Local Plan for Bolsover District

Hearing Session – Day 5 [AM]

Wednesday 30 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 1300hrs with a break mid-morning.

- 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:

Bolsover North [Policy SS4] [950 dwellings]

Q56. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Bolsover DC]

Q57. Is the proposed 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? [Welbeck Estates]

Q58. Are there any constraints to development? [Bolsover DC]

Q59. Are the proposed changes to the Housing Trajectory put forward by the Council in respect of this Strategic Site appropriate and supported by substantial evidence? [Bolsover DC]

Q60. Is Policy SS4 sound given that it refers to an 'approved masterplan or any subsequent approved document'? Should the policy clearly set out the requirements for the development of this site? [Bolsover DC]

Q61. Should Policy SS4 include reference to the proposed SPD or would this be better located in the supporting text? [Bolsover DC]

Q62. Has full consideration been given to the impact of this development on the sewage infrastructure and to the impact of odour from the Sutherland Poultry Farm on future occupiers? [Bolsover DC]

Q63. What is the timescale for the relocation and expansion of the existing Infant and Nursery School and the expansion of the existing Primary School? Should this be included in the policy or supporting text? [Bolsover DC]

Q64. Is the boundary of the site shown on the Policies Map correct? Does it accord with the site granted outline planning permission and shown in Figure 4B: Bolsover North – Approved Masterplan (page 42)? [Bolsover DC]

Q65. Has the Section 106 Agreement been signed by the outstanding landowners (anticipated by December 2018)? [Bolsover DC]

Q66. Has a Reserved Matters application been submitted (expected late autumn 2018)? [Bolsover DC]

Former Whitwell Colliery Site [Policy SS6] [200 dwellings]

Q77. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Bolsover DC]

Q78. Is the proposed 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? [Welbeck Estates]

Q79. Are there any constraints to development? [Welbeck Estates]

Q80. Is Policy SS6 sound given that it refers to an ‘indicative masterplan for the site’? Should the policy clearly set out the requirements for the development of this site? [Welbeck Estates]

Q81. Should Policy SS6 include reference to the proposed SPD or would this be better located in the supporting text? [Bolsover DC]

Q82. Has full consideration been given to the impact of this development on flood risk, landscape and biodiversity? [Welbeck Estates]

Q83. Does the proposal retain a break between the parishes of Whitwell and Hodthorpe? [Bolsover DC]

Additional Questions:

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

3. Close

Possible participants

Issue 5:

Bolsover North (Policy SS4)

9350 Welbeck Estates (Planning & Design Group) (also ID numbers 12388 & 12390)

Former Whitwell Colliery Site (Policy SS6)

9350 Welbeck Estates (Planning & Design Group) (also ID numbers 12388 & 12390)