

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

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



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

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

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

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

## Policy ST9: Large Rural Brownfield Sites

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

