

**Hearing Agenda
Tuesday 24 May 2011 - Day 5**

10:00 Morning session

Main Matter 14 - Affordable Housing

Participants

Bassetlaw District Council [2 seats]

Danielle Troop (14)

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)

14:00 Afternoon Session

Main Matter 15: General matters relating to Policies DM1 – DM14

Main Matter 16 - Policies DM1-DM6.

Day 5 - Proposed Essential Changes & Minor Changes.

Participants

Bassetlaw District Council [2 seats]

JVH Town Planning *for* Jane Kilner (03)

Andrew Martin Associates *for* H E Brinkley Settlement (12)

Barton Willmore *for* Galliford Try Strategic (25)

Iplan Solutions Ltd *for* Messrs Machin (36)

Antony Aspbury Associates *for* Strawsons Property and Omnivale Ltd (42)

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)

Nottinghamshire County Council (69)

Ian Baseley Associates *for* Mr M Pickering (71) *and for* Messrs J & M Pepper (72)

Inspector's Questions Day 5 - Tuesday 24 May 2011

Main Matter 14: Affordable Housing (relevant parts of CS2-CS9).

- 1) What is the programme for the Council's SPD on Affordable Housing? What will be covered in this document?
- 2) What account has been taken of the availability of facilities, services, jobs etc in settlements where affordable housing is being sought?
- 3) What is the estimate for the amount of affordable housing that would be provided given the targets for the different parts of the District and the housing requirement figures?

- 4) Is there an acceptance by local residents of the need for affordable housing in their settlement? For instance Lound Parish Council is against the policies relating to affordable housing in the village because of the lack of facilities? What if 'strong local support' is absent?
- 5) What level of affordable housing has been achieved in the various settlements in the past? Is now what is being sought a considerable increase?
- 6) What is the justification for the preference for 2 and 3 bedroom Social Rented units in all the settlements covered by Policies CS2-CS8? Should there be some flexibility? Why do Policies CS7 & CS8 mention 'the nature of such housing to be agreed with the Council.'
- 7) What is the existing affordable housing target in the Local Plan? Why the need to depart from this relating to local needs?
- 8) Does the work carried out in the Affordable Housing Viability Assessment support the affordable housing targets in Policies CS2- CS8? Has the Council preferred Option 2 in the AHVA? Are the targets in the policies the same as those in the AHVA or have they been changed? What account has been taken of grant funding? If so why? Is the wide variation in targets (between 15% & 35%) justified? Wouldn't it be more straightforward to have one target figure for the whole of the District?
- 9) Should there be an explanation as to why different targets have been adopted?
- 10) The AH policies for Worksop, Retford, Harworth Bircotes, Carlton in Lindrick and Langold, Tuxford and Misterton specify a minimum target for affordable housing. Does this constitute a requirement rather than a target? If so does this sit comfortably with paragraph 29 of PPS3?
- 11) What is the justification for asking for a viability assessment to be produced to demonstrate that a higher percentage of affordable housing can be delivered? With such a policy all schemes would have to be accompanied by such an assessment? Is this setting another target? Does such an approach accord with national guidance? Shouldn't the need for viability assessment be only in those cases where the target is not feasible? Does the policy conform with the approach in Policy DM11? Why only viability assessments on 'allocated housing sites.'?
- 12) Does the work carried out in the Affordable Housing Viability Assessment support the threshold of a net gain of 1 unit in Policies CS2- CS8? Did the AHVA test what could be achieved on such small sites or were its findings based on larger sites? Would the mechanics of implementing such a policy be too onerous?
- 13) Have economic conditions changed since the AHVA was prepared?
- 14) Would the policies encourage land to be released in areas where higher percentages of affordable housing are achievable?
- 15) In the villages are affordable housing schemes likely to be outside Development Boundaries?
- 16) If on-site provision is not possible the policies indicate that contributions may be used for the delivery or improvement of affordable housing

schemes in other settlements? Is this reasonable or should the need be met in each particular settlement? Should the policy be more strongly worded in seeking to provide on-site provision?

- 17) Why is the wording of Policy CS8 different? Doesn't refer to a minimum and doesn't require evidence to demonstrate that the maximum level of affordable housing is being provided.
- 18) Why is affordable housing not mentioned in Policy CS9 (All Other Settlements).

Afternoon – Tuesday 24 May 2011

Main Matter 15: General

- 1) Are the DM policies only to be used to determine planning applications or do some of them have another function?
- 2) Are the policies worded positively and aimed at promoting the CS? Are there any 'thou shalt not policies'? Is it clear how the policies will promote the CS?
- 3) Are there any policy areas /developments that are not covered that should be? For instance the impact on protected species and the need, where appropriate, for pre-determination protected species surveys. Should there be a DM policy on this or is it covered by PPS9?
- 4) Are some of the policies too lengthy and over-complicated? Does this make it difficult to measure the effectiveness of the policy? Could some of the wording be in the supporting text?
- 5) How have the policies in the Bassetlaw LP informed the DM policies? Many more policies in the LP – has a deliberate attempt been made to reduce the number of policies to a minimum? Are there any SPDs and PANs (existing and proposed) that provide additional detailed guidance (e.g. residential extensions, shop fronts etc)? Should these be specified?
- 6) Should references be made to relevant national planning policy and guidance within the supporting text to the DM policies?
- 7) Is there any new government guidance that necessitates changes to the DM policies?

Main Matter 16: Policies DM1-DM6

Policies DM1-DM3: Development in Rural Areas

- 1) Para. 5.2. Should this introductory paragraph explain what is meant by rural areas? It would appear that these policies apply to the countryside and certain settlements (i.e. those covered by Policy CS9). Should this be explained? Policies CS5-8 allow for community facilities outside Development Boundaries and in the countryside – again should this be made clear?
- 2) What are the 'three main rural development issues'?

- 3) Should the criterion relating to environmental or highway safety problems be qualified with the addition 'of an unacceptable level?' At present implies rather high threshold.

Policy DM1: Rural Economic Development

- 4) Does the policy relate to rural economic development in the countryside & the CS9 settlements? If so should it state this rather than 'rural areas?'
- 5) Are the terms of this policy too restrictive? Should more employment uses be allowed in the countryside? Does the policy comply with national guidance?
- 6) Why should the policy just be restricted to the examples given? Why shouldn't the policy apply to all types of economic development?
- 7) Is the final paragraph too onerous? How would the continued viability of the existing farming enterprise be assessed? Would a viability assessment be required?

Policy DM2: Conversion of Rural Buildings

- 8) What are 'rural buildings?' Where are they? Does the policy relate to the conversion of existing buildings in the countryside & in the CS9 settlements? If so should it state this?
- 9) First paragraph. Should reference be made to 'live work units where this facilitates economic development?'
- 10) A. Is the word 'minimum' necessary? Implies that there are other unspecified criteria that may be applied.
- 11) A. Should there be a criteria related to sustainability and accessibility as in DM1 & DM3?
- 12) A. What about the effect on protected species?
- 13) B. What are 'non-domestic' rural buildings?
- 14) B. How will 'unviability' be demonstrated? To add flexibility should a new phrase be added to the start of the second sentence on the following lines 'Unless previously agreed by submission of appropriate viability evidence to the DC applicants?'
- 15) B. Line 6 – 'or' rather than 'and'
- 16) B. Is the final sentence too restrictive? Are there any such buildings of worth?

Policy DM3: Development in the Countryside

- 17) First Paragraph. Should there be an explanation of what is meant by 'the exceptions criteria in the Spatial Strategy policies?'
- 18) A. Is a dwelling a rural building? Isn't it usual to accept a replacement dwelling of comparable size? In such a case is establishing viability

necessary? If this policy doesn't cover this matter is there a policy that does?

- 19) A. How would a replacement farm building sit in relation to this policy? Would it need to satisfy all these criteria?
- 20) A. Bullet point 3. What is meant by the 'curtilage of the site?' Some sites have very large curtilages? Should the replacement be near to the existing?
- 21) A. Should there be a criterion stating that any replacement building should not be significantly larger than the one it replaces?
- 22) A. What about the effect on protected species?
- 23) B. Should there be reference to the need to take account of the nature conservation interest of the site

Policy DM4 Design and Character

- 1) What will the Council's SPD on Design cover? What is the programme for its preparation?
- 2) Is the policy overly-long and does it repeat national guidance?
- 3) Is the requirement to score well against the Building for Life guidance justified? Is this requirement clear? What happens if these standards are superseded?
- 4) A. What is meant by 'major development?' Why should it just relate to allocated sites?
- 5) A. Should there be another bullet point referring to CO2 emissions or is this matter covered by the references in B?
- 6) A. Should Building for Life apply to all developments not just major?
- 7) A. Bullet point 3. Should account also be taken of the level of proposed growth for the settlement?
- 8) B. Architectural Quality. Should all extensions be subservient or are there occasions where this would not be appropriate?

Policy DM5 Housing Mix and Density

- 1) Para. 5.8. Strategic Objective S04 does not appear to be relevant.
- 2) A. Why just on allocated sites?
- 3) A. Is the reference to the Council necessary?
- 4) A. Will a mix of house size, type and tenure always be appropriate?
- 5) A. Appears to lack clarity. Does the evidence currently demonstrate what type of housing is required and where? If so why has this not been included? As regards social housing the need for 2 and 3 bedroom units has been referenced. What does the information regarding future household growth indicate?

- 6) A. Should reference be made to market appraisals in the determination of the appropriate housing mix?
- 7) A. What happens if Lifetime Homes standards are superseded?
- 8) B. Is this part of the policy supported by evidence and in accordance with national policy?

Policy DM6: Gypsies, Travellers and Travelling Showpeople

- 1) How many pitches remain to be found? Will the SSADPD identify all these pitches? Has preliminary work on the identification of sites commenced? Is the extension of the site at Daneshill Lakes committed?
- 2) What account has been taken of Circular 01/2006 in drawing up this policy? Are the criteria in accordance with this guidance?
- 3) What aims of Policy CS1 will be complied with in allocating gypsy sites?
- 4) Bullet point 2. What is meant by 'easy' & 'convenient'?
- 5) A & B. Is the intention to provide sites within and adjoining Development Boundaries? Is this really workable given land value and compatibility issues? What about sites in the countryside?
- 6) A. Should there be a criteria relating to biodiversity? Often proposed sites are in the countryside.
- 7) B. Relationship with the area? Again is this justified as it would exclude many gypsies and travellers? How will it be established?
- 8) C. Final two bullet points appear to contradict previous parts of policy by recognising physical separation and proximity to main roads as factors to be taken into account.