Hearing Agenda
Friday 20 May 2011 - Day 4

10:00 Morning session only

Main Matter 11 - Local Service Centres - Policies CS5-CS7.
Main Matter 12 - Rural Service Centres - Policy CS8.
Main matter 13 - All Other Settlements - Policy CS9.

Day 4 - Proposed Essential Changes & Minor Changes.

Participants
Bassetlaw District Council [2 seats]
JVH Town Planning *for* Jane Kilner (03)
Mattersey Parish Council (10)
Andrew Martin Associates *for* H E Brinkley Settlement (12)
Iplan Solutions Ltd *for* Messrs Machin (36)
Savills *for* Fenton and Bromley Developments Ltd (44)
CGMS *for* Trustees of the Magnus Educational Trust - Land at Croft Way (47) and Land at Hall Farm Yard (48)
Barton Willmore *for* R E Howard & Sons (53) *and for* Barratt & David Wilson Homes (54)
DLP *for* Keith Tully (58)
Derek Kitson (68)
Ian Baseley Associates *for* Mr M Pickering (71)
Mr Geoff Bogg (74)

Inspector's Questions Day 4 - *Friday 20 May 2011*

Main Matter 11 - Local Service Centres - Policies CS5-CS7

Policy CS5 Carlton-in-Lindrick and Langold

1) Why are they treated as one? Appear to be physically distinct? Do they share the same characteristics, facilities etc?

2) Are the housing commitments focussed in Carlton? On what basis were these justified? Will they be developed? What has progress on these sites been like in recent years? No housing sites remain to be found in Carlton-in-Lindrick and Langold because of existing commitments. What planning policy will apply? Will infill be allowed? Are there remaining brownfield sites that are not yet committed? What do the first two paragraphs mean? What is the 'new community.'

3) Will local progress on sites be monitored and further sites found if necessary?

4) What scale of development could be accommodated within the Development Boundaries? What contingency is there if brownfield sites are not developed?

5) Should site selection criteria be included in Policy CS5? For instance including infrastructure, connectivity, accessibility, environmental constraints, mixed communities etc

6) What is the Council's approach to the sites that respondents have put forward in their representations? Is there any commitment to these sites and for what use?

7) Should sites be identified in Langold? Is Langold a viable and sustainable centre in its own right?

8) Are there significant constraints to development e.g. nature conservation, ancient woodland etc. Should these be referred to in the text?

9) Economic Development. What are minor extensions? How does this square with the 0% employment growth target?

10) What are 'development opportunity sites?'

11) Is there a need for further retail provision over the plan period? How have the thresholds for retail impact assessments been derived? What is the evidence base for them?

12) On what basis has Carlton in Lindrick and Langold been classed as a Small and Large Local Centre respectively? What will this mean?

13) On what basis has the alignment of the Local Centre boundaries been drawn? What will the policies mean in practice? The Proposals Map for Langold refers to primary and secondary frontages – is this reflected in the text?

14) Community Infrastructure. Is there any particular scheme in mind? Why specifically mentioned here but not in larger settlements? Is it reasonable to have criteria relating to long-term viability and strong local support?

Policy CS6 Tuxford

1) Appear to be significant number of housing sites to be found. Should this be referred to in the text? Does the Council have any ideas as to the direction of further growth? Will it be necessary to release greenfield sites? Are there any brownfield sites? Should this be recognised in Policy CS6 and suitable wording included? What scale of development could be accommodated within the Development Boundaries?

2) Should site selection criteria be included in Policy CS6? For instance including infrastructure, connectivity, accessibility, environmental constraints, mixed communities etc

3) Are there significant constraints to development? Should these be referred to in the text?

4) Economic Development. What is the scale of the proposed extensions to the existing employment sites? How does this square with the 0% employment growth target?

5) What are 'development opportunity sites?'

6) Is there a need for further retail provision over the plan period? How have the thresholds for retail impact assessments been derived? What is the evidence base for them?

7) On what basis has Tuxford been classed as a Small Local Centre? What will this mean?

8) On what basis has the alignment of the Local Centre boundary been drawn? What will the policies mean in practice?

9) Community Infrastructure. Is there any particular scheme in mind? Why specifically mentioned here but not in larger settlements? Is it reasonable to have criteria relating to long-term viability and strong local support?

Policy CS7 Misterton

1) What is the scale of development in recent years? Where are the existing commitments? Will they be developed? No housing sites to be found? Will infill be allowed? Is there any scope for further development? Any brownfield sites? What scale of development could be accommodated within the Development Boundaries? Should the targets be treated flexibly?

2) Will local progress on sites be monitored and further sites found if necessary?

3) If development brings community benefits or enhancement to existing facilities will it be looked at favourably? Should Policy CS7 recognise the scope for mixed development, including community and service facilities, outside Development Boundaries?

4) Should site selection criteria be included in Policy CS7? For instance including infrastructure, connectivity, accessibility, environmental constraints, mixed communities etc

5) Are there significant constraints to development? Should these be referred to in the text?

6) What is the Council's approach to the sites that respondents have put forward in their representations? Is there any commitment to these sites and for what use?

7) Is the boundary of the Protected Open Space to the north of the Chesterfield canal properly drawn? Does it include agricultural land? Should all of the primary school site be identified as POS?

8) Economic Development. What is meant by employment development that is of a scale and type appropriate to the settlement and surrounding land uses?

9) What are 'development opportunity sites?'

10) Is there a need for further retail provision over the plan period? How have the thresholds for retail impact assessments been derived? What is the evidence base for them?

11) On what basis has Tuxford been classed as a Small Local Centre? What will this mean?

12) On what basis has the alignment of the Local Centre boundary been drawn? What will the policies mean in practice?

13) Community Infrastructure. Is there any particular scheme in mind? Why specifically mentioned here but not in larger settlements? Is it reasonable to have criteria relating to long-term viability and strong local support?

14) Is there a need for a policy relating to local service provision?

Main Matter 12 - Rural Service Centres - Policy CS8

1) What criteria have been used to identify Rural Service Centres? Do all the RSCs meet these criteria?

2) Mention is made of allowing development in these centres in line with residents' views on scale and location – what does this mean?

3) Sites for about 450 more homes to be found. How is this to be divided up between the settlements? Is the intention to allocate sites? Large or small? Will infill be allowed? Should the policy refer to limited growth?

4) Where are the current commitments in these villages? Are they likely to be developed? Are there any brownfield sites?

5) What is the amount of development that could be accommodated within Development Boundaries?

6) Will local progress on sites be monitored and further sites found if necessary?

7) Should site selection criteria be included in Policy CS8? For instance including infrastructure, connectivity, accessibility, environmental constraints, mixed communities etc

8) Are there significant constraints to development? Should these be referred to in the text?

9) What is the Council's approach to the sites that respondents have put forward in their representations? Is there any commitment to these sites and for what use?

10) Economic Development. What is meant by employment development that is of a scale and type appropriate to the settlement and surrounding land uses?

11) Community Infrastructure. Is there any particular scheme in mind? Why specifically mentioned here but not in larger settlements? Is it reasonable to have criteria relating to long-term viability and strong local support?

12) The loss of services and facilities? Why only here and in Policy CS9? Should such criteria be included in the rest of the settlement specific policies or should there be a Development Management policy along these lines?

13) Beckingham. Will additional development land be identified in the village? Are there opportunities for development within the Development Boundaries? Are the existing commitments likely to be developed? Is there scope for additional growth?

14) Cuckney. Very small in size. Is its designation as a RSC justified?

15) Dunham. The village appears to be at risk of flooding? Is it an appropriate location for more growth?

16) East Markham. Will additional development land be identified in the village? Are there opportunities for development within the Development Boundaries? Are the existing commitments likely to be developed? Is there scope for additional growth? Are there brownfield sites adjoining the village? Would development be allowed on such sites in advance of the SADPD?

17) Elkesley. Will additional development land be identified in the village? Are there opportunities for development within the Development Boundaries? Are the existing commitments likely to be developed? Is there scope for additional growth?

18) Everton. Will additional development land be identified in the village? Are there opportunities for development within the Development Boundaries? Are the existing commitments likely to be developed? Is there scope for additional growth? Are there likely to be acceptable sites outside the Development Boundaries, for instance if their development secures buildings of worth?

19) Lound. Should Lound be identified as a RSC or included under Policy CS9? Does Lound meet the criteria for an RSC? Will additional development land be identified in the village? Are there opportunities for development within the Development Boundaries? Are the existing commitments likely to be developed? Is there scope for additional growth?

20) Mattersley. Should Mattersley and Mattersley Thorpe be treated as one entity for planning purposes, namely as a RSC? If not, why not?

21) Misson. The village appears to be at risk of flooding? Is it an appropriate location for more growth?

22) Nether Langwith. Should the village be identified as a Local Service Centre given its close links with Langwith and Whaley Thorns, where there are a range of facilities and a railway station? Does it meet the criteria for a LSC? Would this fit in with planning policies for Langwith and Whaley Thorns which lie in Bolsover District? Will additional development land be identified in the village? Are there opportunities for development within the Development Boundaries? Are the existing commitments likely to be developed? Is there scope for additional growth?

23) North Leverton. Significant parts of the village at risk from flooding? Does this mean that it is an appropriate location for growth?

24) Sturton-le-Steeple. Very small in size. Is its designation as a RSC justified?

25) Sutton Cum Lound. Can the village take a higher proportion of growth than other RSCs? Are there opportunities for development within the Development Boundaries? Are the existing commitments likely to be developed?

Main matter 13 - All Other Settlements - Policy CS9.

1) What criteria have been used to identify these settlements? Do all of them meet these criteria?

2) Is a policy prohibiting all new housing development in these villages, bar replacements/conversions, justified? Isn't there a need for even the smallest village to have some potential for growth? Why the change from the LP? Would there be an argument for allowing infill development in all/some of the settlements?

3) Why no Development Boundaries? What is meant by 'within these settlements.'

4) Economic Development. What is meant by rural employment development that is of a scale and type appropriate to the settlement and surrounding land uses?

5) Community Infrastructure. Is there any particular scheme in mind? Why specifically mentioned here but not in larger settlements? Is it reasonable to have criteria relating to long-term viability and strong local support?

6) The loss of services and facilities? Why only here and in Policy CS8? Should such criteria be included in the rest of the settlement specific policies or should there be a Development Management policy along these lines?

Day 4 - 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?