



Planning Tuxford's Future

Tuxford's Neighbourhood Plan will guide how our town develops over the coming years. We now need to decide the overall ambition for housing growth before moving on to the details. The choice will influence the number, location, type, and size of new homes in Tuxford, and define the potential to improve community facilities, infrastructure, and employment.

The options are shaped by the housing requirement for Tuxford set in the Bassetlaw Local Plan, which defines a minimum of 252 new homes in Tuxford between 2020 and 2038. As of March 2025, the residual is a minimum of 63 new homes, factoring in those completed, permitted or allocated in the Local Plan (75) in Tuxford since 2020.

The recent Call for Sites has identified a number of potential housing development sites. Before considering if and how these sites might feature in the Neighbourhood Plan, we first need to decide how many new homes we are seeking to accommodate – this is the basis of the two options we are seeking your views on below.

Please note:

- These are high-level visions – the one with more support will be developed in detail.
- One of these options will be included in the Neighbourhood Plan - voting “no” to both is not an option.

Option 1 – Meet the requirement

- Identify sites for 63 additional homes, meeting the minimum housing requirement figure when combined with the 75 homes on the Local Plan allocation site at Ollerton Road.

Option 2 – Go beyond the requirement

- Take a more ambitious approach and explore the possibility of identifying more housing sites in Tuxford, to deliver in excess of the 63 home minimum requirement.

Factors to consider:

- The housing requirement is a minimum, not a cap, and doesn't guarantee or limit the number of homes that will come forward. However, identifying sites, combined with the development boundary and other policies in the reviewed Neighbourhood Plan, will provide a clear steer on where all new housing development is supported and where it is less appropriate.
- The housing requirement figure may change in the future – particularly post local reorganization, as the proposed North Notts is expected to have a shortfall.
- Planning for more homes would provide the opportunity to deliver a greater range and choice of new homes, in addition to the possibility of new supporting infrastructure and facilities – but will require more land to be developed.

Question: Which overall approach do you think Tuxford should take for the future? Scan the QR code at the top of the page to go to the very short online questionnaire:

- Option 1 – Meet the requirement.
- Option 2 – Go beyond the requirement.