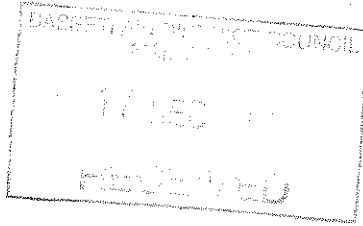


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DN22 6SH

8 December 2010



Dear Sir,

Bassetlaw Core Strategy

I have the following personal comments on the Core Strategy which has been published recently for consultation.

*Policy DM3A*

2011 This places no limit on size where a rural building is replaced and the 5th bullet point suggests that a single building could be replaced by several new ones. Where the curtilage is extensive, a replacement building could be much larger than what was there before. The only limit on size would come from a judgement as to whether the scale, design and form are appropriate. A small factory could be replaced by a large one if its form and size reflect those of other buildings in the locality. This is inconsistent with the aim of concentrating development in settlements and protecting the countryside for the sake of its intrinsic character and beauty (PPS4). The policy should say that unless the use requires a rural location any replacement building should not be significantly larger than the one it replaces.

*Policy DM4 (Architectural Quality)*

2012 This is too restrictive and not soundly based on evidence. Insisting that extensions are subservient to the original building can produce poor design. What is necessary is that the finished building is well designed and in keeping with the area. Keeping the extension subservient may achieve this, but sometimes a better result can be achieved without subservience. Good design can produce an enlarged building where the fact that it has been extended is not obvious.

*Policy DM8*

2013 The wider recognition of heritage assets in PPS5 carries with it a need to apply a graduated protection depending on the significance of the asset concerned. The policy does not incorporate this gradation but treats all heritage assets as of equal significance. It is too protective of undesignated assets where in some cases a small amount of harm may be acceptable to facilitate otherwise desirable change.

*Policy DM11.*

2014 Community Infrastructure Levy Regulation 122 provides that it is unlawful for a planning obligation to be taken into account in a planning decision on a development that is capable of being charged CIL unless the obligation:  
is necessary to make the development acceptable in planning terms;  
is directly related to the development; and,  
is fairly and reasonably related in scale and kind to the development.



The policy requires obligations in relation to other matters and so is contrary to national policy.



Planning Policy Team  
Bassetlaw District Council

