

Bassetlaw Initial Questions

Sustainability Appraisal

- 1) The Inspectors would like to compare the SA appraisals for:
 - Meeting the figure in the Standard Method
 - Meeting the economic need (supply led)
 - Meeting the economic need (demand led)
 - The proposed employment allocation (including Apleyhead)

Can the Council direct us to where in the SAs this information can be found and if these are contained within more than one SA whether the assumptions on which they are based are directly comparable?

- 2) Can the Council confirm that the housing figures on which the SA is based are the proposed housing allocations for the District rather than the housing requirement (see p58 para 6.34)

Spatial Strategy

- 3) With regard to the numbers set out in policy ST2. Can the Council provide a table setting out the proportions of development within the rural area which already have permission or an allocation:

Settlement	Requirement Figure	Which NP and its status	No of dwellings constructed since 2018 "start" date	No of dwellings with outstanding PP	No of dwellings allocated in a made NP	Outstanding requirement

- 4) Paragraph 66 of the NPPF requires that a housing requirement is provided for each designated Neighbourhood Plan area – is the table in ST2 meant to represent this? If not, can the Council indicate where this is provided?
- 5) Can the Council confirm what proportion (amount in dwellings) of the housing requirement arises directly from the proposed allocation at Apleyhead?

Employment Land

- 6) The proposed employment land requirement (before Apleyhead) is significantly more than the demand led employment forecast set out in the HEDNA (OE – baseline, mid-point and growth based forecasts). Can the Council set out the reasoned justification for why a high growth scenario, which includes the strategic allocation at Apleyhead, was selected as the most appropriate strategy for development in the District? This information is currently set out in the various documents submitted to support the plan, but it would be very helpful if it could be

summarised in one place as a topic paper, (with reference to the various background documents). The response should document:

- Why meeting Standard Method alone is considered insufficient to meet the needs of the district.
- In relation to local employment, the factors that led to the adoption of a completions trend employment land allowance for B2 and B8 along with maintaining the OE growth scenario of B1.
- The factors that led to the inclusion of a strategic employment site to meet employment needs beyond those identified in the district.
- Why was Apleyhead selected?
- How have the initial concerns expressed by other authorities in relation to the regional impact of this allocation been resolved?
- What progress has been made in relation to determining the nature of the likely off-site transport works necessary to facilitate Apleyhead? The Infrastructure Delivery Plan 2021 doesn't include an allowance for potential road widening on the A57, can the Council explain how this matter has been resolved. How will funding be secured? What are the views of NCC Highways and National Highways as to whether these can be achieved?
- What assumptions are made in relation to the timescale for delivery for Apleyhead?
- Can the Council confirm that Policy ST7 3 e) is intended to relate solely to existing logistics allocations in adopted plans within the PMA?

7) In relation to General and Larger Unit Employment Sites can the Council provide a table confirming the current status of the identified sites within policy ST7.

Reference	Site Name	Site Area (Ha)	Permission reference	Available Employment Land (Ha)	Available Employment Land (Ha) by 2037	Date commenced if applicable
EM001	Shireoaks Common	26.0		7.5	7.5	

Housing Land Supply

- 8) Can the council complete the table in Annex 1 for all sites that it is assumed will contribute to the 5 year housing land supply when the plan is adopted. Can the Council also confirm whether they are wanting to 'confirm' their 5 year housing land supply position as part of the plan process.
- 9) Can the Council please supply information on the size of the site be added to the housing trajectory.

Renewable Energy Generation

- 10) Can the Council provide us with the background evidence they used to determine suitable areas for wind generation (Area of Best Fit)?

Climate Change Mitigation, Flood Risk and Protecting Water Quality

- 11) What is the justification for setting the water efficiency requirement at 110ltrs per day? How is this supported by evidence? Is there a more up -to date document than the Bassetlaw Water Cycle Study 2010?
- 12) Can the Council point us to where in the evidence base we can find the information that explains how and why the River Ryton Flood Management Impact Zone was developed, and how its extent was defined?

Annex 1

Local plans: five year housing land supply

The following information should be provided for every site that the Council assumes will contribute to current 5 year supply (from 1 April 2023).

A. All sites with detailed planning permission, and sites of <10 homes and <0.5ha that have outline planning permission

Site name:

Local plan ref:

Total capacity:

Plan period completions: 2023/4 2024/5 2025/6 2026/7 2027/8

Annual completions:

These sites can be considered deliverable unless there is clear evidence that homes will not be delivered within five years.

B. Other sites (including those of at least 10 homes or at least 0.5ha with outline permission, with a grant of permission in principle, allocations, or identified on brownfield register)

Site name:

Local plan ref:

Total capacity:

Plan period completions: 2023/4 2024/5 2025/6 2026/7 2027/8

Annual completions:

For each of these sites, provide clear evidence relating to all of the following:

Developer interest, and their delivery intentions including anticipated start and build out rates

Current planning status and progress towards the submission of an application

Progress with site assessment work

Site viability

Availability: ownership, any existing uses that would need to relocate, etc

Infrastructure provision