

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" value="MR"/>
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" value="MR"/>
<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:

3. To which document does your representation relate?

Core Strategy	Proposals Map	Sustainability Appraisal
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4. To which part of the Core Strategy/Sustainability Appraisal does your representation relate?

Paragraph Number(s)	4.23	Policy Number(s)	CS8	Diagram(s)	
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5. Do you consider the document to be legally compliant*?

Yes

No

6. Do you consider the Core Strategy to be 'sound'*?

Yes

No

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.

Comments on Policy CS 8

A - HOUSING

We are pleased to read that since the 'Core Strategy Preferred Options Consultation' document, greater amplification and recognition has been given to the Rural Service Centres (RSCs) in the 'Publication Core Strategy' document to accommodate future housing growth and meet the needs of local residents and communities.

We also support the proposal that the distribution of the housing growth target within the District has been increased to take greater account of the RSCs. Policy CS 8 which was previously CS7 now seeks to deliver up to 10% of the District's housing requirement to the RSCs rather than the previous 9%.

The target housing growth between 2010-2026 is a minimum of 5636 dwellings throughout the District with 10% (564 dwellings), being absorbed in Rural Service Centres such as Sutton cum Lound. Whilst there are current permissions and allocations in the order of 105 dwellings in the RSCs this leaves a remaining target of 459 dwellings to be developed over the next 15 years which equates to approx 30 dwellings per annum in the RSCs.

Having reviewed the Bassetlaw DC Service and Facility Study 2009 of the 21 RSCs that have been identified only a third (7) of the RSCs (Blyth, Clarborough and Hayton, Dunham, Elkesley, Sutton cum Lound, North Leverton and North Wheatley) have five or more services and/or facilities (when bus stops are discounted) as of April 2009.

It is therefore highly likely that future housing growth will be focused at these settlements that are well served with a greater number of services and facilities. The remaining two thirds (14) of the RSCs are less likely to absorb future growth and therefore it is highly likely that the seven better served settlements listed above (which includes Sutton cum Lound) will be more likely to accommodate a greater proportion of the target of 459 dwellings to be developed over the next 15 years.

Sutton cum Lound, like a limited number of the other Rural Service Centres, is located only approximately 3 miles from Retford town centre. The extensive and well established rural settlement has a population of approximately 1000 inhabitants, who have access to a variety of local services and facilities including the Village School, Village Hall, part-time Post Office facilities, Village Store, Public House and Parish Church. The village also has excellent links to the wider District especially Retford and therefore can take a higher proportion of the split of anticipated housing growth. Our clients landholding which is close to the facilities of the village is an ideal site to accommodate such future housing development.

Policy CS 8 sets a target of 25% of all housing development to be affordable and states that the Council's preference will be for two and three bedroom Social Rented units. Such provision is supported although the Council should take due account of viability considerations where it can be demonstrated that the site has abnormal or other S106 obligations which limits its capability to deliver the full proportion and/or preferred tenure mix of affordable homes. The supportive text to Policy CS 8 also states that where no alternative sites are available within Development Boundaries, proposals for affordable housing schemes will be supported on sites outside of these boundaries where local need is proven and strong local support is demonstrated.

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.

N/A

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
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Signature	Date 17.12.2010
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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.