

Neighbourhood Plan Progress Report December 2025/January 2026

Submitted to Tuxford Town Council for presentation at the Full Council Meeting, ratification and voting on the item as below.

Request for a motion:

We would ask a TCC Councillor to propose the following for vote at the meeting on the 22nd January

Tuxford Town Council will support Bassetlaw District Council and engage with Nottingham Highways, as required, to ensure an easement is provided to Nottingham Highways to enable a combined cycle and footpath to be installed to connect the eastern end of the Ashvale Road Estate with the path along the northern edge of Gilbert Avenue Playing Field, along the western side of the playing field.

Overview

Progress was somewhat slower than hoped, mainly due to a family health issue, since resolved positively. However we should get back on track during January and early February, such that a further community engagement should be possible during February.

Despite the delay, significant progress was possible, as summarised below. Robin will be at the TCC meeting on the 22nd January and should be happy to answer any questions as they arise.

NP Draft Document

We have not made progress with the NP Draft document, although the effort has been concentrated on ensuring the correct progress can be made on Housing Site Allocation (see below), which will then be included in the Draft NP document.

We have been advised that progress on this is a high priority as the evidence base, mainly accumulated in 2024, is now ageing.

Housing Allocation Plan

The full set of documents and an explanatory note concerning housing was updated to the library on the Neighbourhood Plan area of the Tuxford Town Council website during November, 2025.

BDC Advised that a full community engagement, specific to the findings of the Site Options Alternatives document, should be conducted to ensure community support. We pointed out that the online survey on housing allocations covered the same ground and resulted in very clear preferences, which were then provided to AECOM for consideration in the SOA report. We pointed out there was a risk of “survey fatigue”, particularly if the same questions were being asked again.

We have therefore agreed on the following approach: a “base plan”, which includes a full list of all sites identified as suitable, together with the alignment with the sites size preferences already noted, will be produced. This will include the relevant references to prove alignment with community preferences. This will be submitted to TTC for ratification and voting for support and then a series of “open door” meetings set up, where this base plan, together with all additional site information (including those considered unsuitable and those considered suitable if submitted as a sub-area) will

be made available to the community. People will then be able to vote to support the base plan, with no further effort, but also free to propose amendments and extensions.

We expect to have an update for the February report.

Ashvale Road Community Engagement

As part of the ongoing engagement with both BDC and Notts Highways concerning the lack of promised (and committed) community infrastructure on the Ashvale Road Estate, a survey was conducted just for the residents of the estate. Of 86 properties, individually leafleted by Emma Griffin in addition to posters put up on the estate and around Tuxford, we secured 35 responses.

A full copy of the report is provided as a separate document, which does not itself require any voting or recognition by TTC. However, it does give rise to the request for a motion of support at the top of this report.

For convenience, the key findings of this report are included below.

Quote:

Key Findings

The sample (and the community size) is fairly small. However, there are some very clear responses to some questions, and somewhat nuanced responses to others.

Ashvale Road is very much a family place; therefore the needs of the under 18s is very important. Almost all of the adult respondents have dependent under-18s, whether they are married/cohabiting or single. All age ranges responded, including 7 under 18s, which is very much appreciated.

Almost all of the residents moved from within Nottinghamshire, mostly within Tuxford/Bassetlaw, so it is a local origin community. The majority consider Ashvale Road Estate their long-term home.

In terms of optimising the S106 funds, the views became very clear. Although it was offered as an option, there was zero support for returning the S106 funds to the owner unspent. The following clear responses were provided for each main element of the S106 infrastructure funds:

Bus routes: 50% would prefer the money to be allocated to better walking and cycling routes rather than to upgrade bus stops. Of those wanting bus stop upgrades, 2/3 (67%) wanted the money to be concentrated on the Northbound stop on Ashvale Road.

Cycle/Footpath: Just over 90% would like to see a route connecting the east end of the estate up through Gilbert Avenue Playing Field to connect to the footpath along the top of GAPF and thus to Tuxford Academy. Fewer than 10% of respondents support efforts to improve the pathway along Ashvale Road. In order to support this, we recommend TTC should work with BDC to ensure an easement is provided to Notts Highways so they have permanent access to the route.

Playground for Under 10s within Estate: 97% of respondents want this to be implemented without delay; only one respondent felt it was OK to allocated the money to playing equipment elsewhere in Tuxford. No-one wanted it to be returned unspent.

Unquote

Support for Engagement concerning future green energy infrastructure.

Simon Richardson has been leading a campaign to ensure Tuxford is properly and fully consulted and permitted to participate in the current community engagement on STEP and the future nuclear micro station planned for Cottam. He asked for support from the NPG, as clearly Tuxford will be impacted and we should ensure that impact is positive.

The following summary points were provided to all recipients:

Quote:

Housing - additional 252 units, including 88 affordable; 189/86 built or planned, leaving 63 (2) to be allocated.

Schooling – expansion of primary, no expansion of secondary facilities

Employment space – no additional space; new limitations on two of the three existing industrial facilities which would limit their usability

Health provision – no expansion of current facilities.

The community has agreed to the following, which go beyond the BDCP but are in-line with the likely future:

- a. Housing – go beyond the current -minimum – commitment to enable a larger number of units, suitable for the likely future employees of the sites mentioned above, PROVIDED:
 - ✓ The housing sites come from the currently defined sites regarded as potentially developable from the recent Call For Sites for Tuxford (this would provide a significant uplift)
 - ✓ Education facilities are provided to meet local needs, beyond the identified need for expansion of primary facilities (or a new primary), to include sufficient space at Tuxford Academy. Note this could come from a reduction of its catchment area or an expansion of facilities (note at present more than 10 double decker busses of students are imported daily from beyond Tuxford)
- b. Tuxford should be considered as a potential location for the support employment facilities for these nationally important projects. At present, the three industrial sites have a mix of industries, including freight and logistics but many light engineering and other facilities. The BDCP change to two of these sites (without consultation or consistency within BDC area) to limit it to freight/logistics and heavy industry acts as an unnatural barrier to their full potential. We have identified a way of achieving this simply.

Unquote

We shall continue to engage positively with all authorities and developers to ensure Tuxford is regarded positively and that there is a balance between future housing and an upgrade to community facilities, especially regarding high quality employment and education, health provision and mitigation of HGV traffic through the town.

Robin Walker and Keith Rutherford

Co-leads, Tuxford Neighbourhood Plan Group

15th January 2026