

Core Strategy and Development Management Policies Publication Stage Representation Form

Please return to Bassetlaw District Council by 5pm on Monday 20th December 2010

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Guidance on how to complete this form is provided on the final pages

PART A

1. Your details

2. Agents Details (if applicable)

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title	<input type="text"/>	<input type="text"/>
Address line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Postcode	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text"/>	<input type="text"/>

If you would like your details to be added to our consultation database, please tick

**PLEASE NOTE THAT THESE REPRESENTATIONS, INCLUDING YOUR CONTACT
DETAILS, WILL BE PUBLIC DOCUMENTS.**

8. Please give details of why you consider that the Core Strategy/Sustainability Appraisal/Proposals Map is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy/Sustainability Appraisal/Proposals Map, please use this box to comment.

The Strategy is unsound for the following reasons.

Policy CS9

Aims to remove the settlement boundary currently operating in settlements such as Torwoth.

This will remove the opportunity for small amounts of residential infilling development within the existing built up areas which can assist in maintaining facilities in the settlement and which is supported by other policies in the plan. and aimed at keeping the settlement vital. The Policy to severely limit the development in this level of settlement should be re considered as it is not effective in terms of maintaining the vitality of the smaller settlements. The list of settlements in Appendix 4 should be reviewed on this basis and Torworth should be allowed to include infilling development either through a re classification of the settlement or by amendment to CS9 to allow scope for this kind of small scale infilling.

This policy is not an appropriate strategy for the Plan Area.

Policy DM2

This Policy seeks to make the conversion of rural buildings even in settlements the subject of a test where all community/ commercial re uses/affordable housing are deemed more appropriate than a regular residential use. It should not be necessary to have to prove that some uses are not viable before a residential re use is accepted. This is out of step with National policy. Conversions that are within settlements are appropriate for residential re use and that should be supported especially where the buildings are of importance and should be retained .The policy as drafted is unnecessary and ill thought out and will put applicants to unnecessary expense in preparing applications for conversions. The area within which the policy is to operate is not a National Park or an area where this type of very restrictive approach could have any credibility. This Policy is not appropriate for the Plan area nor is it deliverable.

9. Have you raised this issue during previous formal consultations? (tick as appropriate)

Yes (at Issues & Options) Yes (at Preferred Options)

No If you have answered 'No', please explain why this issue has not been raised before:

The owners were unaware of the proposed changes until they have had recent advice from this Planning Practice and did not expect the tests for conversions to become more onerous than National Policy.

10. With reference to your answer at 8 above, please outline the precise change that you consider to be necessary to make the Core Strategy/Sustainability Appraisal/Proposals Map legally compliant or sound. Please demonstrate *why* this change will make the Core Strategy/Sustainability Appraisal legally compliant or sound.

Explained above but in summary

**CS9 should be amended to allow infilling of small sites within the lower tier villages
To form an appropriate strategy.**

DM 2 should be amended to exclude a test which prefers other uses to residential for conversions especially within settlements The Policy should be brought into line with National Planning policy.

11. If your representation is seeking a change to the Core Strategy or Sustainability Appraisal, do you consider it necessary for you to participate at the oral part of the examination or will this written response (to be submitted to the Inspector) be sufficient?

Please note that this written representation carries the same weight, and will be subject to the same scrutiny, as oral representations.

<input type="checkbox"/>	Yes, I wish to participate	<input type="checkbox"/>
--------------------------	----------------------------	--------------------------

Signature	Date 20th December 2010
------------------	---

PLEASE RETURN THIS FORM BY 5PM ON MONDAY 20TH DECEMBER 2010 TO:

Planning Services, Bassetlaw District Council, Queens Buildings, Potter Street, Worksop,
S80 2AH or by email to future.plans@bassetlaw.gov.uk .

RESPONSE FORM GUIDANCE NOTES

Introduction

Bassetlaw District Council has published the Publication Core Strategy for representations from Monday 8 November 2010 to Friday 20th December 2010. Following the end of this period, all representations will be submitted to the Secretary of State, together with the final Core Strategy. A Planning Inspector appointed by the Secretary of State will then lead a public examination on the Core Strategy, and issue a binding report, before it is formally adopted by the District Council.

According to the Planning and Compulsory Purchase Act 2004 the purpose of the examination is to consider whether the Core Strategy is **legally compliant** and is **sound**. If you are seeking to make representations on the way in which Bassetlaw has prepared the Core Strategy, then your comments or objections will relate to a matter of **legal compliance**. If your representation is regarding the content of the Core Strategy, then it is likely that it will relate to whether the Core Strategy is **sound**.

Making Representations

If you wish to make a representation seeking a change to the Core Strategy or part of the Core Strategy you should make clear in what way the Core Strategy or part of the Core Strategy is not sound having regards to the tests of soundness (which are set out below). You should try to support your representation by evidence showing why the Core Strategy should be changed. It will be helpful if you also say precisely how you think the Core Strategy should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and suggested change, as there will not normally be a subsequent opportunity to make further submissions based on the original representation made at this stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Where there are groups who share a common view on how they wish to see a Core Strategy changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases, the group should indicate how many people it is representing and how the representation has been authorised.

Legal Compliance

You should consider the following before making a representation on legal compliance:

- The process of community involvement should be in accordance with the Council's Statement of Community Involvement 2009;
- For each stage of consultation and according to the regulations, the Council must make available the various documents that have helped produce and inform the various stages of the Core Strategy through the media, website, libraries and distributions of hard copies on request;
- Bassetlaw District Council is required to produce a Sustainability Appraisal Report when the Core Strategy is published;
- The Core Strategy should have regard to national planning policies, but its policies must not repeat guidance set out in national policy; and
- The Core Strategy must have regard to the Sustainable Communities Strategy for Bassetlaw.

Test of Soundness

The tests of soundness are that the Core Strategy should be:

- i) Justified - to be justified, the Core Strategy needs to be:
 - Founded on a robust and credible evidence base, involving evidence of participation by the community and stakeholders;
 - Choices made in the document must be backed by facts;
 - It must be the most appropriate strategy when considered against reasonable alternatives.

- ii) Effective - to be effective, the Core Strategy should be;
 - Deliverable;
 - Have a sound infrastructure delivery plan;
 - Have delivery partners who are signed up to it;
 - Coherent with the strategies of neighbouring authorities.

- iii) Consistent with National Planning Policy – to be consistent with National Planning Policy, the Core Strategy should be;
 - Justify its approach;
 - Justify a local need;
 - Has not repeated National Policy.