

BASSETLAW LOCAL PLAN 2020-2038
PUBLICATION VERSION SECOND ADDENDUM
– REGULATION 22
LOCAL PLAN EXAMINATION

RESPONSE TO MATTERS, ISSUES AND QUESTIONS

Matter 2 – Vision & Objectives, Spatial Strategy &
Location of New Development, and the Site Selection
Process

On behalf of William Davis Homes in relation to land
north of Mansfield Road, Worksop

November 2022

H e a t o n s
Planning Environment Design




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Appendix 1: Site Location Plan



Revision	Author	Checked by	Date
A	SS	NG	04.11.2022



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Client

William Davis Homes

Our Reference

WDH-001-D

2. **Matter 2 – Vision & Objectives, Spatial Strategy and Location for New Development and the Site Selection Process**

Issue 2 – Are the provisions of the plan in relation to the Spatial Strategy and Location of New Development justified and consistent with national policy?

(Policies ST1 and ST2)

This matter focusses on the broad spatial distribution of new development and on the process by which proposed development sites have been selected for inclusion in the plan (Policies ST1 and ST2). The merits of individual site allocations are considered under Matters 3 and 6)

- 2.1 **Is the proposed spatial strategy and the distribution of development (as set out in policies ST1 and ST2) supported by robust and up-to-date evidence and otherwise soundly based? In particular:**
 - a) Does it reflect the vision and objectives of the plan?
 - b) To what degree is the spatial framework in Policy ST2 based on the settlement hierarchy in Policy ST1? Is the focus on strategic allocations in the larger urban settlements justified and soundly based?
 - c) Would the pattern of development proposed meet the needs of larger settlements in the district?
- 2.2 **What is the evidential basis for the settlement hierarchy in policy ST2? Does this accurately reflect the pattern of settlements across the district? Is this up-to-date? How does this inform the development strategy? What other factors influenced the strategy, such as physical and environmental constraints?**
- 2.3 **What other spatial strategies and distributions of growth were considered during plan preparation, and why were they discounted? Where is the evidence for this? Were alternative approaches tested in the Sustainability Appraisal work?**
- 2.4 **Do policies ST1 and ST2 allow sufficient development in large rural settlements, small rural settlements and other villages to comply with para 79 of the Framework? How were the proportions of development proposed for each settlement arrived at?**
- 2.5 **Are the proposed settlement development boundaries appropriately drawn? What factors were taken into account in designating these? Is the approach taken in relation to settlement boundaries in Small Rural Settlements justified and consistent with national policy?**
- 2.6 **Have the sites allocated for development in the plan been appraised and selected in comparison with possible alternatives using a robust and objective process?**

The Land Availability Assessment (May 2022) gives an appraisal of the wider subject site (ref: LAA206) and acknowledges that the southern area of the site (ref: LAA549) may be suitable for development and is not impacted by landscape concerns. The site (ref: LAA206) is taken forward into the Sustainability Appraisal (SA, updated May 2022) for further consideration.

However, a detailed appraisal of the LAA549, the southern area of the site, is absent from the updated SA. The SA only includes an assessment on the whole site (i.e. LAA206). A major contributor to the site being discounted is significant negative effect arising from the proximity of Grade I Listed Building, Worksop Manor Lodge, Worksop Manor Lodge and Grade II listed barn and stable at Lodge Farm, all of which are located to the north of the site and at a significant distance from what would be the northern boundary of LAA549.

An assessment of LAA549 is further justified by the fact that the site is considered the only site within those assessed to score an uncertain likely effect, yet given a significant negative effect, in the SA12 criteria, Resource Use and Waste.

The Nottinghamshire Minerals Local Plan (March 2021) SP7 Minerals Safeguarding prevents the sterilisation of mineral resources, and the County Council accept that the mineral concern may no longer be of any value or potential value.

It is understood that part of the site falls within a Limestone safeguarding zone which sits below the northern edge of the site. However, the development of the site would result in a partial sterilisation of a small portion of the safeguarded area and there is no evidence to show the full extent of the resource in the locality. There is also uncertainty that, should such mineral exist, that this has any existing or future commercial value. Further, any such resource is highly unlikely to be worked due to other constraints including the proximity to Manor Lodge (Grade I Listed) and the St Anne's residential estate.

It is also of note that Nottinghamshire County Council raised no objections to the development proposed under outline planning application reference 17/01356/OUT. In light of this, it is considered more appropriate to afford the site at least a neutral effect in this regard.

The inclusion of housing completions between 1st April 2020 and 31st March 2022 would suggest that the Local Plan has already delivered 12% of the housing required for the lifetime of the Plan, with 35% of those delivered within small rural settlements, a delivery strategy which is at odds with draft Policy ST1 and adopted Core Strategy Policy CS1 and is explained further below.

LAA206 was included as Preferred Housing Site (Ref: H4) within the now withdrawn Site Allocations DPD and has not been carried forward into the emerging Local Plan. Whilst GG4 has been introduced, the council has graded and assessed the site to have a greater impact on a number of sustainability objectives including cultural heritage, land use, landscape and townscape and soils and water. It is maintained that the site, LAA206, represents a sustainable option and the sustainability credentials of the site remain unchanged.

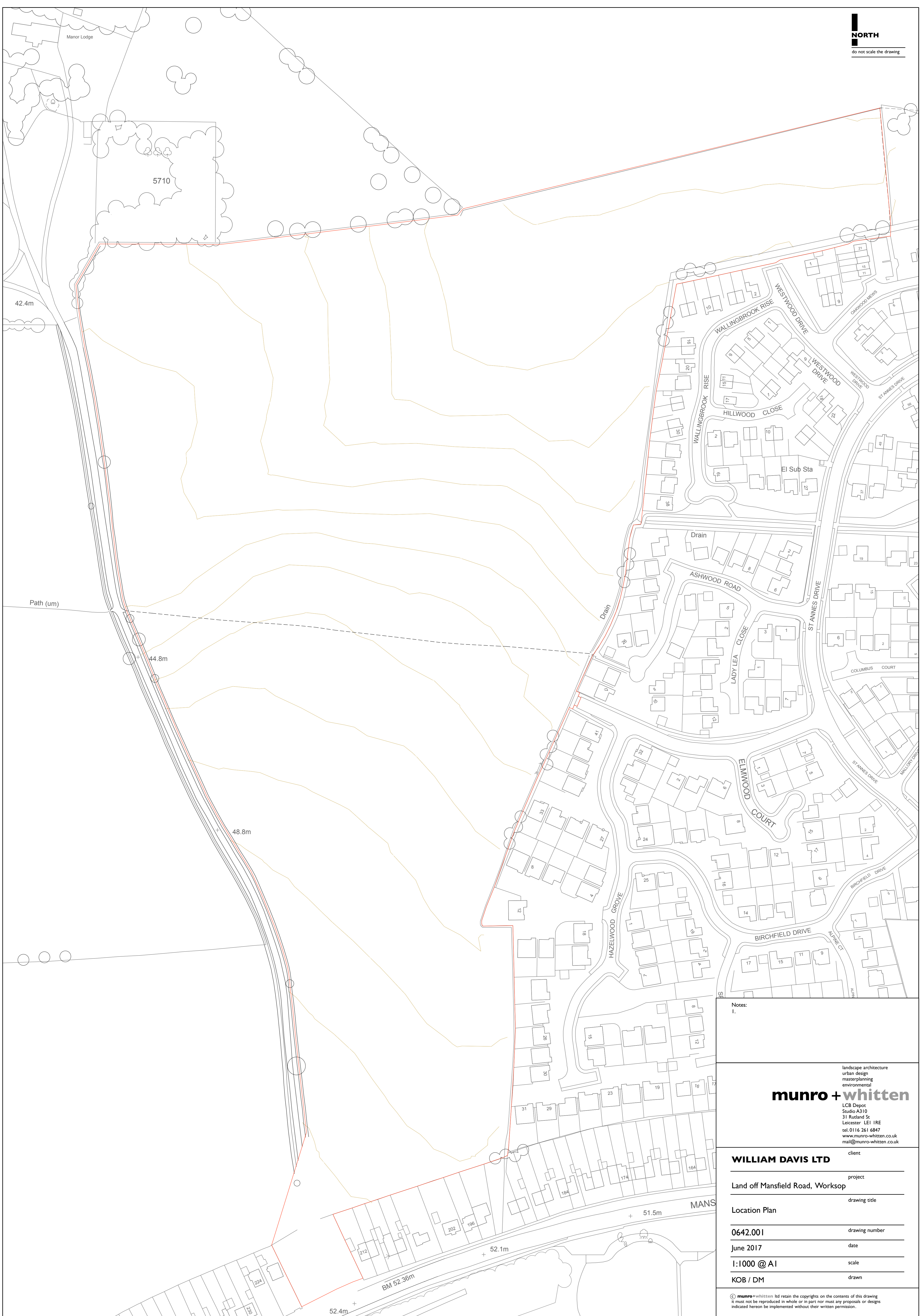
Further, and the site remains available and realistically deliverable with units being delivered within the first five years of the Plan period. If the Council maintain that LAA206 remains an unsuitable site, although this would be contended, a detailed assessment of LAA549 should be carried out at the bare minimum.

2.7 Are the plans assumptions in relation to the amounts and timing of development to be delivered through neighbourhood plans and the Worksop Central Development Plan soundly based?

Heatons has not considered in great detail the individual sites contained within Neighbourhood Plans and the Worksop Central Development Plan. However, it is anticipated that a number of allocated sites within the Worksop built up area would present a number of development constraints (e.g. land contamination, private ownership issues) that should be fully assessed and taken into consideration.

- 2.8 **Are policies ST1 and ST2 otherwise justified and consistent with national policy? Are there any omissions in the policies and are they sufficiently flexible?**
- 2.9 **Do the vision and objectives of the plan adequately address matters of climate change and air quality?**
- 2.10 **Are the Council's proposed modifications to the policies necessary for soundness?**

Enclosure 1: Site Location Plan



Notes:
1.

landscape architecture
urban design
masterplanning
environmental

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Land off Mansfield Road, Worksop	project
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KOB / DM	drawn

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