Local Plan for Bolsover District

Hearing Session – Day 4

Tuesday 29 January 2019 at 1000hrs

Venue: Bolsover District Council Offices, The Arc, High Street, Clowne, Derbyshire S43 4JY

Agenda

Please Note:

- All participants are encouraged to familiarise themselves with the Hearing Position Statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the Examination website.

- References to questions refer to those posed by the Inspector in her Schedule of Matters, Issues and Questions (already circulated and on the Examination website – ED6), unless otherwise stated.

- The Hearing will finish no later than 1700hrs with a break mid-morning and mid-afternoon.

- Participants, including the Council, named in [square brackets] may be invited to open the item concerned, but this is optional.

1. Inspector’s Introduction

2. Matter 2: Soundness of the Local Plan

Issue 5: Is the Local Plan positively prepared, justified and effective in respect of housing?

Site Allocations

Strategic Sites:

Clowne Garden Village [Policy SS5] [1,000 dwellings]

Q67. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Clowne Community Association]

Q68. Is the proposed housing allocation deliverable and/or developable in accordance with the housing trajectory? In particular, is it:
   a. confirmed by the landowner involved as being available for the use proposed?
b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Avant Homes]

Q69. Are there any constraints to development? [Bolsover DC]

Q70. Is Policy SS5 sound given that it refers to an ‘indicative masterplan for the site or any subsequent approved document’? Should the policy clearly set out the requirements for the development of this site? [Bolsover DC]

Q71. Should Policy SS5 include reference to the proposed SPD or would this be better located in the supporting text? [Bolsover DC]

Q72. Has the Council considered the development of a smaller site in this location as a Reasonable Alternative? [CPRE]

Q73. What are the ‘exceptional circumstances’ for removing an area of land from the Green Belt to create a new western employment gateway to Clowne? [Clowne Community Association]

Q74. Would this proposal lead to the coalescence of Clowne and Barlborough? [CPRE]

Q75. Has full consideration been given to the impact of this development on highway safety; flood risk; wildlife, woodland and hedgerows; heritage assets, including the Southgate House Conservation Area (part of which is included within the northern section of the site boundary on the indicative masterplan – Figure 4C); landscape and village character; agricultural land; local services and facilities; and sewage infrastructure? [Ms Carol Stribbing]

Q76. Is the site in the right location? [Clowne Community Association]

**Issue 7: Is the Local Plan positively prepared, justified and effective in respect of employment?**

**Site Allocations**

**Strategic Sites:**

*Clowne Garden Village Strategic Site [Policies SS5 and WC1] [20ha] [B1, B2 & B8]*

Q131. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Clowne Community Association]
Q132. Is the proposed allocation deliverable and/or developable? In particular, is it:
   a. confirmed by the landowner involved as being available for the use proposed?
   b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
   c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Bolsover DC]

Q133. Has full consideration been given to the relationship between the housing and employment elements of the Strategic Site? Would the comprehensive development of this site be guided by a masterplan? [Bolsover DC]

Q134. Is this site in a sustainable location? [CPRE]

Q135. The Position Paper relating to Employment Provision [PP3] shows that 17ha of employment plateaux is anticipated to come forward between 2021 and 2027 [paragraph 4.16]. When would this employment land be developed? When would the remaining 3ha of employment land be developed? [Bolsover DC]

Additional Questions:

AQ1. Are any Main Modifications proposed in relation to Issues 5 and 7? [Bolsover DC]

3. Close

Possible participants

Issue 5:

Clowne Garden Village (Policy SS5)

9389  Ms. Carol Sibbring  
2816  Clowne Community Association  
12177  CPRE Derbyshire  
11765  Avant Homes (ID Planning)  
9350  Welbeck Estates (PDG) (also ID numbers 12388 & 12390)

Issue 7:

Clowne Garden Village Strategic Site (Policy WC1)

9389  Ms. Carol Sibbring  
2816  Clowne Community Association  
12177  CPRE Derbyshire
11765  Avant Homes (ID Planning)
9350  Welbeck Estates (Planning & Design Group) (also ID numbers 12388 & 12390)