

Bassetlaw Local Plan Examination in Public

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

(Policies ST1 and ST2)

Tuesday 29th November 2022 at Worksop Town Hall

AGENDA

The Council

Spawforths *for* Albemarle Homes

Pegasus Group *for* Barratt Homes and David Wilson Homes

GPS Planning & Design *for* Brooke Planning Consultancy Ltd

Stantec *for* Caddick Developments

D Troop

Inovo *for* Hallam Land Management Ltd and IBA Planning

Stantec *for* Howard (Retford) Limited

IBA Planning

Spawforths *for* Network Space Developments Ltd

Marrons *for* Vistry Group

P&DG *for* Welbeck Estates Company Ltd

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:
 - How does it reflect the vision and objectives of the plan?
 - Is the focus on strategic allocations in the larger urban settlements justified and soundly based?
 - Would the pattern of development proposed meet the needs of larger settlements in the district?

2. Does the settlement hierarchy accurately reflect the pattern of settlements across the district?
 - How was the assessment of rural settlement carried out?
 - Does it adequately distinguish between types of rural settlement? How does this inform the development strategy?
 - What other factors influenced the strategy, such as physical and environmental constraints?

3. What other spatial strategies and distributions of growth were considered during plan preparation, and why were they discounted?
 - Were alternative approaches tested in the Sustainability Appraisal (SA) work?
 - Where is the evidence for this?
 - What were the implications of the removal of the Garden Village for the Spatial Strategy?
 - Should the various strategy options have been attributed levels of growth in the SA?

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 rural settlement arrived at?
 - What factors were taken account of in allocating levels of growth?
 - Why have the percentages of growth in rural settlements been imposed as a limit?
 - Is the hierarchy and levels of growth attributed to it up to date?
 - Are the proportions of development proposed likely to come forward without specific allocations in the Plan?
 - Why has a specific allocation been made in Tuxford and not in other large rural settlements?
 - How will development in the countryside be assessed?

5. Is the approach taken in relation to settlement boundaries in small rural settlements justified and consistent with national policy?

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? Where is this evidenced in the submission documents?

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?
 - In relation to rural areas, Is there an on-going process of Neighbourhood Plan review?
 - What assumptions have been made in the Worksop Town Centre DPD in relation to housing delivery? Are these realistic and do they take adequate account of infrastructure and other constraints?

8. Are policies ST1 and ST2 otherwise justified and consistent with national policy?

- How consistent are the terms of policy ST2 with provisions in neighbourhood plans for development in and around rural settlements and in the countryside?
9. Do the vision and objectives of the plan adequately address matters of climate change and air quality?
10. Are the Council's proposed modifications to the policies necessary for soundness?