

Bassetlaw Local Plan Examination, Vistry Group Ltd, 4th November 2022

Hearing Statement – Matter 5 – The Housing Requirement

Issue 5 – Is the identified housing requirement in Policy ST1, justified and consistent with national planning policy?

Response to Inspector’s Question 5.1:

1. No comment.

Response to Inspector’s Question 5.2:

2. The requirement for 582dpa is insufficient and does not address the Council’s evidence, namely the critical need for affordable homes, reflecting a need of at least 214dpa. The NPPF and NPPG require plans to identify and support the delivery of affordable homes and the needs of specific groups, which is to be reflected in strategic policies and in building up the evidence of housing needs in their area (NPPF62 and NPPF039¹ in particular). NPPG024² states that “*An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes*”, as is clearly the case here.
3. As explained in Vistry Group’s Matter 2 Statement the plan and supporting SA do not go far enough in truly addressing the affordability challenge facing the District via the allocation of deliverable, suitable and achievable sites that can truly sustain policy compliant 25% affordable provision.
4. Even if it were assumed that 25% provision could be sustained against annual requirements of 582dpa this would only result in 145 affordable homes per annum. However, this is plainly not the case – the Plan only seeks affordable homes from housing schemes of 10 units or more, or 0.5ha, with 15% sought on previously developed sites and 25% of greenfield sites.
5. An uplift to the LHN and Plan housing requirement is clearly required – as supported by national planning policy and guidance – to help fully address affordable housing needs.
6. Furthermore, a spatial strategy which identifies areas and locations that are able to fully realise policy-compliant levels of affordable housing provision needs to have

¹ Reference ID: 61-039-20190315, Revision date: 15 03 2019.

² Reference ID: 2a-024-20190220, Revision date: 20 02 2019.

been considered as part of the SA process and consideration of reasonable alternatives. In this regard, the windfall allowance of 1,200 dwellings should certainly be removed in favour of site-specific allocations capable of delivering planned and policy compliant levels of affordable housing. This would result in a more positively prepared plan which truly addresses the Plan's Vision and Objectives to address housing needs, support healthy communities and economic growth.

Response to Inspector's Question 5.3:

7. No comments.

Response to Inspector's Question 5.4:

8. No comments.

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