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to add

14 December 2010
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Dear Sir or Madam

Bassetlaw Publication Core Strategy & Development Management Policies DPD

We write on behalf of our clients, Fenton and Bromley Developments Ltd, following the publication of the above document.

We have examined this document and also the relevant accompanying Proposals Map (attached).

These representations should be considered as SUPPORTING representations in support of the inclusion of land in the middle of Elkesley (attached) within an amended Development Boundary.

Representations

The Council's Publication Core Strategy specifically identifies Elkesley as a "Rural Service Centre" (RSC) within its settlement hierarchy. It describes Elkesley as a rural settlement that offers a range of services and facilities, and the access to public transport, that makes it a suitable location for rural growth (page 19).

The Rural Service Centres are expected to deliver 10% of the overall housing target in the District.

Using the figures set out in para 4.5 (page 20) this equates to the delivery of 459 dwellings between 2010 – 2026 within the RCS's.

There are 21 RCS's identified in Policy CS8 (page 41) which equates to an average delivery of 22 dwellings per settlement up to 2026.

It is therefore considered, and logical, that a proportion of land within each village should be considered for housing development, and allocated in the Site Allocations DPD, so that the District can achieve its target growth (above).

We note that the published Development Boundary for Elkesley shown on the Proposals Map (No. 08) has been drawn tightly around existing residential properties and does therefore not include a 'clear and obvious' future housing site. There is no land of note within the confines of the current proposed Development Boundary for future development.

The land in the middle of the village (shown on the attached plan) could accommodate modest growth of the village (circa 40 dwellings) without creating a settlement extension into the countryside and would therefore be the most appropriate and logical solution to future growth of the settlement.

On this basis, we SUPPORT the inclusion of the land within an amended Development Boundary



Site Description

The site is 1.7 hectares (4.1 acres) of flat land accessed from three (3) separate adopted vehicular access points: Tree View ; Yew Tree Road ; and Coal Pit Lane (which is the main road running through the village).

The land is not high grade and productive agricultural land therefore would only be suitable to graze animals. Land levels on the site are generally flat and there are no trees within the developable area of the site itself. Our assessment of the physical characteristics of the site is that it is "ripe" for residential development that would include appropriate landscaping measures to mitigate from impact on existing residential amenity.

Established residential development wraps around the site enclosing the land within the village. We also identify above that the site is accessed from a number of established points and it is considered that new development would be brought forward without detriment to highway safety.

Housing development upon the site would form a logical completion to the established pattern of development within the village and would support Elkesley in its role as a Rural Service Centre within the District.

Government Planning Policy

Relevant Government Planning Policy is contained in PPS 1, PPS 3, PPS 7, PPS 9 and PPG 13 (covered in our representations submitted in September 2010). However, for the purpose of these representations, it is not necessary to repeat Government policy in detail, but there are certain elements that have particular relevance and which it is appropriate to highlight.

Planning Policy Statement 3: Housing

PPS 3 deals specifically with the planning issues involved in delivering housing and states that its principal aim is a step-change in housing delivery, through a new, more responsive approach to land supply at the local level (PPS 3, paragraph 2).

The PPS indicates that on publication of the new PPS:

"...Local Planning Authorities will need to assess and demonstrate the extent to which existing plans already fulfil the requirement set out in this statement to identify and maintain a rolling five-year supply of deliverable land for housing, particularly in connection with making planning decisions..." (PPS 3, paragraph 7)

This paragraph cross refers to the advice set out in paragraphs 68 to 74 of PPS on determining planning applications. It states:

"In general, in deciding planning applications, Local Planning Authorities should have regard to:

- *Achieving high quality housing.*
- *Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.*
- *The suitability of a site for housing, including its environmental sustainability.*
- *Using land effectively and efficiently*
- *Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for the area and does not undermine wider policy objectives eg addressing housing market renewal issues." (PPS 3 paragraph 69)"*



The guidance continues:

"Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69." (PPS 3 paragraph 71)

It concludes:

"Local Planning Authorities should not refuse applications solely on the grounds of prematurity." (PPS 3, paragraph 72)

The emphasis in Government planning policy for housing is therefore squarely upon housing delivery where that is consistent with the aims and principles of sustainable development. Where the plan-led system is out-of-date or is unable to facilitate the pace of development that is needed, LPAs are urged to respond positively through the development control process, where to do so would be consistent with the spatial vision for the area.

For the purposes of PPS 3, a "rolling 5-year supply of deliverable land for housing" means that at any point the LPA must be able to demonstrate a supply of sites that are available, suitable or achievable (paragraphs 54 and 57) and that at the outset of a development plan, the initial 5-year supply should also be augmented by identified sites for years 6-10 and "ideally" years 11-15 (paragraph 55). The 5-year supply is a minimum requirement (paragraph 57).

Conclusion


Using national guidance on density levels the identified site can accommodate in the region of 40 – 60 dwellings. However, it would be for the Council to decide on how many dwellings they consider appropriate in the context of the District's housing supply and the role Elkesley will play as a 'Rural Service Centre' within the Council's Core Strategy.

We identify above that using the figures set out in para 4.8 (page 20) of the Publication Core Strategy, each of the District's Rural Service Centres (of which Elkesley is one) should deliver 22 dwellings (minimum) between now and 2026. It is therefore very important that land is available within each settlement to accommodate this growth, and allocated in the Site Allocations DPD for this purpose.

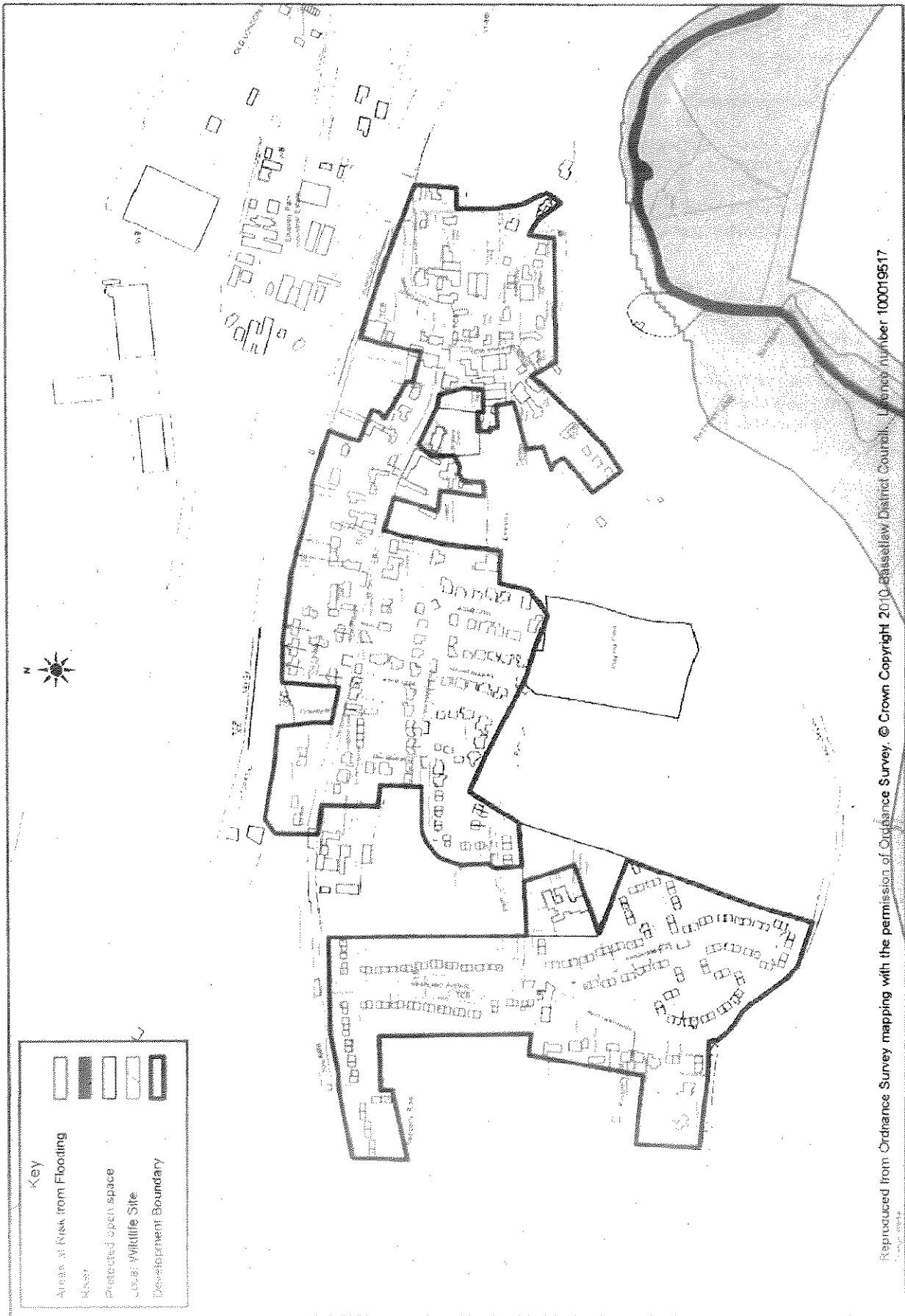
On examination of the published Development Boundary for Elkesley shown on the Proposals Map (No. 08) we note that there is no land of note located within the village confines available for housing development. It is therefore considered that this vacant parcel of land in the middle of the village should be allocated in the DPD so that there is a 'clear and obvious' future housing site within the settlement.

The land is within single ownership and development is wholly achievable in the next two years.

Please treat this correspondence as formal representation on the Bassetlaw Publication Core Strategy & Development Management Policies DPD and support for the inclusion of land (attached) within an amended Development Boundary (Proposals Map No. 08).



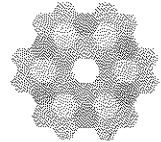
Elkesley 08



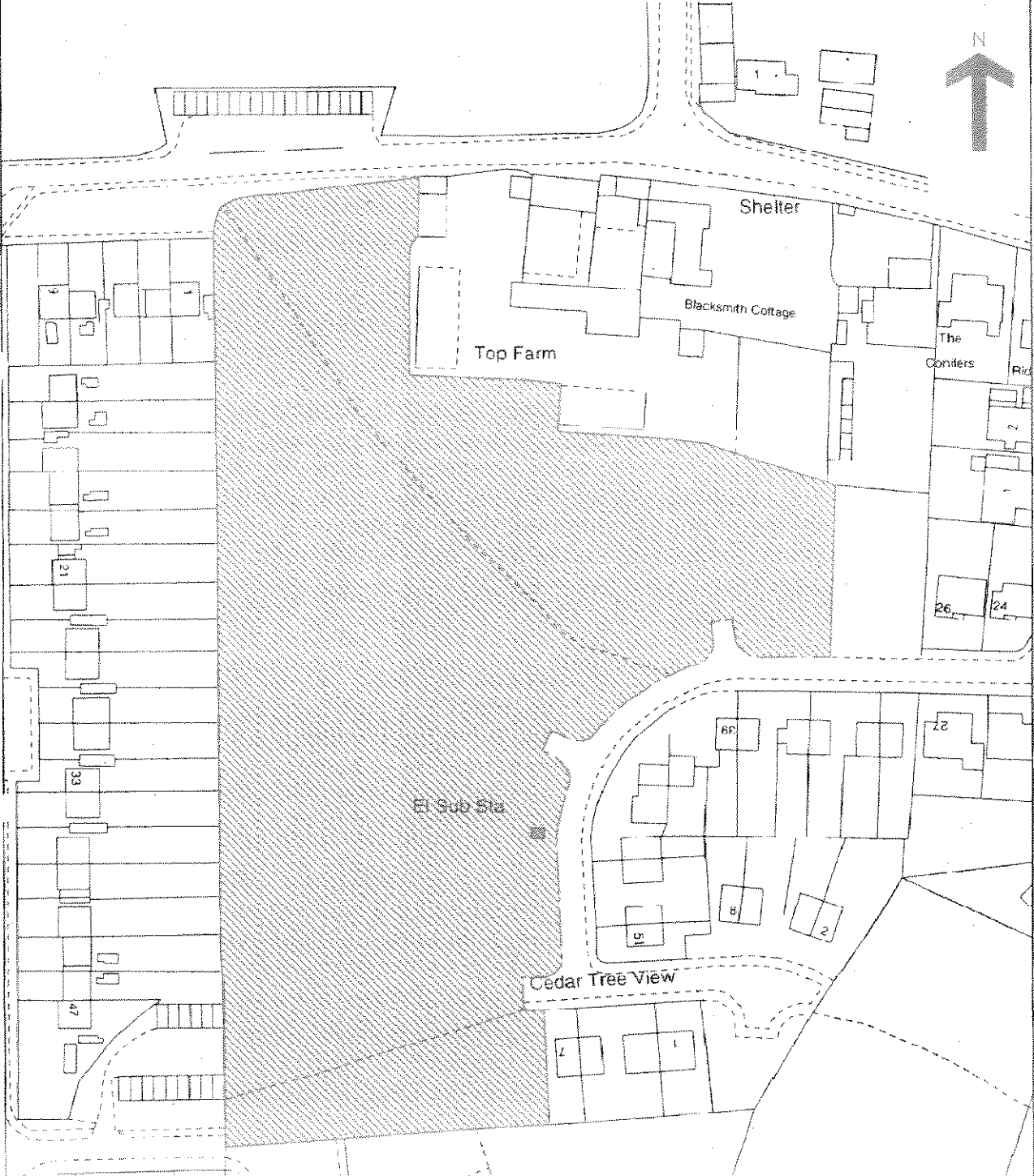
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Land Registry
Index map plan

Ordnance Survey map reference SK6875NW
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This plan should be read in conjunction with result U/HFSJB

This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points in the ground. See Land Registry Practice Guide 19: Title Plans and Boundaries.



