

**Hearing Agenda
Thursday 19 May 2011 - Day 3**

Morning & Afternoon Sessions (10:00 start)

Main Matter 7 - General matters relating to Policies CS2-CS9 (includes consideration of Sustainable Urban Extensions & Strategic Sites)

Main Matter 8 - Worksop - Policy CS2

Main Matter 9 - Retford - Policy CS3

Main Matter 10 - Harworth Bircotes - Policy CS4

Participants

Bassetlaw District Council [2 seats]

Barton Willmore *for* Galliford Try Strategic (25)

Andrew Martin Associates *for* Dooba Developments Ltd (34)

Iplan Solutions Ltd *for* Messrs Machin (36)

JVH Town Planning *for* Trustees of GMT Foljambe 1996 Settlement (38)

CGMS *for* Messrs D & M Barker (46)

Indigo Planning *for* Sainsbury's Supermarkets Ltd (50)

Barton Willmore *for* Barratt & David Wilson Homes (54)

Harris Lamb *for* Bridge Properties (56)

DLP *for* Richard Walker (59)

Spawforths *for* Harworth Estates (60)

SSR Planning *for* Land Improvement Holding plc (62)

Antony Aspbury Associates *for* The Hospital of the Holy and Undivided Trinity (66)

William Davis Ltd (67)

Nottinghamshire County Council (69)

Ian Baseley Associates *for* Messrs J & M Pepper (72)

Inspector's Questions Day 3 - Thursday 19 May 2011

Main Matter 7 - General matters relating to Policies CS2-CS9 (includes consideration of Sustainable Urban Extensions & Strategic Sites)

General

- 1) **Policies CS2-CS9.** Is it legitimate to include the last paragraph in each policy as it refers to other documents, some of which are not specified in any detail? Could it be dealt with more briefly elsewhere?
- 2) **Policies CS2-CS5. Sustainable Urban Extensions & Strategic Sites.** Most of the District's growth is to be concentrated in Worksop, Retford and Harworth-Bircotes. Although reference is made to sustainable urban extensions in relation to these three settlements they are not defined or identified. Broad locations for growth are not included nor or any strategic sites. PPS12 makes it clear that it should make clear spatial choices about where development should go in broad terms. Why was this not done?

- 3) It is unclear as to whether the focus will be on previously developed land or greenfield release. There does not appear to be a set of criteria that would guide the site selection process for development in and around these settlements. Without clearer direction it could be argued that critical decisions are being delegated to the SADPD.
- 4) What would be the implications of identifying SUEs or strategic sites at this stage? Would it be in anyone's interest to delay the progress of this DPD and the SADPD for this to be done? Would it be best to concentrate on the scale and distribution of housing and employment growth in this DPD and deal with specifics through the SADPD?

Main Matter 8 - Worksop - Policy CS2

- 1) What is the relationship of the DPD with the Area Action Plan? When will the AAP be produced? What geographical area will it cover and what topics? Should this be made clear in the text?
- 2) Is there an excess of sites over the requirements? Are there significant constraints such as flood risk, highway infrastructure, areas of landscape importance that are likely to limit choices? Which areas are affected?
- 3) There are few current permissions for housing development in Worksop – why is this? Are there many large residential sites in Worksop being developed? Is there a need for the identification of large, strategic sites in Worksop at an early stage?
- 4) Does the Council have any ideas as to the direction of further growth in the town? Will it be necessary to release green field sites? Should this be recognised in Policy CS2 and suitable wording included? What scale of development could be accommodated within the Development Boundary?
- 5) Should site selection criteria be included in Policy CS2? For instance including infrastructure, connectivity, accessibility, environmental constraints, mixed communities etc.
- 6) What is the Council's approach to the various sites that respondents have put forward in their representations? Is there any commitment to these sites and for what use? The main sites referred to in the representations include:
 - land to the north, including Messr's Machin, Land Improvement Holdings & Messr's J & M Pepper
 - land to the east, Trustees of Foljambe Estate
 - land to south-east, Manton site
 - land within the town, including Dormer Tools, Vesuvius, Kilton Road site
- 7) Should Shireoaks be included within the Worksop Development Boundary? Should a rural corridor be defined between the village of Rhodesia and Worksop? Is the current infrastructure at Shireoaks able to support more growth?
- 8) Is there a need for further retail provision in the town over the plan period? If so, what is the amount of floor space required – convenience/comparison? Are there any preferred sites? Are there any

retail opportunities outside the Town Centre boundary? Should they be identified? Should more of a context be given for the SADPD?

- 9) Are the thresholds for retail impact assessments in Worksop too low? What is the evidence base for them? Is the policy in line with PPS4? Should reference be made to the sequential test?
- 10) Are any changes required to the DPD as a result of the Vesuvius decision?
- 11) Why has town centre car parking not been addressed?
- 12) Should the Primary and Secondary frontages be established at this stage or at a later date? Within the AAP?
- 13) Do the Primary Frontages extend too far south? Should they terminate at the north side of the Bridge Street and Newcastle Ave/Street?
- 14) Local Centres. Are the thresholds for the retail impact assessments too low? What is the evidence base for them? Is the policy in line with PPS4? Should reference be made to the sequential test?

Main Matter 9 - Retford - Policy CS3

- 1) Is there an excess of sites in Retford over the requirements? Are there significant constraints such as flood risk, highway infrastructure, areas of landscape importance that are likely to limit choices? Which areas are affected?
- 2) There are a significant number of permissions for housing development in Retford – why is this and where are they? Are they all likely to be developed? Are there many residential sites in Retford currently being developed? Is there a need for the identification of more sites at an early stage?
- 3) Why have a number of Retford’s former employment sites been lost to other uses? What is the scale of this?
- 4) Should there be more emphasis on employment and retail growth in Retford?
- 5) Does the Council have any ideas as to the direction of further growth in the town? Will it be necessary to release green field sites? Should this be recognised in Policy CS3 and suitable wording included? What scale of development could be accommodated within the Development Boundary?
- 6) Should site selection criteria be included in Policy CS3? For instance including infrastructure, connectivity, accessibility, environmental constraints, mixed communities etc
- 7) What is the Council’s approach to the various sites that respondents have put forward in their representations? Is there any commitment to these sites and for what use? The main sites referred to in the representations include:
 - land to the north, Galliford Try/Stamford Homes, Hospital of the Holy and Undivided Trinity
 - land to the south-east, Fairygrove Nurseries

- 8) Is there sufficient space within the TC for a marina? Are there a number of alternatives? Is further work needed on feasibility and deliverability in consultation with British Waterways? Should this be reflected in the text?
- 9) Should there be scope for enabling development on the King Edward School sites (currently shown as protected open space) to safeguard the future of the listed buildings?
- 10) Should there be an AAP for Retford or the town centre? If not, why not? Why is the approach different from Worksop? Are there opportunity sites within the town centre? Is the town centre likely to change significantly over the plan period?
- 11) Is there a need for further retail provision in the town over the plan period? If so, what is the amount of floor space required – convenience/comparison? Are there any preferred sites? Are there any retail opportunities outside the Town Centre boundary? Should they be identified? Should more of a context be given for the SADPD?
- 12) Are the thresholds for retail impact assessments in Retford too low? What is the evidence base for them? Is the policy in line with PPS4? Should reference be made to the sequential test?
- 13) Why has town centre car parking not been addressed?
- 14) Should the Primary and Secondary frontages be established at this stage or at a later date?
- 15) Primary/Secondary Frontages. Is the prohibition of non-retail uses on Carolgate necessary or should encouragement be given to cafes etc
- 16) Local Centres. Are the thresholds for the retail impact assessments too low? What is the evidence base for them? Is the policy in line with PPS4? Should reference be made to the sequential test?

Main Matter 10 - Harworth Bircotes - Policy CS4

- 1) What is the relationship of the DPD with the Area Action Plan? When will the AAP be produced? What geographical area will it cover and what topics? Should this be made clear in the text?
- 2) Is there an excess of sites over the requirements? Are there significant constraints such as flood risk, highway infrastructure, areas of landscape importance that are likely to limit choices? Which areas are affected?
- 3) Is there a need to stress the need for investment in the settlement to secure the necessary infrastructure?
- 4) There are few permissions for housing development in Harworth Bircotes – why is this? Is there a need for the identification of more sites at an early stage?
- 5) Does the Council have any ideas as to the direction of further growth in Harworth Bircotes? Will it be necessary to release green field sites? Should this be recognised in Policy CS4 and suitable wording included? What scale of development could be accommodated within the Development Boundaries? What about the land between the two parts of the

settlement? What contingency is there if brownfield sites are not developed?

- 6) Should site selection criteria be included in Policy CS4? For instance including infrastructure, connectivity, accessibility, environmental constraints, mixed communities etc
- 7) What is the Council's approach to the various sites that respondents have put forward in their representations? Is there any commitment to these sites and for what use?
- 8) What is the current position with regard to the colliery site and its future? Should the colliery be identified as a strategic site or as a special policy area? Should the Development Boundary be amended to include the colliery?
- 9) Should a range of sites be accepted? Should a statement be included that makes it clear that significant employment growth will be to the south of the main built up area of the settlement and junction 34 of A1, including the redevelopment of Harworth colliery?
- 10) Should the A1 corridor be identified as a corridor for growth given that the Bassetlaw ELCS distinguishes between Harworth-Bircotes and the A1 corridor?
- 11) Is there a need for further retail provision over the plan period? If so, what is the amount of floor space required – convenience/comparison? Are there any preferred sites? Should they be identified? Should more of a context be given for the SADPD?
- 12) Are the thresholds for retail impact assessments too low? What is the evidence base for them? Is the policy in line with PPS4? Should reference be made to the sequential test?
- 13) Why has car parking not been addressed?
- 14) Local Centres. Are the thresholds for the retail impact assessments too low? What is the evidence base for them? Is the policy in line with PPS4? Should reference be made to the sequential test?

Day 3 - 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?