

HEARING STATEMENT

MATTER 6 – HOUSING ALLOCATIONS

WORKSOP (GATEFORD)

EXAMINATION OF THE BASSETLAW LOCAL PLAN 2020 - 2038

POLICIES 16 – 28 – ISSUE 6 – ARE THE PROPOSED HOUSING
ALLOCATIONS JUSTIFIED, EFFECTIVE, DEVELOPABLE, DELIVERABLE, IN
LINE WITH NATIONAL POLICY AND OTHERWISE SOUNDLY BASED?

NOVEMBER 2022

Introduction

1. This Hearing Statement has been prepared by *GraceMachin Planning and Property* on behalf of *H Machin, JV Machin, HV and RGV Machin* who are seeking clarity on the Local Plan Policies Map and specifically the Worksop Inset Map / Plan which identifies land within the ownership of our clients as a 'Committed Housing Site' but is not identified as a **Housing Allocation** in the Local Plan.
2. It is proposed that for the Local Plan to be 'sound' in relation to housing allocations in the Worksop area, the land in question (See **Appendix 1 – Masterplan**) should be specifically identified as a housing allocation to accommodate up to 150 dwellings.
3. In the context of the above, the purpose of this Statement is to succinctly respond to the Inspector's 'Matters, Issues and Questions' (MIQs) in respect of **Matter and Issue 6 – 'Housing Allocations (Policies 16 – 28) – Issue 6 – Are the proposed housing allocations justified, effective, developable, deliverable, in line with national policy and otherwise soundly based?'** and questions 6.1, 6.2 and 6.3 as set out below:

Matter 6

6.1 – Do the sites allocated for residential development provide an appropriate range of sites in terms of their type and size?

4. Our clients support the Local Plan and its proposed focus for delivering a significant amount of residential development within Worksop and making the very best use of land to maximise housing delivery. The efficient use of land targeted for new housing releases is supported.
5. Worksop is a sustainable settlement, with a very good range of facilities and services, suitable to accommodate the day to day needs of its existing and future residents. These facilities include schools, public houses, offices, retail, church's (places of worship), shops, leisure & recreation, etc. Along with regular bus services into the Centre and the wider area, Worksop should be a focus for growth to 2038.
6. Worksop is a 'key settlement' in Bassetlaw and should (and can) accommodate new housing growth.
7. However, to meet housing delivery targets an expanded range of sites should be allocated across, within and on the edge of the town.
8. We consider that currently the range of sites to meet housing targets in the short, medium, and long term is deficient principally on the basis that such a large proportion of new housing is proposed at the infrastructure heavy 'Peaks Hill Farm'. In association with this the LPA have failed to include my clients 'committed housing site' - land North of Claylands Avenue and South of Gateford Road as an allocated site. It is an unsound proposition to include land that can deliver new housing but not include it as a formal 'housing allocation'.

9. An illustrative masterplan relating to my clients' land, clearly identifies that the site has the capability of delivering circa 140 units (new homes) plus an element of roadside retail space. See **Appendix 1 - Masterplan**.

10. To include this land as a housing allocation would help the Local Plan in providing a range of sites in terms of their type and size. This is currently not provided for.

11. Considering the deliverability, interest, and recent sales associated with land South of Gateford Road from Plc housebuilders (land sales and new home sales) and by working with *Savills* (Nottingham) we can confirm that a greenfield site of circa 140 to 150 new homes in this area of Worksop (Gateford) already has strong market interest from a range of Regional and National housebuilders.

6.2 – Is the site allocated as an urban extension at Peaks Hill Farm sound.

12. We have submitted representations during the various consultations highlighting concerns over the site's constraints and viability in terms of delivery. We shall wish to contribute to that debate during the publicly held Hearing Sessions.

13. However, in addition to the comments previously made we still believe that to make the Plan sound, the Peaks Hill Farm site should be reduced in size and scale. It will simply not deliver the level of housing as set out in the Local Plan (extract below) because of the level of infrastructure and mitigation necessary to facilitate delivery. For reference purposes the scale of the 'urban extension' is set out below:

HS1 Peaks Hill Farm, Worksop

1 - Total Available (Ha) – 53.0

2- Approximate Overall Capacity (net new dwellings) - 1120

3 - Approximate net new dwellings by 2038 - 1080

6.3 – Are the other 4 housing allocations in Worksop sound:

14. They comprise of:

- HS2 Bassetlaw Pupil Referral Centre, Worksop – 20 dwellings
- HS3 Radford Street, Worksop – 120 dwellings
- HS4 Former Manton Primary School, Worksop – 100 dwellings
- HS5 Talbot Road, Worksop - 15 dwellings

- Total – 255 dwellings (circa 25% of the Peak Hill Farm Site – net dwellings to 2038)

It is considered unsound that the LPA have identified just these 4 sites which are clustered to the Southeast of the Town and comprise urban infill sites. To deliver a greater balance of new housing

development across Worksop and Gateford, we believe that insufficient evidence has been provided to give comfort that these four sites alone (in addition to Peaks Hill Farm) will deliver the type and housing tenure that are required in the short to medium term to meet the housing needs of the local area.

15. We have not seen that site constraints, indicative yield, development mix and site viability of these sites have been adequately addressed as per the questions in the Inspector's MIQ's. We would expect that all sites should at this stage of the Local Plan process been subject to technical analysis

Conclusions

16. The proposed housing allocations are unsound as they mistakenly exclude land identified as 'committed housing' on the Proposal Map / Insert for Worksop.

17. The sites identified do not provide an appropriate range of sites in terms of their type, size, and location.

18. The allocations by themselves are currently split between four urban infill sites all within the Southeast of the town and a single 'urban extension' to the North of the Town at Peaks Hill Farm.

19. This is unsound as the Local Plan should be identifying a wider range and mix of housing sites across Worksop to ensure both a consistency of housing delivery over the plan period but importantly a mix of housing types and tenure to meet all sections of the local housing market.

20. We therefore fully advocate a greater range of sites and locations being identified as 'housing allocations' in Worksop.

21. We consider that the land as identified within, '**Appendix 1 – Masterplan**', which is currently shown to be a committed housing site on the Proposal Map should be a Housing Allocation to ensure that the local plan does have an appropriate range of sites in and around Worksop earmarked for new homes to 2038 as advocated by the National Planning Policy Framework (NPPF).

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