20	10	20	8										38
Ramton and Woodbeck	NP Policy 1	NP alloc	Land east of Cavell Close									40	5									10
Ramton and Woodbeck	NP Policy 2	NP alloc	Land northeast of Town Road									44	3	8								11
Ramton and Woodbeck	NP Policy 3	NP alloc	Land to the west of Retford Road										1									1
Stanton-le-Steeple	NP Policy 14a	NP alloc	Land between Ricos Farm and Four Post, Station Road, Stanton-le-Steeple						2													2
Stanton-le-Steeple	NP Policy 14b	NP alloc	Land north of The Barn, Cross Street, Stanton-le-Steeple					4														4
Stanton-le-Steeple	NP Policy 14c	NP alloc	Buildings north of Station View Farm, North Street, Stanton-le-Steeple					2				2										2
Stanton-le-Steeple	NP Policy 14d	NP alloc	Land east of Stanton-le-Steeple Freemans Lane, Stanton-le-Steeple					4														4
Stanton-le-Steeple North Leversham	NP Policy 15a	NP alloc	Land north of Mill Close, Manor Grove and Main Street, North Leversham						2	40	2											40
Stanton-le-Steeple North Leversham	NP Policy 15b	NP alloc	The Old Shop, south of Main Street, North Leversham					2		2												2
Sutton cum Lound	NP Policy 4	NP alloc	Land south of Lound Low Road							14			5	6								11

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	
WALKERHAM	NP Policy 9	NP alloc	Land south of Gloucester West Moor Road									3										3	
WALKERHAM	NP Policy 9	NP alloc	Land north of Fountain Hill Road									2			10								3
WALKERHAM	NP Policy 11	NP alloc	Land north and south of Fountain Hill Road									6				6							6
WALKERHAM	NP Policy 13	NP alloc	Land east of Brickshole Lane						6	6		48											12
WALKERHAM	NP Policy 12	NP alloc	Land east of Steeple Road										42			8	4						12
WALKERHAM	NP Policy 14	NP alloc	West of High Street										42			42							12
WALKERHAM	NP Policy 15	NP alloc	Land adjacent to South Moor Lodge									7	46										15
NP Allocation Annual Totals				0	0	0	0	4-15	44 43	44 38	80	74 23	48 26	0 26	0 35	0 34	0-6	0	0	0	0	0	488 244
Workshop Town-Centre Central DPD																							
Workshop	DPD003	DPD alloc	Sites allocated in the Workshop-Central DPD Gateford Road Car Park	0	0	0	4	6	10	11	26	26	60	28	60	20	60-10	60-10	46-8	86	100		636-28
Workshop	DPD011	DPD alloc	Priory Wharf								8	30	30			15	30	30	30	25			198
Workshop	DPD016	DPD alloc	Land at Newcastle Avenue/Norfolk Street								9	9	9										12
Workshop Central DPD Allocation Annual Totals				0	0	0	0	0	0	0	12	26	26	0	0	15	40	40	38	25			238
Expected windfall housing delivery (based on current windfall completions)																							
All areas	Windfall	Windfall											300 76	300 76	300 76	300 76	300 76	300 76	300 76	300 76	300 76	300 76	1300 912
Total housing delivery on Major sites with Full Planning Permission, Outline Planning Permission, Publicities Local Plan Allocations, Made Neighbourhood Plan Allocations, and Draft Workshop Central DPD																							
Annual Totals (Full, Outline PP, allocations and windfall)				619	642	940-896	804 942	687 854	726 623	724 622	727 687	640 674	646 591	600 511	606 409	634 392	637 387	628 383	460 356	480 328	466 303		13694 10219
Planning permissions on sites of 9 or less (Small sites)				156	124	144-50	148 182	148 182	148 182	148													4030 976
Grand Total				775	766	1084-46	952 1124	835 1036	874 805	872 622	727 687	640 674	646 591	600 511	606 409	634 392	637 387	628 383	460 356	480 328	466 303		13694 11195

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																	Housing requirement 2020 to 2038					10,476 <u>9,720</u>
																	Housing Supply 2020 to 2038					13661 <u>11,195</u>
																	Buffer					175%