

Tuxford Neighbourhood Plan Monthly Progress Report November 2025

Submitted to Tuxford Town Council for Full Council Meeting on 20/11/2025

Overview

This has been a busy month for the NPG leadership team. We have not organised any meetings of the NPG because we first needed to complete a full review of the Draft Neighbourhood Plan document (see below). However, we shall send out an update to all members in the next couple of weeks.

Draft NP Document

We have gone through this by individual paragraph and created a spreadsheet of text we propose to be amended. Including points Helen stated needing addressing (including the major topic of integrating the Housing Needs Assessment and Site Assessment reports together with the findings from the community engagement on housing into a single summary for inclusion or reference), there are just over 110 changes to be made and sections to be re-written. RW will be doing a first pass at these over the next four weeks. Many of the changes are to ensure the TNP is futureproofed (see below). Once this is done, it will then be effectively a “final draft” and can be approved by TCC and reviewed with BDC.

Futureproofing the Neighbourhood Plan

With changes to the BDC Local Plan required, not least as a result of the proposed cold fusion research site and small nuclear reactor at Cottam power station site, neither of which has been considered, and the future move to an as-yet undecided Unitary Authority in 2028, we have been pursuing the issue of the status of the Tuxford Neighbourhood Plan after these changes.

The feedback received so far is positive, in that:

- i. Tuxford was a pilot for the Neighbourhood Priorities Statement process, which is likely to be enshrined in law soon and will carry greater weight
- ii. The NP process, defined by the Localism Act 2011 remains unchanged and primary legislation would be required to update it. Made NPs would be carried as made into the UA and thus carry equal weight in planning
- iii. As we will define housing sites both for the 63 residual to meet current target and for sites beyond (with a limit to be determined) in the NP, this will then be robust to future changes in housing allocation
- iv. We have engaged with the BDC officer working on the UA and, whilst it is not possible to define the political shape or priorities of the elected UA Council, we shall have a member for Tuxford who will have a clear remit and a made NP to use as evidence.

As an aside, RW made the point to this officer that Tuxford residents felt BDC did not treat Tuxford the same as other areas in BDC. The officer denied this and sent a report that BDC is on a par with other authorities in terms of having appeals overturned at 30%. However, on only a small sample, BDC's overturn in Tuxford is 100%, thus proving the point.

S106 Infrastructure on Ashvale Road Estate

Notts Highways Infrastructure

RW chased up with Notts Highways and Cllr Limber also spoke to the relevant officer. They are adamant that the S106 conditions must be followed to the letter and the proposals from TTC (which comply with the S106 text but would require a change of the incorporated BDC Planning Conditions Annex) are not acceptable.

We shall therefore demand that Notts Highways comply with Notts Highways submission to the Conditions, which includes:

- a. Two new bus stops, with covers and smart signage, to be installed within the Ashvale Road Estate itself, one westbound and one eastbound. Note there is no eastern exit to the estate.
- b. Designated bus services to be defined that will divert into the development to serve the two new bus stops
- c. A 2.5m wide combined cycle and pedestrian pathway that runs from the junction of Clinton Gardens with Ashvale Road to the eastern boundary of the estate. Note there is no eastern exit. The current pathways are not wide enough to support this infrastructure and there is no allocation for it on the detailed Plan submitted by the developer.

BDC Infrastructure – the Playing equipment and the maintenance funds

I shall go through all the relevant documents and create a factual statement for this to be used towards BDC

Robin Walker

Keith Rutherford