

We have now almost completed the current Examination Sessions and we wanted to advise you of some additional information that we will be needing to progress the Plan.

Firstly in relation to the Sustainability Appraisal (SA). As we discussed at the session we found it difficult to ascertain from the Sustainability Appraisal, why the particular strategies for amounts and distribution of development were chosen. For the SA appraisal to be found a sound component of the Plan the SA should set out clearly the reasons for selecting the proposals in the plan and rejecting the alternatives. These should be set out in a clear set of conclusions and recommendations. The appraisal report can refer back to earlier documents, so long as the reasons in the earlier documents remain sound and clearly set out the options that were considered and rejected. It should be clear to the reader without a “paper chase” how the Council reached the conclusions it did in determining the amount and distribution of development in the district.

I’d therefore suggest that the SA is updated to provide a clear summary of why the strategy taken was the one that was chosen. This should reference why judgements were made in relation to finely balanced objectives within the appraisals having regard to the chosen objectives of the Council. We anticipate that this work could take place alongside any SA that may be necessary in relation to the Main Modifications to the Plan.

Secondly, in relation to the housing requirement we would be grateful if the Council would review the latest available information in relation to the likely employment floorspace generation and consider whether this differs significantly from the figures used to inform the Housing Requirement identified in the Housing and Economic Development Needs Assessment (HEDNA). There are some differences that have arisen from updates on allocations in the General Employment Provision (ST7) arising from Statements of Common Ground (SoCGs) and the latest projections for Apleyhead as contained in the latest Transport Assessment for the site.

The updated Transport Assessment (Bassetlaw Transport Study Addendum A57 Link Capacity Review – BDC-022) submitted by the Council was carried out on the basis of a mix of B2 and B8 uses of approximately 88,000sqm B2 use and 352,140sqm B8 use, giving a total of 440,175sqm employment space. Can the Council confirm whether they support this change in the amount and mix of floorspace on the site as it differs from the assumptions made in the HEDNA?

Furthermore, in relation to Carlton Forest, the developer has assumed that a very high proportion of B1 jobs will be derived from the 5 hectares of employment land projected for delivery within the plan period. I would be grateful for the Council’s view as to whether they consider the developer’s assumptions for jobs arising from any employment allocation within this site to be realistic. (see table 1 Hallam Matter 6 Statement).

We would be grateful if you would advise on when the above information will be provided. Once we have established what the assumptions are for employment floorspace generation within the Plan, we will advise on whether we consider it necessary to carry out an update to the employment based housing requirement.

If you have any queries on the above please contact either myself or Mrs Partington through Mrs Edwards, the programme Officer.