

HEARING STATEMENT

MATTER 7 – HOUSING LAND SUPPLY

EXAMINATION OF THE BASSETLAW LOCAL PLAN 2020 - 2038

POLICY ST15 – DOES THE PLAN PROVIDE AN APPROPRIATE SUPPLY
OF DELIVERABLE AND DEVELOPABLE SITES TO MEET IDENTIFIED
NEEDS AND ALIGN WITH NATIONAL POLICY

NOVEMBER 2022

1. This Hearing Statement has been prepared by *GraceMachin Planning and Property* on behalf of *H Machin, JV Machin, HV and RGV Machin*.
 2. It follows on from comments made in our Hearing Statement, linked to Matter 6 – Housing Allocations.
 3. The purpose of this Statement is to simply highlight the following key points in advance of the Hearing Session regarding, ‘Housing Land Supply’.
- It is considered that the Local Planning Authority have underestimated the time it will take to secure outline, full and reserved matters planning permissions on sites (and the subsequent discharge of conditions) to allow for a meaningful start to commence on sites linked to housing delivery. It has continually failed to understand the complexities of delivering large urban extensions
 - The Local Planning Authority have in the case of Worksop placed a single ‘large bet’ on Peaks Hill Farm delivering much of the towns’ housing growth during the local plan period (2020 to 2038).
 - This is an unsound judgement based on many years’ experience of dealing with large urban extension sites in the northern part of the East Midlands.
 - The identification of 4 (four) urban sites (allocations) amounting to a projected delivery of 255 dwellings out of the 635 anticipated in the Local Plan (See Question 7.4 of the MIQ’s) is considered unreasonable. This is based on an expected lack of available sites likely to come forward for development or redevelopment. It is anticipated that such sites are likely to be harder to develop based on construction costs rising, inflation and residential investment yields thereby reducing making such schemes unviable to developers which rely on capital debt funding.
 - Overall, it is considered that additional greenfield housing sites should be allocated for residential development in Bassetlaw / Worksop, to ensure that the housing requirements of the district are met during the plan period.
 - An ongoing 5-year supply of deliverable or developable housing land is only likely to exist through the plan period if additional housing allocations are identified. The focus for any additional residential housing allocations should be focused on Worksop, simply based on its overall sustainability credentials as a place of home, work, and recreation/leisure.

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November 2022

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