Local Plan for Bolsover District

Hearing Session – Day 6 [AM]
Thursday 31 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

Housing Allocations [Policy LC1]

Q84. Should more clarity be provided in the policy with regards to the capacity of each site? [Bolsover DC]

Land at Town End Farm, Lees Lane, South Normanton [40 dwellings]

Q96. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [EPC-UK]

Q97. 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?  [EPC-UK]  

Q98. Are there any constraints to development?  [Bolsover DC]  

Q99. What percentage of the dwellings would be expected to be provided as affordable housing?  [Bolsover DC]  

Q100. Is the housing capacity on this site appropriate? Should it be increased from ‘approximately 40’ to 50 dwellings?  [EPC-UK]  

Q101. Does the housing trajectory accurately reflect the likely delivery of this site? Could it be delivered in the first 5 years rather than in Years 6 – 10?  [EPC-UK]  

Land at Croftlands Farm, Pinxton [50 dwellings]  

Q102. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?  [Homes England]  

Q103. 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?  [Homes England]  

Q104. Are there any constraints to development?  [Bolsover DC]  

Q105. Has the application for outline planning permission submitted in August 2017 been determined yet [expected in Autumn 2018]?  [Bolsover DC]  

Q106. What percentage of the dwellings would be expected to be provided as affordable housing?  [Bolsover DC]  

Additional Questions:  

AQ1. Are any Main Modifications proposed in relation to Issue 5?  [Bolsover DC]
Issue 7: Is the Local Plan positively prepared, justified and effective in respect of employment?

**Rough Close Works, Normanton** [Policy WC4]

Q161. Should the policy include the definitions of the various distances required by Health and Safety Legislation? [EPC-UK]

**Additional Questions:**

AQ2. Are any Main Modifications proposed in relation to Issue 7? [Bolsover DC]

3. **Close**

Possible participants

Issue 5:

Land at Town End Farm, Lees Lane, South Normanton (Policy LC1)

*8987 EPC-UK*

Land at Croftlands Farm, Pinxton (Policy LC1)

*11997 Homes England (WYG)*

Issue 7:

Rough Close Works, Normanton (Policy WC4)

*8987 EPC-UK*