

Relates to Policy CS1 and CS2

Policy CS1: Settlement Hierarchy

The above policy defines the settlement hierarchy for the district, within which, the 'Principal Urban Area' of Worksop occupies the top tier representing the "...focus for major housing, employment and town centre retail growth".

Within this context, it is noted that the settlement of Worksop includes both Shireoaks and Rhodesia, and SSL are supportive of this, given it recognises Rhodesia as forming a functional part of the settlement.

Policy CS2: Worksop

It is recognised by the draft DPD at paragraph 4.13 that Worksop comprises the "...main retail and employment centre for the District". Policy CS2 relates specifically to the town, and is supportive of development which contributes towards its role as a Principal Urban Area, and which provides "...quantitative and qualitative improvements to the housing, employment, retail and leisure offer". SSL support this statement, and in particular, the recognition of qualitative improvements to enhance existing retail offer.

Policy CS1, at section A, sets out the extent of housing growth proposed in Worksop, which represents at least 31% of the district's overall requirement. SSL support the level of planned housing growth.

Section C of the aforementioned Policy specifically relates to Worksop town centre, recognising that support will be given to those developments which enhance its vitality and viability and reinforce its role as a Principle Urban area. The development of new convenience and comparison goods floor space, in line with the recommendations of the Council's Retail Study, within or immediately adjacent to the town centre boundary will be supported. The policy continues to state that town centre impact assessments will be required for proposals for edge of centre and out of centre retail development that meet or exceed 929sqm for convenience retailing, 460sqm for non bulky comparison retailing and 929sqm for bulky comparison.

In its current form, SSL consider Part C of Policy CS1 to be unsound, on the basis that it fails to recognise that some forms of development (including large-scale bulky food retailing) cannot always feasibly be accommodated within town centre locations. SSL therefore recommend that the policy refers to the sequential approach advocated by PPS4, recognising that if there are no suitable, available or viable sites within the town centre or edge-of-centre locations then consideration will be given to out-of-centre locations.

I trust that the above representations will be taken into consideration but should you have any queries or require any further clarification, please do not hesitate to contact me. In the meantime I look forward to receiving confirmation of receipt of these representations.

