

## **QUESTIONS FOR THE PUBLIC HEARING**

### **BASSETLAW DISTRICT COUNCIL**

#### **Question 1**

*Can a safe access be provided to serve the allocation site 2 and 3 with the necessary visibility, for the scale of development proposed in Policy E9 and/ or is it necessary for the capacity of the sites to be reduce?*

#### **Answer – Local Planning Authority**

**The Local Authority undertook a technical assessment of each site based on the Site Assessment Methodology used for the adopted Core Strategy and other Neighbourhood Plans.**

**The Assessment sought to identify whether a site is considered “suitable” for development based on an assessment of any known planning constraints. Any constraints identified are then subject to discussion with the relevant body or agency. The issues identified were seen as resolvable through a planning application stage as other sites along the A631 have recently received planning permission for residential access – such as the development of 9 dwellings at Stonegate Farm. The Site Assessment process only looks at the principle of accessibility to a site and not the detailed issues such as width of access points, safety or visibility displays.**

**The Local Authority supports the reduction of the proposed housing capacity of the two sites according to those comments stated by the Highway Authority.**

#### **Question 2**

*Should there be a requirement to provide a pedestrian route for residents of the two allocation sites, to the south of Gainsborough Road?*

#### **Answer – Local Planning Authority**

**It may be considered preferable to provide a pedestrian route to the south of Gainsborough Road. However, there are other solutions that may resolve this matter.**

**A pavement exists to the North side of Gainsborough Road. A refuge or crossing point could be provided to enable safe access to this from the allocated sites. Incidentally, such a crossing would mirror the crossing point that exists to the west of the Mattersey Road junction at the other end of the village. A public footpath also exists off this pavement that connects to the centre of village and avoids Gainsborough Road.**

### **Question 3**

*What was the rationale for extending the allocation Site 3 beyond the site shown on Map 13 - Preferred Option Site Allocation?*

#### **Answer – Local Planning Authority**

**No Comment**

### **Question 4**

*Should NP13 be designated as a housing site, either in full or in part, particularly bearing in mind that part of the site has been granted planning permission on appeal? What would be the potential capacity of the entire site and is there scope for a more limited development? What has changed since the appeal decision and is there a form of development that would better reflect the existing character of development in Everton?*

#### **Answer – Local Planning Authority**

##### **Site NP13**

**No, the Everton Neighbourhood Plan has been through a process of selecting sites based on evidence at that time. During the site assessment process, part of the site was subject to a planning application for 14 houses plus cemetery and carpark, Ref 16/01656/OUT dated 24th November 2016. This application went to appeal because of non-determination by the due date by BDC. The site was refused at appeal dated 14th August 2017, appeal decision APP/A3010/W/17/3173194. The appeal was dismissed, largely, on character and appearance grounds and this was incorporated into the site assessment work for NP13. An outline planning permission for 5 dwellings has been granted on a small part of site NP13 in 2016 (outside the Neighbourhood Plan process where its policies would have had only very limited weight when determining the planning application) which has been acknowledged as a commitment in the submission version of the Neighbourhood Plan as have other planning commitments around the village.**

**If the entirety (redlined area as submitted by the landowner) of site NP13 was to be developed, (2.94ha) then the capacity, based on 20dph and 30dph, would be:**

- **20dph = up to 59 dwellings; or**
- **30dph = up to 88 dwellings.**

**Excluding the area with outline planning permission, the site is 1.20ha and could accommodate around 30-35 dwellings at 30dph.**

**The Neighbourhood Plan acknowledges that not all of the housing requirement (as identified by the Neighbourhood Plan) can be accommodated on allocated sites. Policy E8 of the Neighbourhood Plan supports appropriate small-scale Windfall Development (outside the identified housing allocations) subject to**

**applications meeting a criterion which includes the impact on the character areas identified in the Conservation Area Appraisal and Appendix VIII. Map 11 on page 41 of the Neighbourhood Plan identifies Mattersey Road as having ‘ribbon development’ characteristics.**

**Until the Neighbourhood Plan is a ‘made’ document, only limited weight can be applied to its proposed policies and planning applications submitted before this time will be subject to the more generic policies on the National Planning Framework and the Core Strategy.**