

# 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	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
<input type="text"/>		<input type="text"/>
<input type="text"/>		<input type="text"/>
<input type="text"/>		<input type="text"/>

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

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Name or Organisation: [REDACTED]

3. To which document does your representation relate?		
<input checked="" type="radio"/> Core Strategy	<input type="radio"/> Proposals Map	<input type="radio"/> Sustainability Appraisal

4. To which part of the Core Strategy/Sustainability Appraisal does your representation relate?					
Paragraph Number(s)		Policy Number(s)	CS2	Diagram(s)	

5. Do you consider the document to be legally compliant*?	
<input type="radio"/> Yes	<input checked="" type="radio"/> No

6. Do you consider the Core Strategy to be 'sound'*?	
<input type="radio"/> Yes	<input checked="" type="radio"/> No

7. If you consider the Core Strategy to be 'unsound', please identify the test of soundness to which your representation relates.		
<input checked="" type="radio"/> Justified	<input checked="" type="radio"/> Effective	<input type="radio"/> 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.**

We object to Policy CS2 as drafted. This policy fails to acknowledge and provide sufficient flexibility for large-scale urban extensions around Worksop. This is considered potentially limiting to the overall delivery of homes and may compromise the delivery of the strategy for the district as a whole and is therefore neither Justified or Effective

In order to overcome this it is considered that a greater emphasis should be placed on the housing potential of urban extensions on land surrounding Worksop. Given that Worksop is the Sub Regional Centre this should therefore be the primary focus for housing provision within the district. The current minimum of 32% of the housing spilt being allocated to Worksop should be increased to 55% to reflect this potential. A greater proportion of housing in this location, will stimulate regeneration and employment provision within the town. In addition it is considered that a large urban extension has a greater likelihood of completion in the current economic climate, as it can provide for greater degrees of certainty due the elimination of unknown abnormal costs, which can hamper redevelopment sites on viability grounds. Phasing can also ensure a steady delivery rate and therefore a greater potential to meet the overall housing target and or adapt to any changes in requirement or policy amendments as the Strategy moves forward.

Furthermore the community gains which can be delivered via an urban extension are considered to offer far greater benefits to residents. As these can be specifically tailored to meet the needs of new development and residents needs, providing for new schools and local services rather than placing additional strain on existing services in an ad hoc manner can be

avoided. Increasing provision at the Sub Regional Centre will also reduce pressure for development in less sustainable locations with Worksop as currently suggested.

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

Yes (at Issues & Options)

yes

Yes (at Preferred Options)

yes

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.**

The suggested alteration is to raise Worksop's housing allocation to 55% of the total. This will result in the remaining housing growth target for Worksop altering from 1429 to 1995 homes.

This adjustment in percentage split would therefore also require alterations to polices CS,3,4,5,6,7 to enable percentages to be reduced prorata. (To allow the reduction for each settlement of the 23% that should be reallocated to Worksop to maintain its priority status).

**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**



**Date 20<sup>th</sup> 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](mailto: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.