

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

### **Infrastructure Delivery**

- 5.1.66 In order to deliver the level of growth associated with Policy ST1, the Plan will facilitate the delivery of necessary infrastructure, services and facilities proportionate to the level of growth identified in this plan period. All new development has a responsibility to contribute towards the cost of relevant new infrastructure. Infrastructure is often funded by developers either through planning obligations or the Community Infrastructure Levy. Planning obligations, also known as developer contributions or S106 agreements, are bespoke agreements made between the Council and the developer where the developer either delivers new infrastructure or contributes to funding infrastructure to meet the needs of that development. The Infrastructure Delivery Plan 2023<sup>20</sup> sets out an overview of the key infrastructure requirements necessary to deliver this Plan.
- 5.1.67 The Community Infrastructure Levy is a standard per sqm charge currently on housing, employment and retail development which the Council pools together to deliver necessary strategic infrastructure. The Council intends to retain the Levy to contribute towards infrastructure funding, but will however, need to review the Levy alongside the Plan, particularly with respect to the strategic sites allocated in the Local Plan. This is because these sites will have site-specific infrastructure which may be more effectively secured through section 106 agreements.
- 5.1.68 Policy ST56 sets out the strategic approach to infrastructure delivery in the District and the mechanisms the Council anticipates using to secure infrastructure as part of the development process. The policy seeks to ensure that all new developments will be well-supported by new and improved infrastructure. Site-specific policies identify the key infrastructure requirements identified as necessary to support the delivery of each site informed by the provisions of the Infrastructure Delivery Plan<sup>20</sup> (IDP) 2023.

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

- A. The spatial strategy for Bassetlaw will be delivered over the plan period 2020-2038 through:
1. managed sustainable development and growth, appropriate to the size of each settlement or location to meet the evidenced need for new homes and jobs, to regenerate the District's town centres, and to support necessary improvements to infrastructure, services and facilities by:
    - a) promoting the efficient and effective use of land and the re-use of previously developed land in sustainable locations, unless there are overriding amenity, biodiversity or heritage matters that preclude such use; and by seeking to minimise the use of the most versatile Grade 1-3 agricultural land, where practicable;

- b) emphasising the need to develop in sustainable locations in close proximity to transport hubs and key public transport nodes, and by encouraging higher density development in those locations;
  - c) ensuring that sufficient physical, social and green/blue infrastructure is delivered to meet identified needs in a timely manner.
2. enabling the provision of housing land for a minimum of 9,720 dwellings (540 dwellings per annum), through completed sites, sites with planning permission, new site allocations in this Local Plan, and from site allocations in made neighbourhood plans in accordance with the settlement hierarchy below:
- a) at the Main Towns:
    - i. approximately 2,322 dwellings in Worksop Outer Area;
    - ii. approximately 238 dwellings in the Worksop Central DPD;
    - iii. approximately 2,331 dwellings in Retford;
    - iv. approximately 2,203 in Harworth & Bircotes;
  - b) by supporting the delivery of approximately 1,412 dwellings in the Large Rural Settlements;
  - c) by supporting the delivery of approximately 1,715 dwellings in the eligible Small Rural Settlements;

<b>Category</b>	<b>Settlement</b>
1. Main Town	Worksop, Retford and Harworth & Bircotes
2. Large Rural Settlement	Blyth, Carlton in Lindrick and Costhorpe, Langold/Hodsock, Misterton and Tuxford
3. Small Rural Settlement	Barnby Moor, Beckingham, Claborough, Clayworth, Cuckney, Dunham on Trent, East Drayton, East Markham, Elkesley, Everton, Gamston, Gringley on the Hill, Hayton, Laneham, Lound, Mattersey, Misson, Nether Langwith, Normanton on Trent, North Leverton, North and South Wheatley, Rampton, Ranby, Ranskill, Rhodesia, Scrooby, Shireoaks, South Leverton, Sturton le Steeple, Styrrup, Sutton cum Lound, Treswell, Walkeringham, West Stockwith
4. Countryside	All areas not identified above

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

7. safeguarding, regenerating and enhancing the role of the District's town centres at Worksop, Retford and Harworth & Bircotes, including a small scale extension to Harworth & Bircotes town centre to secure their longevity as vibrant centres that provide for appropriate housing, business, retail, leisure and community facilities to serve each settlement, and its catchment effectively.



## 5.2 Housing Growth in Rural Bassetlaw

- 5.2.1 The National Planning Policy Framework states that sustainable development should be located where it will enhance or maintain the vitality of rural communities. New development should also support the broader sustainability of villages, so that all settlements can play a role in delivering sustainable development in rural areas.
- 5.2.2 As a rural District, Bassetlaw's settlements are all varying sizes and have varying levels of access to local services and public transport<sup>19</sup>. The impact upon infrastructure capacity and the ability for rural settlements to expand to accommodate the needs generated by new development also varies. On that basis, the Rural Settlement Study Update 2021<sup>19</sup> categorises all rural settlements by their size, role and function – in terms of the level of services, public transport accessibility and infrastructure they provide to their community and their catchment. The more sustainable rural settlements are identified as Large and Small Rural Settlements and the spatial strategy recognises that these settlements should be allowed to grow appropriately in order to maintain rural vitality. But Policy ST2 also ensures that this is sensitive to place, ensuring that each rural community retains its identity and distinctiveness, built form and character, and is in keeping with each settlement's size, scale of services and infrastructure capacity.
- 5.2.3 Other settlements are considered to be in the countryside by Policy ST1 and Policy ST2.
- 5.2.4 Since the adoption of the Bassetlaw Core Strategy<sup>21</sup> in 2011, the rural area has seen a disproportionate level of residential development, particularly over the period 2015-2018, which saw a high level of planning permissions granted. In response to consultation with the rural communities, the proposed level of housing growth for rural Bassetlaw identified within Policy ST2 will ensure that no rural settlement is over-burdened with a level of growth that is out of character and that is considered unsustainable in terms of the level of local shops and services, and infrastructure capacity available.
- 5.2.5 Policy ST1 identifies that Large Rural Settlements will collectively deliver approximately 1,412 new dwellings and Small Rural Settlements will collectively deliver approximately 1,715 new dwellings over the plan period. This growth will be apportioned via an individual minimum housing requirement for each settlement. This requirement has two functions:
- a) It contributes towards the District's overall housing requirement in Policy ST1;
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