



Briefing note on the type, location and development size mix of new housing in Tuxford.

Final Version

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Introduction

TTC has run a series of online surveys to solicit community input for the current revision of the Neighbourhood Plan. The latest survey was fairly demanding to complete, as it forced decisions on priorities of what housing should go where, and what it should look like, as well as the best use of funding received by Tuxford for the community.

Despite this complexity (and the failure of Royal Mail to deliver many of the promotional flyers), 164 total responses were received (3 of these were partly completed when the survey was being tested). Of the 161, 140 come from within Tuxford and 21 from outlying communities who use Tuxford as a Local Service Centre. These communities were asked about community services – which they rely on - but not housing, as only Tuxford Residents' views are taken into consideration. However, given Tuxford's vital role as a Local Service Centre (LSC), the views of use user base are important.

Housing Commitments for Tuxford

Tuxford is committed to a total of 252 new housing units between 2020 and 2038 under the new Bassetlaw District Plan, just adopted. This plan states that new housing should be either:

- i. strategic (specified in the BDC Plan),
- ii. be brought forward as part of Neighbourhood Plans,
- iii. be a completed site (this includes the Ashvale Road Estate)
- iv. be derived from pre-existing Approved Planning,
- v. or come from windfall.

Most of the future growth will be the first two categories.

The total includes units constructed since 2020 – including the Ashvale Road Estate, the Old Brickyards development, and various individual constructions, totalling some 90 units (although planning permission requests are coming forward fairly continuously), and the expected number to find is (at time of writing) is therefore 160 units.

Within this, the proposed HS14 site on Ollerton Road (planned for 75 units) is the only strategic site outside of the three main towns in Bassetlaw. BDC are expecting this to go ahead on the basis of 75 units, with 25% of this affordable, per BDC Policy. There is an Assigned Contribution from this development of £713,557. If the development were fewer than 50 units, it would lead to a CIL charge of around £125,000.

There is an outline layout in the current Design Codes Document, which will form part of the revised Neighbourhood Plan. This will leave a balance of around 85 units, if it is approved.

Assigning or not Assigning Housing Sites

Therefore, the choice for this Neighbourhood Plan Group is either:

1. Decide the preferred mix of properties, development sizes and locations and present this to the community for adoption, or
2. Leave the decision to Bassetlaw District Council, which is what happened with the last Tuxford Neighbourhood Plan

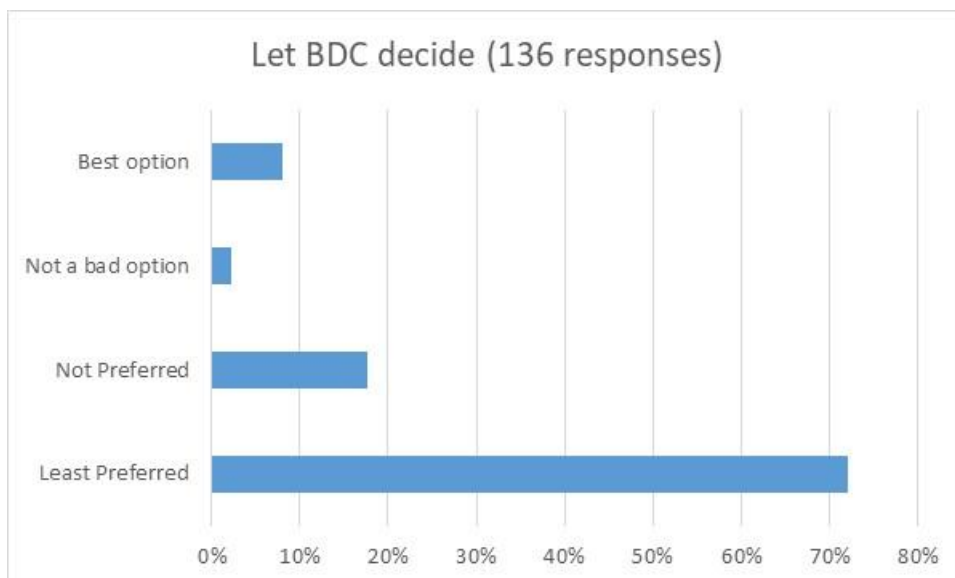
Option 1 requires solid input and evidence of significant community engagement. It would also require relevant landowners to confirm their support. The questionnaire asked whether there were other sites that could be brought forward, and one owner (plus another possible owner) came forward. TTC Planning has also received an expression of interest to bring forward another site not on the LAA, so with this in mind TTC has decided (with the active support of BDC) to carry out a full Call For Sites.

The significant level of input received for this survey, which was quite hard for communities to commit to completing, is testament to the community's expectation that the NPG will take option 1.

The rest of this note deals with the findings from this survey

Taking Control in Tuxford

As part of this survey, residents were asked whether they would prefer Tuxford to choose housing locations, or leave it to BDC to decide. The response was as below:



This response could not have been clearer and effectively dismisses Option 2 above. It is therefore incumbent on the NPG to deliver a viable set of prioritised options.

The current LAA (Land Availability Assessment) for Bassetlaw includes a wide set of "Potentially Suitable" developable options for Tuxford. Many of these have been on the list for quite some time and therefore one step is to contact those landowners and check whether they are still interested in their land coming forward – and equally to check whether that interest remains for smaller sites.

The 2022 LAA map is attached as an annex to this briefing document. Due to the same sites (or a subset of the same site) being assigned various names in various documents, I propose to keep the LAA numbering from this sheet to avoid confusion.

From this list, it can be seen that there are nine sites which are classified as “Potentially suitable” according to the 2022 assessment. Of these, for the current process, the following have been excluded, for the reasons given – which is not to say a subset of them will not return later.

LAA476/520 – this subset of LAA476 corresponds to HS14 in the BDC Plan. As such, it is assumed (subject to an acceptable S106 Agreement) that this will be developed with 75 units during the life of the TNP.

LAA 478 – this cannot be developed unless as a part of LA202 (land south of Lexington Ave), deemed unsuitable, see later comments.

LAA243 – this is the Gilbert Ave playing field. Despite being regarded by BDC as suitable for development, there is a requirement for offset green space to be provided, which BDC does not own. Also, the survey of the community on this topic produced a >98% response that it was unacceptable. In any case, the land to the south (LAA087) could provide a suitable alternative.

This leaves six sites, compliant with the community input and considered Potentially Suitable. The total assessed developable unit count on these sites totals 179. Given, that (excluding HS14 above) the required minimum (we could propose more) is fewer than 90 units, these sites would provide sufficient for the current plan and more.

Of these, some are already coming forward for Planning Approval or are considered non-controversial as they are within the current Development Boundary.

Some of the balance have some constraints and some may be somewhat larger than preferred, but the landowners may be interested in considering a partial development – since current planning rules mandate multiple entries for larger sites, smaller developments of subsets may be easier to manage.

Tuxford NPG Sites team should therefore engage with these landowners in the first instance to confirm their continued interest and availability and also to assess the interest in releasing a smaller part for smaller scale developments.

Equally, given the input about other sites not on the LAA, TTC has decided (with full endorsement of BDC) that in the interest of transparency, a full Call For Sites will be carried out. This will be initiated in parallel to the above, as we cannot assume the continued availability of these sites.

Which site locations are preferred by the Community?

Sites were described in general location terms in order to assess whether a clear priority list could be developed. By design, maps were not provided to avoid too close a link to specific landowners. These included the HS14 site (simply described as “West on Ollerton Road”) and the area identified on the map as LAA202 – described as “S of Lexington Gardens” which came forward at the time of the last NP and was robustly fought. These were included for reference.

Survey respondees were asked to prioritise each site, and the totals for each rating are in the table below:

| | West on Ollerton Road | Beyond Linc Rd Bridge | South of Tux Academy | Fields N of Lincoln Rd | S of Lexington Gardens | N of Newcastle St | Let BDC Decide |
|------------------|-----------------------|-----------------------|----------------------|------------------------|------------------------|-------------------|----------------|
| LAA Site No. | 520 (HS14) | 90 | 87 | 38 | 202 | 477 | |
| Best option | 59 | 32 | 28 | 18 | 13 | 10 | 11 |
| Not a bad option | 44 | 62 | 63 | 50 | 37 | 45 | 3 |
| Not preferred | 12 | 28 | 23 | 37 | 41 | 41 | 24 |
| Least Preferred | 26 | 22 | 24 | 33 | 47 | 42 | 98 |
| Net support | 98 | 54 | 48 | -17 | -72 | -60 | -195 |

Apart from the obvious conclusion that Tuxford residents want to make their own decisions rather than leaving it to BDC, each site has supporters and detractors as would be expected, with the Ollerton Road site (HS14) being the most popular overall. In order to separate out the sites, a Net Support metric was used, which is made up of (2*Best + Not bad – Not pref – 2*Least pref).

This creates a clear priorities set, being:

1. HS14/LAA520 – in the BDC Plan, subject to S106
2. LAA 090 – to the east side of Tuxford, just over the railway, between
3. LAA 087 – between the Academy and the Lodge Lane Industrial Estate
4. LAA 038 – area north of the Greenacres/Calladine park. (note, however, that this description was deliberately vague and could be interpreted to be the southern edge of LAA088, considered too large to be suitable).
5. LAA 202 - S of Lexington Gardens – this is mentioned above and is not considered suitable (or necessary) to be included.
6. LAA 477 – N of Newcastle Street. Although this was considered suitable, access was an issue and it may be that a partial development here might be supported.

Is there a Nimby Factor to consider?

The survey was well subscribed but it is up to individuals to respond. There is therefore a potential issue to consider whether the high “Least Preferred” (LP) count comes entirely from those people who live in the immediate neighbourhood of any development. Since each respondee was asked their postcode in Tuxford at the outset, it was possible to group these into sub-areas and (where there is an obvious association with a nearby proposed site) determine the source of LP scores for each site. This was a significant process and involves some subjectivity in grouping however the results are important and are included below:

| Least Preferred Area Analysis: Count of LP by responder area for each potential location | | | | | | | | |
|--|-----------------------|-----------------------|----------------------|------------------------|------------------------|-------------------|----------------|-------------------|
| Potential development area | West on Ollerton Road | Beyond Linc Rd Bridge | South of Tux Academy | Fields N of Lincoln Rd | S of Lexington Gardens | N of Newcastle St | Let BDC Decide | % LP nearest site |
| Ashvale Estate | 2 | 2 | 1 | 2 | 2 | 2 | 5 | 9% |
| Burleigh Court | 5 | 2 | 2 | 2 | 2 | 2 | 5 | |
| E of Linc Rd Bridge | | 3 | 3 | 1 | 3 | 4 | 6 | 21% |
| Eldon Green | 2 | 1 | 1 | 2 | 1 | 1 | 1 | |
| Eldon St | 2 | | 3 | 3 | 3 | 5 | 9 | |
| Farady Ave | | 1 | 1 | | | | 1 | |
| Gilbert Ave | | 3 | | 4 | 3 | 1 | 10 | 0% |
| Lexington | 3 | 1 | 1 | 2 | 12 | 8 | 13 | 44% |
| Lincoln Rd | | 2 | 3 | 6 | 2 | 1 | 7 | 43% |
| Linden Ave | 2 | 5 | 5 | 4 | 6 | 5 | 11 | 19% |
| Newark/Beeches | | | | 2 | 4 | 2 | 7 | |
| Newcastle St | 2 | 1 | 1 | 1 | 3 | 3 | 5 | 27% |
| Ollerton Rd | 7 | | | 1 | 2 | 3 | 11 | 54% |
| Orchard Crescent | | | | 1 | 3 | 3 | 3 | 43% |
| Tux Academy | 1 | 1 | 3 | 2 | 1 | 2 | 4 | 30% |

The individual areas of Tuxford – the rows – was assessed to determine which proportion of the LP ratings referred to the nearest proposed site (where there was one – not always the case). Although there is a limited Nimby effect, there is only one area where the LP score is over 50% - around Ollerton Road (which includes Long Lane) – which probably reflects the close association with HS14 and the widespread knowledge of the proposed use for S106 funds outside of Tuxford.

It is reasonable to conclude, then, that these ratings are a reasonable reflection of genuine community preferences and should be respected.

Development Characteristics for Tuxford

Introduction

The survey requested two separate ways of characterising developments; the mix of development sizes and the mix of accommodation types. Residents were also asked whether they would be looking to buy or rent (or be part of a Senior scheme) for their next move.

I appreciate this was a significant ask and I want to thank the 140 people who took the trouble to do this process. The findings are clear and can be summarised as below – which provides good information for potential developers as to the type of development that will be most supported.

Development Size Mix

It is appreciated that a portfolio of developments is likely to be most popular, but that was not clear. The development of the Ashvale Road Estate, which is considered to be quite isolated and is sizeable (86 units) as well as having limited diversity of property types and sizes, is not considered to be a success – even by its own residents. A way of ensuring these residents feel “part of Tuxford” and Tuxford welcomes them, is a necessary process for the next Neighbourhood Plan. However, repeating the experiment in the hope of securing a different outcome is not necessary.

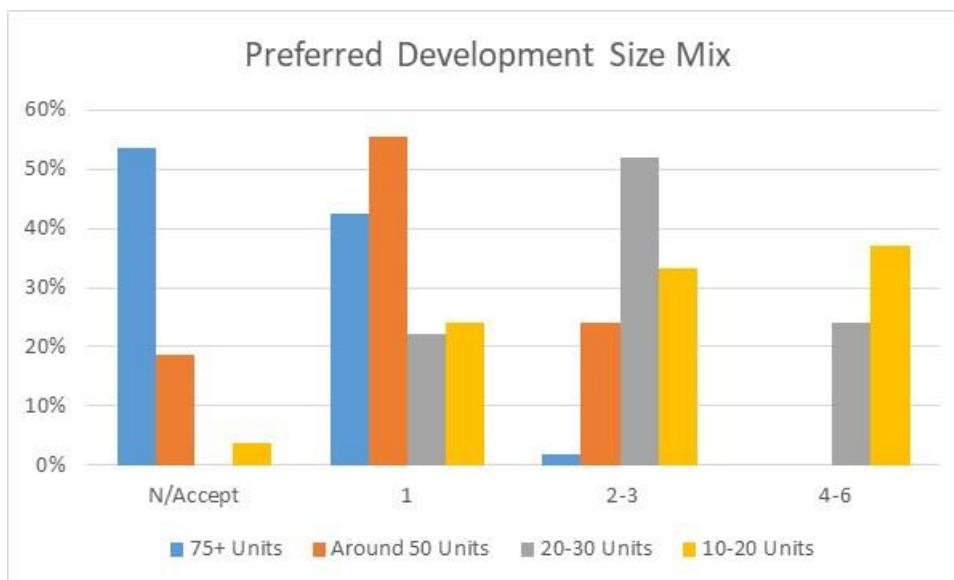
Respondees were asked to create their own optimal mix, split between the development sizes below, with the proviso that the total should be around 160 (i.e. must meet the commitment). As the categories were not by direct count, it is not precise, however it does create limits (e.g. 2-3 developments at 10-20 units lies between 20 and 60 units). The responses were filtered to remove those whose minimum possible outcome as fewer than 120 or greater than 350 (as a combination of either minima or maxima would be unexpected).

This gave 54 viable combination inputs – plenty to enable a definitive analysis. This is presented in tabular and graph form below.

| | N/Accept | 1 | 2-3 | 4-6 |
|-----------------|----------|-----|-----|-----|
| 75+ Units | 54% | 43% | 2% | 0% |
| Around 50 Units | 19% | 56% | 24% | 0% |
| 20-30 Units | 0% | 22% | 52% | 24% |
| 10-20 Units | 4% | 24% | 33% | 37% |

What this means is that – for example – 54% of the responses said a 75+ unit sized development was unacceptable, 43% said 1 was OK, whilst 2% thought 2-3 developments would be acceptable.

We know that the HS14 site is scheduled for 75 at present – though a S106 review might change this, so in reality this is useful input but less relevant. The same information is presented graphically below.



The modal preferred output (if HS14 is eliminated) is:

1 site at around 50 units, 2-3 at 20-30 units and 4-6 at 10-20 units. If all these were constructed, this would result in between 130 and 260 units – well above the requirement.

It is perhaps better to use these data to construct a roadmap of maximum site count:

- Not more than one site of around 50 units
- Not more than three sites of around 20-30 units
- Not more than 6 sites of around 10-20 units

Clearly, if the HS14 site is reduced and becomes the acceptable 50 unit site, there would still be sufficient numbers of smaller developments to meet the criteria, provided a few more sites come

forward (even those already proposed would be sufficient) or the landowners of the sites mentioned above were willing to allow smaller, partial development, which is not at present known.

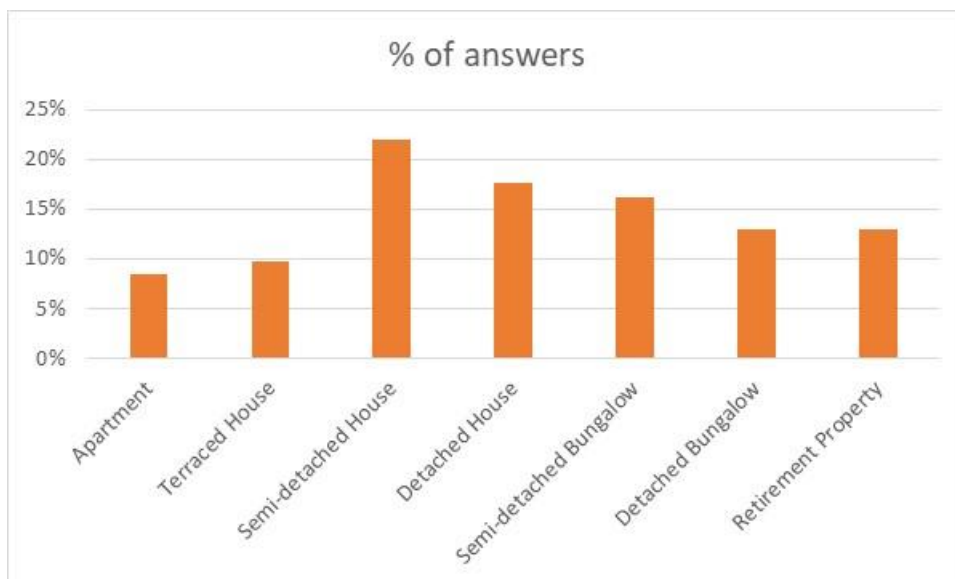
Housing Mix

Two sets of questions were asked, firstly about the type of property, with the possibility of multiple responses (“tick all that you feel you are interested in”) and then the mix by number of bedrooms. Note that this section was in the context of “what would you like to see, from your perspective”. This therefore represents what Tuxford residents would want to see for their own future use, not necessarily what might be felt useful for Bassetlaw overall. This is discussed below.

Property Types

This was a “tick all that could be of interest” response so it is presented as a % of total responses

The response by property types is as per the graph below



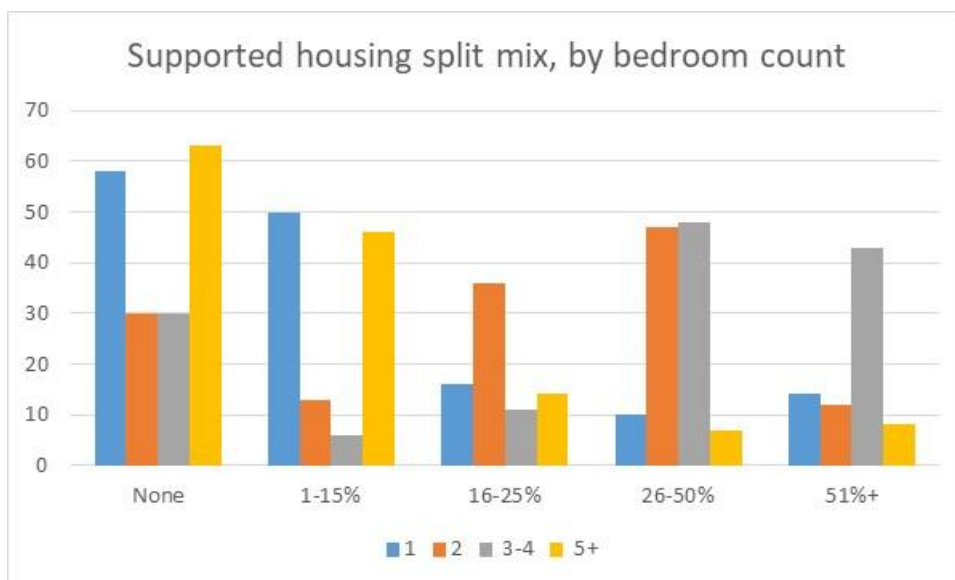
Clearly, a mix of housing is required, with a good mix of semi-detached houses and bungalows leading with additional detached houses and bungalows significant in the mix. Retirement properties are important – ahead of Apartments and Terraced houses.

This is in close alignment with the Tuxford Housing Needs Assessment (HNA) document, which is itself consistent with the wider Local Housing Needs Assessment (LHNA). These are considered to be up to date.

We will address retirement properties separately below.

Supported Bedroom Count Mix

People were asked what bedroom count they thought was best – again, it should be stressed that this is what the current Tuxford residents who responded would be looking for in a next move themselves. The responses (only one mix range per category was possible) are presented graphically below:



Clearly, whilst there is a sizeable respondent set who thought both 1 and 5+ bedroom places held no appeal, the next most popular category for each was 1-15% of the total – in other words, a small subset of future builds should reflect this.

2-3 bedroom units comprising 26-50% of the total was most popular with a sizeable support for 16-25%. 3-4 bedroom units were also most popular in the 26-50% range but almost as popular in the 51+ category.

Clearly, an optimal mix overall is a small number of 1-bed places and an even mix of 2-3 and 3-4 bed places constituting the dominant part of the mix, with a few 5+ bed places – possibly these would fit in a small development.

Property Tenure type

Survey respondees were asked a simple question as to the property tenure they would be looking for next. The responses to this were as below:

| Tenure | |
|--|-----|
| Owned | 74% |
| Rental | 13% |
| Age-restricted ownership | 10% |
| Shared/partial ownership | 2% |
| Other* | 1% |
| * response was request for sheltered housing | |

This closely corresponds to the overall mix indicated in the HNA, which is regarded as up to date. BDC have stated that this is inconsistent with the LHNA and Local Plan. Both of these are regarded as being supported by robust evidence, and the evidence provided by this extensive and widespread community input is therefore considered to be not robust.

See later note on the disconnect between recent provision and need.

Senior Residents' Preferences

One topic identified in advance of the survey was the potential issue of “house-blocking” by empty nesters. It was felt that there was a reasonably sizeable community of potential downsizers, who were interested in moving into a smaller property – particularly with an eye to their future needs – but who could not find a suitable property. This was tested in this survey.

The answers to this question were as below:

21. Empty Nest/Downsizer: If you are still living in a sizeable family home but the family have moved on, which of the options below would encourage you to move?

90 Responses

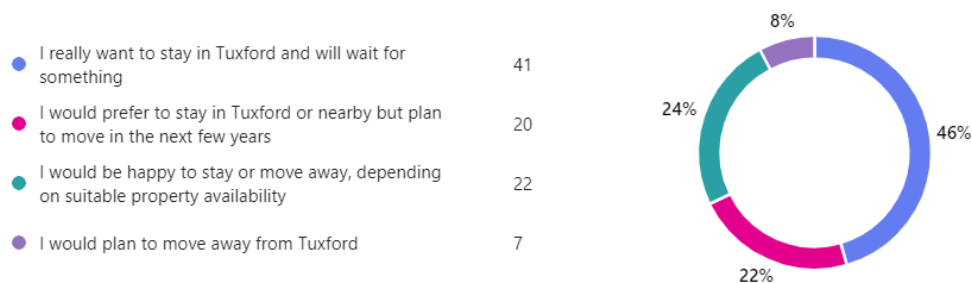


Note this was an optional question – however 90 out of 120 people chose to respond to it, indicating a significant proportion of Tuxford residents could be persuaded to downsize if appropriate accommodation were built, and this type of property would mainly be a good quality, larger, 3+ bedroom bungalow with garden and garage. Such properties are almost non-existent in Tuxford, thus creating a valuable unmet market need.

The next obvious question concerns whether this market is mobile – i.e. whether these properties should be considered in the Tuxford mix or whether people would be just as happy to move elsewhere.

22. If you filled in the section above, please indicate which best describes your view on location:

90 Responses



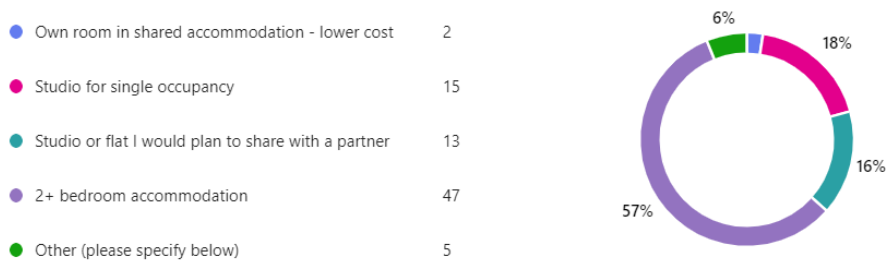
Clearly, people have a strong preference for staying in Tuxford and almost half would not consider moving, with a further fifth preferring to stay but considering the need to move outweighing this. Note only 8% would actively plan to leave.

It is relevant to note that the HNA states that 80% of retirement properties should be owned, rather than rented. this is in sharp contradiction with the current stock.

First Time Buyer/Renter Needs

At the other end of the lifecycle, those who were either looking for their own accommodation for the first time (and, also clearly, others including those in the above category who were choosing to answer on behalf of their adult or near-adult offspring) were given the option of stating what they were looking for. When asked what type of property they were looking for as a first house, the answers to this (optional) question were as below:

70 Responses



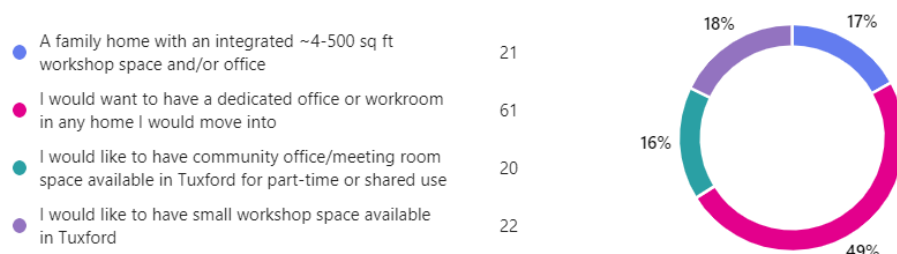
This indicates firstly a strong market for starter homes (although, since 70 responded to this and 90 responded to the Empty Nester section above, out of a total of 120, clearly there is a significant overlap, presumably parents expressing an informed view on behalf of their offspring). It is, however, consistent with the section on bedroom count above, which is reassuring.

Working From Home

Post COVID, Working From Home – either office workers commuting part time or people running a business of some sort from their home – is an important consideration when designing housing.

20. Working From Home or Home Business: if you work from home, or would like to run a business primarily from home, please identify the options below that are potentially interesting to you:

85 Responses



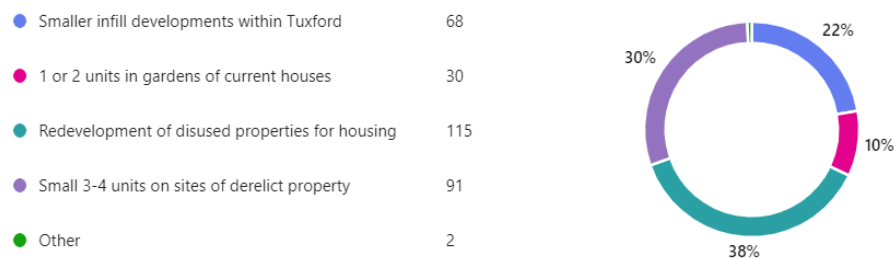
The most obvious output – and not at all surprising – is the need to have space for a dedicated office or workroom (either a regular space, or a sizeable room) designed into new housing. Community/shared office space or a small workshop space in Tuxford were both significant needs. This was a “tick all that apply” question so the totals add up to more than the respondees count - but at 85, this is a significant proportion of the total.

Smaller/Windfall/Reusing Property

Smaller Sites, Windfall and Adding Capacity within the current built envelope probably represents a sizeable opportunity to meet housing needs within Tuxford. The question asked in this case related to the types of such development considered suitable. As with most such optional questions, this was a “tick all that apply” type question, so no overall priority can be assigned to this, although the main supported categories are clear.

9. Small Developments: sites with fewer than 10 units generally counts as “Windfall” in planning terms. This means it contributes to the totals but is not part of the plan. Generally, around 10% of..

144 Responses



Note that this question included the statement that “sites with fewer than 10 units generally counts as “windfall”. BDC has asked that we point out here the site is not on the LAA or Strategic, it is windfall regardless of size.

Any proposal that will bring disused or derelict buildings sites back into use would be overwhelmingly welcomed, as would smaller infill developments and, to a lesser extent, back-yard developments. This is important particularly when the number of unused/empty/derelict buildings in the Conservation area in particular is taken into consideration.

Tuxford Preferences Lead

The above is what Tuxford residents say *they* would be looking for in *their* next move. It is not intended to present Bassetlaw District Council’s (BDC) requirements.

Bassetlaw District Council Planning Input

We have reviewed this with BDC and – alongside some useful notes and clarifications, all of which have been incorporated in the final text, there were (inter alia) two points which I have been asked to highlight:

1. There is a current Housing Needs Assessment (HNA) for Tuxford. Although published in 2020 (and therefore based on the 2011 census data and the latest BDC and Regional documents current at the time, it was considered by BDC (and AECOM, the authors) to be still sufficiently up to date that it could be relied upon. Our internal preferences should therefore be compared with those externally-defined needs.
2. The roles of Planning Obligations (comprising Community Infrastructure Levies on residential developments of up to 50 units and food retail, and S106 Agreements (agreed between BDC and the Developer) plus Developer Contributions should be identified.

Implications from the HNA

The expected mix of housing by type in this document is well aligned with the expected building types. In addition, 80% of Senior living accommodation is identified as to be provided by ownership, rather than rental, which is also consistent with the findings in this document.

The need for Social Housing is the main thrust of the HNA forecast. And this was originally aligned with the prevailing BDC planning document. This has been updated to reflect the Adopted Plan (2020=2037), to ensure consistency. The findings of these are consolidated into the table below:

| | Overall Plan Period | Complete as of Sept 2024 | Left (gross) |
|------------------|---------------------|--------------------------|--------------|
| From HNA | | | |
| Overall 1 | 252 | 92 | 160 |
| Affordable | 63 | 86 | -23 |
| - For sale | 9 | | 9 |
| - For rent | 54 | 86 | -32 |
| Market 2 | n/a | | 189 |

Notes: 1. Updated to reflect Adopted BDC Plan. 2. Not assessed by HNA; market need derived from BDC Plan

Market needs were not assessed by the HNA, however they are included from the defined allocation by BDC for the Plan period (2020-2037). Affordable housing need was assessed as 54 (primarily rental) units, leaving 9 residual units from the defined allocation. In terms of affordability, the need for significant discounts from Market rates was (affordable purchase route) was determined to be unnecessary.

As can be seen, there is now a significant over-supply of Affordable (Social) rental. BDC Policy mandates that proportion (and tenure mix) of new developments over 10 units, however as the targets are determined at the overall level for Tuxford, this will need to be discussed with BDC.

Developer Funding Requirements

A brief explanation on this is perhaps useful, for those whose lives do not include reading BDC Planning documents or National Government publications.

As part of any development – residential or employment – the developer may be required to make some sort of financial contribution to mitigate the impact of that development. This may take one, or more of the following forms:

- i. A Planning Condition – this typically includes roads and parking spaces, footpaths and cycleways, green spaces, play areas, tree or hedgerow planting, drainage and other shared infrastructure which is typically on-site and is for the shared benefit of the future residents or employees/businesses.
- ii. A CIL contribution. CIL (Community Infrastructure Levy) applies to all residential developments up to 50 units, and usually includes additional buildings on current plots (such as “backyard developments”). This is determined at £20/sq m of new floor space. For reference, an average 3 bed house would be around 110 sq m (about 1,100 sq ft), meaning a typical funding would be £2,200 or so. Where a community has a “Made” Neighbourhood Plan (as in Tuxford), 25% of this is allocated to the Community to be spent on public. Note

that Para 7.1.11 of the Local Plan also states that site allocations brought forward through a neighbourhood plan would be CIL-liable, regardless of size. The remaining 75% would be allocated by BDC and could be used anywhere within BDC's area.

- iii. S106 Agreement. The name comes from Section 106 of the Town and County Planning Act (1990) which is the legal basis of these Agreements. BDC's Adopted Plan states that residential developments of 50 or more units will be subject to an S106 Agreement and not a CIL payment. Employment Land developments (except for food retail) may also be S106-liable. Only Food Retail is CIL-liable. Although the legislation is quite broad, National Planning Policy – reflected by BDC Policy – is that the payments under an S106 Agreement must meet the following requirements:
- a. Be necessary to mitigate the increased load placed upon the pre-existing community infrastructure by the development to render it acceptable in planning terms
 - b. Be directly related to the development (i.e. in the immediate locality)
 - c. Be fair and reasonably related in scale and kind.

Of the above, (i) is considered part of the development cost, and usually either (ii) or (iii) would apply, based upon the type and size of the development, as defined.

The point of all of the above is to ensure that community infrastructure is not negatively impacted by new housing – naturally, in reality, the overall infrastructure may well be improved. This, along with a requirement for high quality housing, is designed to ensure the current community is able to embrace expansion.

BDC Position on HS14

BDC's adopted Plan (and its supporting documents) includes the following information:

- a. BDC states the HS14 site includes the provision of £713,557, secured by S106 agreement
- b. BDC states there is no S106 agreement for HS14
- c. BDC states of the item in (a) above, £555,207 is for education
- d. BDC states that Tuxford Academy currently has a small surplus (defined as 10-50 places)
- e. BDC states that after a further 160 houses have been constructed, there will *still be* a small surplus at Tuxford Academy
- f. BDC states there will be a need for Primary school expansion during the Plan
- g. BDC states that primary expansion will be funded by CIL, and not S106.
- h. BDC states that £80,000 from HS14 S106 will be allocated to transport
- i. BDC states that no road improvements will be required.
- j. BDC states that the provision of entry to HS14 and the provision of additional footpaths to Long Lane and along into Ollerton Road will be a Planning Condition, and not therefore S106
- k. BDC states that £27,400 S106 for HS14 will be for green infrastructure
- l. BDC states that planting five trees per unit and the provision of a green area on-site will be a Planning Condition for HS14 and not, therefore a S106-funded element.

A request for explanation of these apparently mutually exclusive and incompatible statements has been requested but as of now, no answer has been received.

It is worth noting that (assuming 25% affordable requirement is met), the cost per market unit is something over £9,000. The CIL contribution for an equivalent market house is around £2,200.

Looking forward for Tuxford

In addition, we conclude it is important to discuss the overall role Tuxford may play within Bassetlaw in the future alongside this. We see two obvious considerations:

The future research fusion site and a supporting focus in high tech – led by green energy, including at the site of the former Cottam Power Station – is likely to bring degree-level educated families to Bassetlaw. Tuxford, with its Georgian centre, high quality education, excellent communications and rural setting may prove a winning combination to attract these types of people, particularly if smaller developments are agreed to be the way forward.

The 252 housing commitment allocated to Tuxford is a policy based upon a 20% expansion of the housing stock at the start of the BDC Plan period. The overall requirement is naturally far greater, and is defined as being “business led” and reflects likely demand from future employment sites, primarily along the A1 Corridor, including a new 118 Acre site at the Apleyhead Interchange. Unless people are willing to commit to lengthy commutes (which the BDC Plan is supposed to minimise), this will result in a local shortfall of accommodation of around 1,600 units in south Bassetlaw. BDC has not considered this to be worthy of explanation. However, should BDC come back as part of the first Plan review (after 5 years) and discover this, there is likely to be a new, increased assessment would not be surprising.

What is clear is that the type, size, property form and tenure mix will be part of the distinctive housing needs going forward and, provided they are of high quality and the layout and design of each development is properly managed (and consistent with the styles laid out in the Tuxford Design Codes Document), the scale of new housing in Tuxford can be achieved without damaging – in fact enhancing – Tuxford’s distinctive character.

Conclusions

This summary briefing note is only an initial look at the data, which is a rich set. There are many topics that have not even been touched on it. These topics will be the subject of a greater, and more detailed, analysis separately.

However, from this, we can conclude the following:

- a. Tuxford residents are not averse to new housing, provided it is the right mix of houses in the right sized developments in the right place
- b. Once HS14 is developed, no further large (>50 unit) developments should be considered
- c. A further site of 50 or so units would be acceptable
- d. Multiple, smaller sites with a mix of 20-30 and 10-20 units would be the best approach
- e. A limited number of 1-bed places and 5+ houses would be acceptable but very much as a support
- f. Most developments should be a mix of 2-3 and 3-4 bed units
- g. These should be comprised of houses, semi-detached houses and a significant part of the mix as bungalows (detached and semi-detached).

- h. There is a significant need to provide good quality, 3+ bedroom bungalows with garages and gardens to enable empty nesters to move from their current housing, thereby freeing up more family properties. These should be owned, rather than rented.
- i. First time buyers/renters are looking for one-bedroom flats but mainly 2+ property houses. A new type of terraced or semi-detached housing could well fit this need.
- j. There are sufficient sites already deemed potentially suitable within the current LAA to meet the housing need. However, the plan would be to approach the current landowners and concurrently carry out a full Call For Sites, given that some have come forward.
- k. After Ollerton Road, the next two most popular locations are south of the A6075 just to the east of the railway line, and the area south of Tuxford Academy.
- l. A further development along the north side of Lincoln Road would also be acceptable
- m. The proposed site North of Newcastle Road could be looked at as a potential smaller development
- n. The area south of Lexington Avenue continues to be very unpopular and there seems to be no need to consider it further.
- o. There is no need to consider any of the other sites, currently deemed unsuitable, unless the landowners for the potentially acceptable sites decline to participate. However, it may well be that one or more of these sites could come forward in an adjusted form that would address the previous reason for unsuitability. This would be welcomed.
- p. The idea of leaving BDC to decide the size, mix or location of new development in Tuxford is rejected completely. Therefore, it is up to the NDP Group to come up with concrete proposals, agreed with landowners
- q. There is a fundamental conflict between the BDC Plan on affordable housing needs and tenure and the needs expressed by the HNA, which match views from the community. This needs to be resolved.

Robin Walker

Chair, Tuxford Town Council Planning Committee and co-lead, Tuxford Neighbourhood Plan Group

Appendix A Tuxford LAA Sites as of 2022

Data courtesy of Bassetlaw District Council, extracted from the Land Availability Assessment (LAA) produced to support the development of the Bassetlaw Local Plan. See page 19 of the [Evidence Library](#) document for a list of the six component reports, including the assessment data for each site.

Note that inclusion in the LAA does NOT imply planning permission has been sought, or given, or even that it would be considered acceptable for a development should an application be filed. It is simply a record of those landowners who have indicated a willingness to put their land forward for consideration, and the results of screening against an objective site assessment methodology, as to whether a site would be considered unsuitable or potentially suitable (the most positive rating) based upon the information provided at the time.

