

# 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

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

### 2. Agents Details (if applicable)

<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.**

**PART B - Please use a separate sheet for each representation**

---

Name or Organisation: [REDACTED]

3. To which document does your representation relate?		
✓ <b>Core Strategy Appraisal</b>	<b>Proposals Map</b>	Sustainability

4. To which part of the Core Strategy/Sustainability Appraisal does your representation relate?					
Paragraph Number(s)		Policy Number(s)	<b>Proposals Map &amp; Spatial Strategy</b>	Diagram(s)	

5. Do you consider the document to be legally compliant*?	
Yes	<b>No I Do Not</b>

6. Do you consider the Core Strategy to be 'sound'*?	
Yes	<b>No I Do Not</b>

7. If you consider the Core Strategy to be 'unsound', please identify the test of soundness to which your representation relates.		
✓ Justified	✓ Effective	✓ Consistent with National Policy

**\* The considerations in relation to the Core Strategy being 'sound' and 'legally compliant' are explained on the back page of this form.**

**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.**

- 1.1 These representations are submitted by iPlan Solutions Ltd on behalf of Messrs Machin in response to the Bassetlaw LDF Publication Core Strategy and Development Management Policies publication draft document.
- 1.2 The particular interest of the respondent relates to the ownership of 18.12Ha (44.77 acres) of land situated to the north west of Worksop, located between Gateford Road, the A57 and Claylands Avenue, see attached Location Plan and Aerial Photograph at **Plan 1**.
- 1.3 The eastern parcel of land, approximately 8.5 ha in area, is currently allocated as Site E3 at Policy 2/3 in the 2001 Bassetlaw local plan for employment use within the B use classes. The western half of the site extending to approximately 10ha is currently allocated as a prestigious B1 employment site at Policy 2/4a. This plan was never formally adopted. The site has been unable to attract developer interest since the mid 1990s that has enabled it to be brought forward for development and the owners believe that with the emerging LDF, the opportunity now arises for a fresh planning approach to this parcel of land.
- 1.4 It is requested that the entire 18.12Ha site be considered for a residential led development scheme. It is considered this would act as a catalyst to bring a component of the site forward for an employment use, ideally a B1 office use. The most appropriate location for this employment element would currently appear to be north of Claylands Avenue, thereby introducing a land use which is capable of acting as a buffer between the generic employment uses that take place to the south of Claylands Avenue, but would be in itself an acceptable use in immediate proximity to residential development.
- 1.5 The owners welcome the opportunity to enter into a constructive dialogue with Officers of the council with a view to resolving any technical issues associated with the site and to evolve the broad concept into a clearly defined set of development principles that can form the basis of a specific allocation in due course within the Site Allocations DPD.
- 1.6 Following the response to the Preferred Core Strategy Option submitted in June 2010, this response considers the Publication Core strategy within the context of PPS12, against the test for "Soundness" set out in paragraph 4.52 of that document.

### **The Role of Strategic Allocations**

- 1.1 As currently drafted, the Publication Core Strategy does not provide detailed locations of the proposed Strategic Sites that will comprise the bedrock of the LDF housing and employment allocations. Paragraph 4.6 of PPS 12 states as follows;

***"Core strategies may allocate strategic sites for development. These should be to sites considered central to the achievement of the strategy. Progress on the core strategy should not be held up by inclusion of non-strategic sites."***

- 1.2 In further support of this, paragraph 4.7 of PPS 12 states;

***"The core strategy looks to the long-term. It may be beneficial to delivery of its objectives for details of key sites to be included in it, where the sites are central to the achievement of the strategy and where investment requires a long lead-in."***

- 1.3 It is noted that within Table accompanying Paragraph 4.8, the assumption is made by the Council that the remaining new allocations will need to be delivering completions commencing in 2010. However, the very considerable experience of iPlan Solutions with the delivery of very large strategic sites has shown that the lead-in time between an initial allocation and subsequent output of completed dwellings is frequently in the region of 10 years. This is due to the complexities and inevitable delays associated with the intervening planning stages, the local plan, now LDF, plan making process, the subsequent outline planning permission and reserved matters processes coupled to the practical need for either the owner to sell the site to a developer, or for a promoting developer to exercise options over the land in order to secure ownership.

- 1.4 These practicalities allied to the housing delivery issues highlighted within these representations, and summarised in paragraph 2.29, namely the small proportion of planning permissions currently situated within the Sub-Regional Centre of Worksop, highlight the current consequential high dependence upon numerous very small sites located within disparate rural settlements and the significant level of historic residual local plan allocations. Both aspects raise serious questions about the "Soundness" of the proposed Core Strategy Preferred Option.

- 1.5 As a consequence of all these factors, it is suggested that there will be a requirement for the early delivery of a number of strategic sites within Worksop, and to stand any prospect of achieving the identified level of housing growth these will need to commence progress through the planning process immediately. Strategic allocations should be identified within the Core Strategy and it is requested that it be amended to show these. Notwithstanding this, even were the sites to deliver completions from circa 2015 it would be necessary for outline planning permissions to be in place by circa 2012 for the delivery reasons set out above a paragraph 2.69.

- 1.6 Therefore whilst the advice contained in paragraph 4.6 and 4.7 of PPS 12 is advisory rather than mandatory, it provides a mechanism which many local authorities have chosen to follow

whereby the Core Strategy strategic allocation mechanism is used to speed the delivery of strategic sites. The reason for this is set out in the second part of paragraph 4.7 in the PPS which distinguishes between an allocation made via the Core Strategy and that made through a site specific DPD. In short the subsequent progress to securing an outline planning permission via detailed masterplanning and SPD will speed the delivery of much-needed housing within the timeframe that it is required in comparison with that which can be anticipated to be achieved were the delivery to be via the Core Strategy in conjunction with the subsequent Site Specific Allocations DPD.

- 1.7 Accordingly, although it is understood that the District Council currently intends to publish its Site Specific Allocations DPD within a relatively short time frame after the conclusion of the Core Strategy, it is suggested that both Council resource and time could be saved by the Council if it now took the opportunity to incorporate strategic allocations into the Core Strategy document. Were the Council to decide to follow this pragmatic approach, iPlan Solutions requests that the land at Gateford Road, Worksop owned by Messrs Machin, identified at **Plan 1** of these representations, be allocated predominantly for residential development with a supporting component of office development in the manner discussed within these representations.

**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:

**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.**

See Section 8.

**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.***

No, I do not wish to participate  Yes, I wish to participate

**Signature**

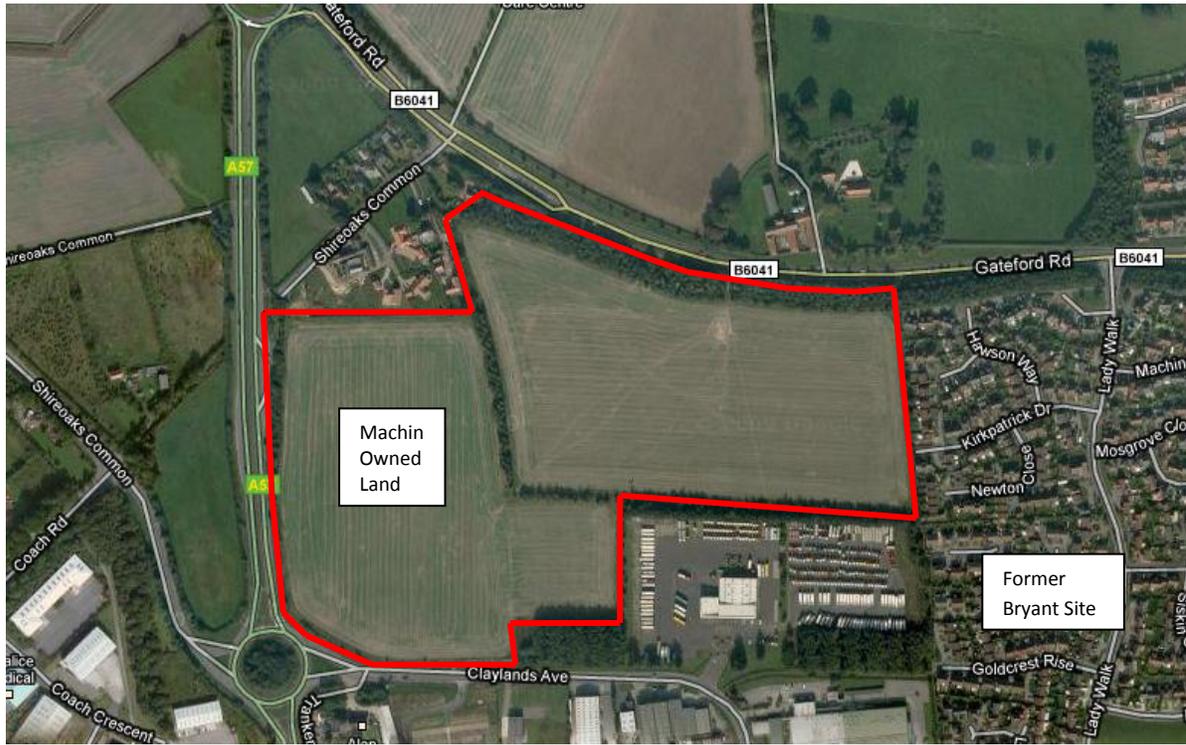
This document is sent electronically and therefore unsigned.  
If you would like a signed copy, please contact iPlan Solutions Ltd  
and one will be forwarded to you

**Date 20/12/2010**

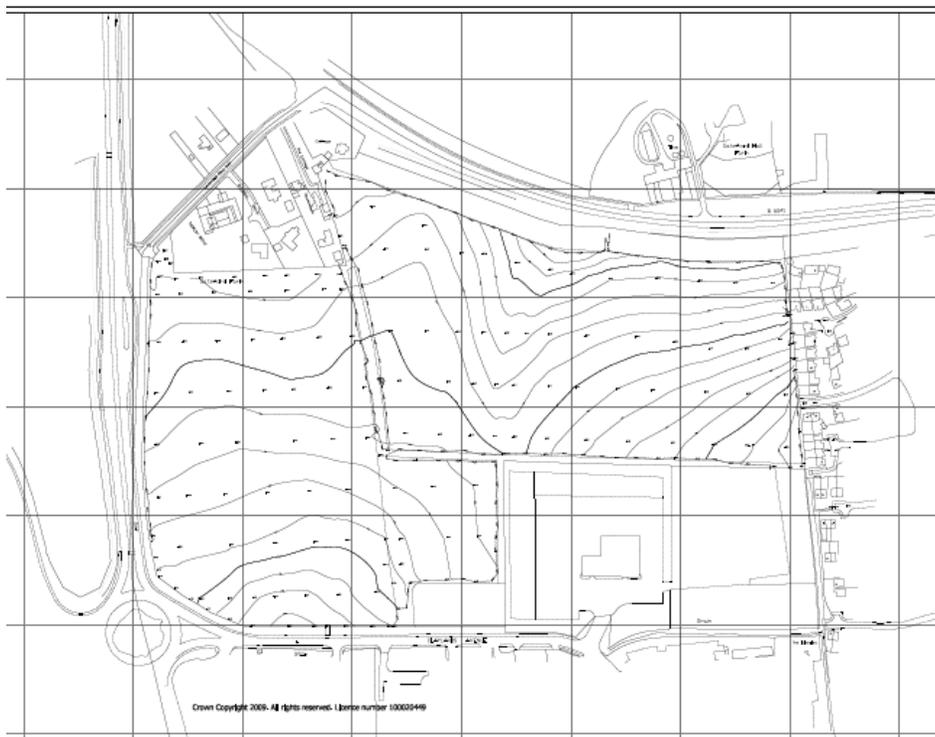
**PLEASE RETURN THIS FORM BY 5PM ON MONDAY 20TH DECEMBER 2010 TO:**

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

## Aerial Photograph of Appraisal Site



## Topographical Survey of Site



Crown Copyright. Licence LIG0713