

Bassetlaw Local Plan Examination in Public

Matter 5 – The Housing Requirement

(Policy ST1)

Thursday 1st December 2022 at 9.30 AM 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

Home Builders Federation

Stantec *for* Howard (Retford) Limited

Harris Lamb *for* Muller Property Group

Retford Civic Society

Marrons *for* Vistry Group

1. Is the Plan period 2020 to 2038 justified and consistent with national policy which requires strategic policies to look at least 15 years ahead from adoption?
2. Is the housing requirement of 10,476 homes during the 2020-2038 period (policy ST1) and the proposed uplift above Local Housing Need (LHN), to a figure of 582 dwellings per annum (dpa), justified by the Council's evidence? Are the assumptions of the 2019 Housing and Economic Development Needs Assessment and Addenda (SS-010, SS-007 and SS-024) soundly based, particularly in relation to:
  - a) Identifying a baseline figure;
  - b) Forecasts for economic growth;
  - c) Alignment of jobs and workers; and
  - d) Assumptions of housing requirements arising from economic growth.
3. In relation to Affordable Housing Needs, has the identified need for 214 dpa been based on robust, up-to-date information? How has this been considered in the overall housing requirement? Based on the thresholds and requirements in Policy ST29, will affordable housing needs be met?
4. Should there be a housing requirement for designated neighbourhood areas in Policy ST1? (paragraph 67 in the NPPF) If so, what should this be?