

**Hearing Agenda  
Wednesday 18 May 2011 - Day 2**

**10:00 Morning Session**

**Main Matter 5 - Distribution of housing & employment growth - Policy CS1**

***Participants.***

Bassetlaw District Council [2 seats]  
JVH Town Planning *for* Jane Kilner (3) *and for* Trustees of GMT Foljambe 1996 Settlement (38)  
Mattersey Parish Council (10)  
Shireoaks Parish Council (11)  
Heaton Planning *for* Lafarge Aggregates Ltd (30)  
Andrew Martin Associates *for* Dooba Developments Ltd (34)  
Iplan Solutions Ltd *for* Messrs Machin (36)  
Indigo Planning *for* Sainsbury's Supermarkets Ltd (50)  
Barton Willmore *for* R E Howard & Sons (53) *and for* Barratt & David Wilson Homes (54)  
DLP *for* Keith Tully (58) *and for* Richard Walker (59)  
SSR Planning *for* Land Improvement Holding plc (62)  
William Davis Ltd (67)  
Nottinghamshire County Council (69)  
Ian Baseley Associates *for* Mr M Pickering (71) *and for* Messrs J & M Pepper (72)

**14:00 Afternoon Session**

**Main Matter 6 - Chapters 3 (Vision & Objectives for Bassetlaw) & 4 (Spatial Strategy) - Detailed points & Key Diagram**

**Day 2 - Proposed Essential Changes & Minor Changes.**

***Participants.***

Bassetlaw District Council [2 seats]  
Mattersey Parish Council (10)  
Andrew Martin Associates *for* H E Brinkley Settlement (12)  
Iplan Solutions Ltd *for* Messrs Machin (36)  
Barton Willmore *for* R E Howard & Sons (53) *and for* Barratt & David Wilson Homes (54)  
DLP *for* Keith Tully (58) *and for* Richard Walker (59)  
Spawforths *for* Harworth Estates (60)  
SSR Planning *for* Land Improvement Holding plc (62)  
Pegasus Planning *for* UK Property Partnership Ltd (65)

**Inspector's Questions Day 2 - Wednesday 18 May 2011**

**Main Matter 5. Distribution of housing and employment growth between settlements (Policy CS1: Settlement Hierarchy)**

**Matter 5A - Housing**

- 1) What are the 'aims of the settlement hierarchy' referred to in Policy CS1)
- 2) On what basis have the splits in housing growth between settlements been calculated – why not higher or lower? How precise are they? Will they be treated flexibly? What happens when the target is met – no more development? Why do the % figures for housing and employment land release differ?
- 3) Are the splits in accordance with RSS? The RSS indicates that apart from Worksop all other settlements should be identified for local needs growth except where additional growth is needed to realise regeneration objectives. Why then is a substantial proportion of growth directed to settlements that do not fulfil the criteria?
- 4) What account has been taken of regeneration opportunities, housing need, viability, sustainability, infrastructure capacity, & the ability of settlements to accommodate growth?
- 5) What is the land availability in the settlements – can the targets be met? How much brownfield & greenfield? Are large sites to be identified in the SADPD? Is delivery more assured with large sites?
- 6) How have the settlements performed in the past? Is a continuation of past trends intended? What is the market view of the deliverability of development in these settlements? Are there are factors holding development back in particular settlements? Is there too much dependence on sites within small rural settlements and historic residual local plan allocations? Have the Council considered not renewing planning permissions in inappropriate locations or where allocations have not been brought forward?
- 7) Is there too much emphasis on the growth of the urban areas? Is there a need to direct growth to the rural settlements to safeguard services and facilities?
- 8) Why should not more/less of the split go to Worksop? Given that 45% of employment land is to be in Worksop should the housing target be higher? Is Worksop's role being down-graded?
- 9) Worksop is identified as a Sub-Regional Centre in the RSS? Why is it now referred to as a Principal Urban Area? This term is used for higher order centres in the RSS.
- 10) Why should not more/less of the split go to Retford? Large number of current permissions in Retford. Are they all likely to come forward? Should the amount of development proposed be in line with Worksop's?
- 11) Retford is a 'medium sized town' in the RSS? Why is it called a 'Core Service Centre.'

- 12) Why should not more/less of the split go to Harworth Bircotes? What are the current commitments in the settlement? Is it likely that 1240 homes will be built over the Plan period? It would appear that only a few homes completed here in the past few years. What is the contingency if development does not meet the anticipated levels? Where would future residents work?
- 13) Why should not more/less of the split go to the Local Service Centres? No employment land is proposed in Carlton in Lindrick/Langold & Tuxford – is it legitimate to steer housing development to these settlements? On the other hand is there a need to recognise the sustainability credentials of Carlton-in-Lindrick, Langold and Tuxford? Should there be more emphasis on settlements along A60 and A1 corridors?
- 14) Is the scale of development at Misterton and the smaller settlements proportionate to their capacity or location?
- 15) Why should not more/less of the split go to the Rural Service Centres? It would appear that these settlements do not have high sustainability credentials. In the light of this is steering a significant proportion of development to these settlements justified? Should some of this development be re-directed to the LSCs. How will the amount of development going to each RSC be determined?
- 16) Should Nether Langwith be identified as a LSC given its close links with Langwith and Whaley Thorns, where there are a range of facilities and a railway station? Would this fit in with planning policies for Langwith and Whaley Thorns which lie in Bolsover District?
- 17) Should East Markham be a LSC rather than a RSC?
- 18) Lound is identified as an RSC. Why has this now changed in the Proposed Minor Changes?
- 19) Should Mattersley and Mattersley Thorpe be treated as one entity for planning purposes (i.e. as a RSC)
- 20) Why should there be zero growth in the other rural settlements? Should there be limited growth? Is this different from the Preferred Options?
- 21) Why are there no land-take figures or estimates of the land required? Would this help understanding of the plan and what is required in terms of land?
- 22) Why are the housing figures not included in Policies CS2-CS9? How could percentages be monitored? Should there be annual targets?
- 23) There is limited reference in the DPD as to when and where new development will occur over the plan period. There is no housing trajectory covering the plan period in the DPD or consideration of housing provision in the first 5 years of the plan and beyond. The housing figures imply that in the short-term most new housing development will take place in Retford with far less in Worksop. Is this the case?
- 24) Housing trajectory. Is it realistic to expect an increase in housing completions in the next 2-3 years given the prevailing economic climate? Has a Housing Implementation Strategy been prepared in accordance with

*PPS3?* Are its content to be included in the *DPD* and if so in what form? Is there a sufficiency of deliverable housing land?

- 25) *PPS12* calls for flexibility. What happens if there are housing delivery problems in particular settlements? Should the *DPD* contain alternative strategies to deal with this eventuality? For instance should an additional policy be included that redistributes the balance of housing to the larger settlements in the event that delivery is delayed or prevented at a given trigger point?
- 26) What happens if there are problems with the 5 year supply, there is a delay in the *SADPD*, or a major regeneration opportunity is brought forward? How will new unallocated sites be dealt with?

### **Matter 5B - Employment**

- 27) On what basis have the splits in employment growth between settlements been calculated – why not higher or lower? How precise are they? Will they be treated flexibly? What happens when the target is met – no more development?
- 28) Are the splits in accordance with the *RSS*?
- 29) What is the employment land availability in the settlements – can the targets be met? How much brownfield & greenfield? Are they attractive to the market? Are large sites to be identified in the *SADPD*?
- 30) How have the settlements performed in the past with regard to employment land? Is a continuation of past trends intended? What is the market view of the deliverability of development in these settlements? Are there are factors holding employment development back in particular settlements? Is there too much dependence on sites that have been available for some time but have not been developed? Have the Council considered not renewing planning permissions in inappropriate locations or where allocations have not been brought forward?
- 31) Is there too much emphasis on the growth of the urban areas? Is there a need to direct employment growth to the rural settlements? The *LCSs* and *RSCs* are not expected to provide any employment growth and yet accommodate 20% of the housing growth – is this a balanced strategy?
- 32) Why should not more/less of the split go to Worksop? Are there sites available in Worksop that have not been brought forward for development? Why not developed?
- 33) Why should not more/less of the split go to Retford? Does there need to be more emphasis on employment growth in Retford? Is there currently an imbalance between houses and jobs in the town?
- 34) Why should not more/less of the split go to Harworth Bircotes? Is the development of large amounts of employment land here feasible? What has been the take-up of employment land in the past?
- 35) Why should not more/less of the split go to the Local Service Centres?
- 36) Why should not more/less of the split go to the Rural Service Centres?

- 37) Should more employment uses be allowed in the countryside to encourage rural development?
- 38) Why are the employment land requirement figures not included in Policies CS2-CS9? How could percentages be monitored? Should there be annual targets?
- 39) It is not clear whether the figures on page 21 are the net growth in land, or allocations of new land taking account of commitments and losses. Therefore the amount of land to be provided is indeterminate.
- 40) There is limited reference in the DPD as to when and where new employment development will occur over the plan period. Should there be more guidance on this?
- 41) PPS12 calls for flexibility. What happens if there are employment land delivery problems in particular settlements? Should the DPD contain alternative strategies to deal with this eventuality?
- 42) What happens if there is a delay in the SADPD, or a major regeneration opportunity is brought forward? How will new unallocated sites be dealt with?
- 43) What is the definition of employment? Should it be widened generally or in relation to particular sites to include hotels, health/fitness/specialist care/car dealership etc.

## **Main Matter 6 - Chapters 3 (Vision & Objectives for Bassetlaw) & 4 (Spatial Strategy) - Detailed points & Key Diagram**

### **Matter 6A The Vision**

- 1) Is the Vision sufficiently specific to Bassetlaw and clearly explains what is intended? Are there any matters that could usefully be included in the light of the questions relating to the scale and distribution of housing and employment development?
- 2) Are the policies in the DPD in line with the Vision & Strategic Objectives?
- 3) Should reference be made to the principles of sustainable development and how this has informed the Vision and Objectives?
- 4) Should there be more emphasis on use of older employment sites in Worksop for a variety of uses including retail, residential and commercial?
- 5) Should Retford's rail link to London be referred to?
- 6) Harworth-Bircotes. Should this refer to the 'successful' regeneration of Harworth Colliery site and 'development of other appropriate sites.'?
- 7) Should the RSCs be specifically mentioned and the role that they are intended to play?
- 8) There is no mention in the Vision of nature conservation & biodiversity. Why?

## Objectives

- 9) S01 – Does this accurately reflect what is intended? Implies focussing development in all these settlements. Should the emphasis be on Worksop, Retford and Harworth-Bircotes and not the rural settlements? Should more settlements be mentioned?
- 10) S02 - Should the A1 corridor be specified separately?
- 11) S03 – What is meant by ‘community regeneration opportunities.’ Why are brownfield opportunities mentioned here but not in the other strategic objectives? Are there brownfield opportunities in Misterton and Carlton-in-Lindrick/Langold? Should other appropriate sites be mentioned?
- 12) S06 – Does this lack clarity as to what is being sought. Should this objective refer to dealing with both causes and effects? Should it specify how the effects of climate change that are now unavoidable are to be dealt with? Should reference be made to feasibility?
- 13) S07 – What are the national and local design standards?
- 14) S08 – should this refer to the need safeguard natural resources, including minerals, in accordance with MPS1?
- 15) Is there a need for an objective relating to the provision of appropriate infrastructure and utilities provision commensurate with the level of development?

## Matter 6B - Chapter 4: Spatial Strategy

- 16) Upon reading the Spatial Strategy it would appear that it is all fairly straightforward. Are there any key dependencies and problems? There is little mention of what physical, social and green infrastructure is required in association with the development proposed or who will be responsible for its provision. Again national guidance stresses the importance of infrastructure delivery.
- 17) Is there a need for more clarity about what is likely to happen at what time? In 4.1 is there a sufficient steer on the direction of growth in the District?
- 18) Is there a realistic alternative strategy if the chosen spatial strategy cannot be delivered? Is there any flexibility?
- 19) There is no mention of what alternatives have been considered. What alternatives have been examined and why have they been discounted? How has the Sustainability Appraisal and the evidence base informed the chosen strategy? What account has been taken of public transport accessibility? How have constraints shaped the strategy (e.g. flood risk, highways etc)?
- 20) Retford is to accommodate a large amount of growth – is this reflected in the bullet point?
- 21) 4.4. Development will be restricted to within the main settlement boundaries until the adoption of the SADPD. What are ‘specific exception opportunities’?

- 22) 4.6. Need to change reference to RSS.

**Key Diagram**

- 23) Does the Key Diagram accurately reflect the Spatial Strategy?  
24) What does 'Local Needs Development' mean?  
25) What are 'Areas of opportunity?' Are both Harworth-Bircotes and Worksop such areas? How does this link with the text?  
26) Should the RSCs be referenced by name?  
27) What is meant by major/minor external influences?  
28) Should Mineral Safeguarding Areas be identified?

**Day 2 - Proposed Essential & Minor Changes.**

- 1) What changes resulting from the above are essential to make the DPD sound? What is the proposed wording? Is further consultation and sustainability appraisal work required?  
2) What textural changes resulting from the above are needed to improve clarity, reflect recent developments, and improve focus?