

Bassetlaw Local Plan Examination

Matter 12: Greening Bassetlaw

North Road, Retford (HS7 and EM006)

Prepared by Fisher German LLP on behalf of The Hospital of
The Holy and Undivided Trinity

Project Title

North Road, Retford

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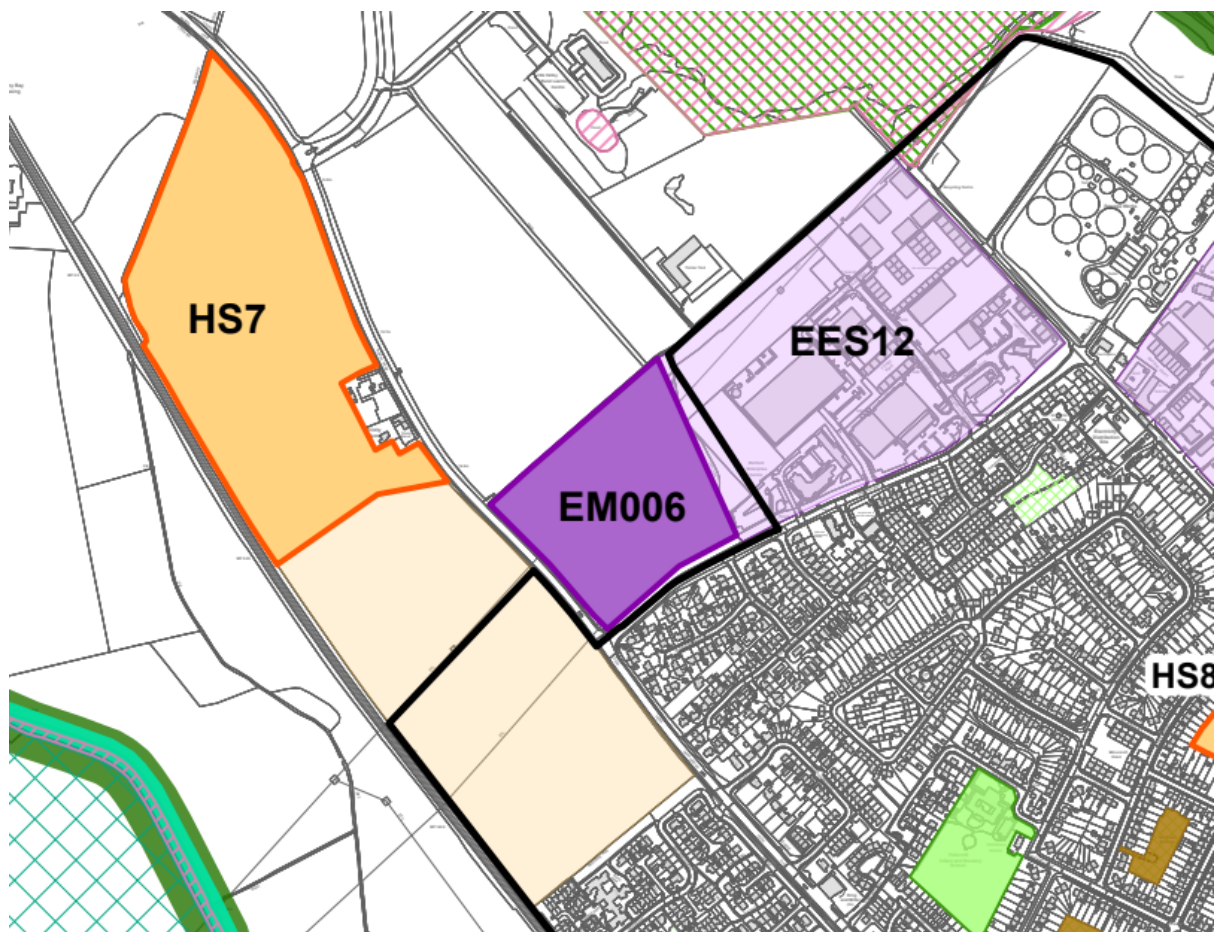
Norman Court

Ashby de la Zouch

LE65 2UZ

1. Introduction

- 1.1 This Hearing Statement has been prepared on behalf of The Hospital of The Holy and Undivided Trinity in respect of their land interests at North Road, Retford, proposed allocation HS7 and EM006, as illustrated on Figure 1.
- 1.2 Land immediately south of proposed allocation HS7 (buff shading on Figure 1 below) was promoted by The Hospital of The Holy and Undivided Trinity through the previously withdrawn Site Allocations Development Plan Document. An outline planning application was subsequently prepared by The Hospital of The Holy and Undivided Trinity for 196 dwellings (15/00493/OUT) and 11 hectares of employment land.



Bassetlaw Local Plan 2020-2038: Publication Version Policies Maps Composite, July 2022 (The Hospital of The Holy and Undivided Trinity Land Interests HS7 and EM006)

- 1.3 The residential scheme is now being built out Avant Homes (20/01477/RES), and the employment land to the east of North Road (EM006) will shortly be brought forward. There is active market

interest in proposed allocation HS7 and terms for disposal are currently being negotiated with a house builder.

- 1.4 The Hospital of The Holy and Undivided Trinity support the proposed allocations and remain committed to delivery, as evidenced by the successful delivery of the initial phase of land which is currently bringing forward high quality housing in a sustainable location to the north of Retford, one of the most sustainable settlements in Bassetlaw.
- 1.5 This Statement should be read alongside the Statement of Common Ground signed by The Hospital of the Holy and Undivided Trinity and Bassetlaw District Council.

2. Matter 12: Greening Bassetlaw (Policies ST50-ST53)

Issue 12: Does the Plan set out a positively prepared strategy and policies relating to the historic and natural environment which are justified, effective and consistent with national policy?

Q12.1: a) Is Policy ST50 justified and consistent with national policy? Are the requirements of the Policy clear, and would they be effective? Are they supported by appropriate evidence of need and viability?

- 2.1 Whilst we have no inherent objection to the overarching aims of the policy, we have comments on select criterion.
- 2.2 In respect of criterion A), as written this suggest any development that has any adverse effect on air quality will not be accepted. Instead, we consider the test should be “any unacceptable adverse effect” is more reasonable and reflective of the planning balance that will be undertook during the determination of planning applications.
- 2.3 Other criterion, noticeably D and F refer to requirements already inherent within building regulations and thus are not necessary due to duplication.
- 2.4 Concern is raised to the requirements of criterion G, which refer to a fund which is not available for critical examination. There is insufficient evidence or justification as to the harms arriving from new development (which are noticeably more efficient than existing housing stock) and the need for a requirement to make payments to the offsetting fund. Unless evidence can be provided, including compliance with the CIL regulations on developer contributions, then this criterion must be deleted.

b) Do the requirements of the Policy reflect guidance in paragraphs 153 and 154 of the National Planning Policy Framework, and are they in line with the Housing: Optional Technical Standards? What is the justification for setting the water efficiency requirement at 110ltrs per day? How is this supported by evidence?

- 2.5 In respect of 2B, there again seems to be a lack of localised justification for the requirement of ‘tighter’ building regulations in respect of water efficiency. Again, if the Council are to impose higher standards of new build development, this must be fully justified with evidence that a policy intervention is required within Bassetlaw, in accordance with the PPG.