Local Plan for Bolsover District

Hearing Session – Day 7 [PM]

Tuesday 5 February 2019 at 1400hrs

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

Protection of Existing Employment Areas [Policy WC2]

Q157. Is the approach to the protection of existing employment areas in the policy effective and justified? [Welbeck Estates]

Q158. Should Bolsover Business Park and Intake Way be protected solely for employment uses or should retail uses be allowed to support high quality employment development on these sites? [Welbeck Estates]

Q159. Does the Local Plan provide sufficient opportunities for the expansion of existing businesses? [Bolsover DC]
Site Allocations (Strategic Sites) [Policy SS7]

Coalite Priority Regeneration Area [31ha]

Q136. Is Policy SS7 sound given that it refers to an ‘approved masterplan for the site or any subsequent approved document’? Should the policy clearly set out the requirements for the development of this site? [Bolsover Land]

Q137. Should Policy SS7 set out more clearly the types of development that would be acceptable on this site? [Bolsover DC]

Q138. Has sufficient consideration been given to the impact of the redevelopment of this site on flood risk, landscape and biodiversity? [Bolsover Land]

Q139. Is the proposed allocation of this site as a Priority Regeneration Area justified and appropriate in terms of the likely impacts of development? [Bolsover DC]

Q140. 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 Land]

Q141. Should the Former Coalite Works Strategic Regeneration Site [31ha] be allocated for employment given that it benefits from planning permission for employment uses? [Bolsover DC]

Site Allocations (Employment Allocations) [Policy WC1]

Explore Industrial Park, Steetley [10.7ha] [B2/B8]

Q142. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Laing O’Rourke]

Q143. 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? [Laing O’Rourke]

Q144. Would B1 uses be appropriate on this site? [Bolsover DC]

Q145. When is it anticipated that the submission of an application for the approval of reserved matters would be forthcoming? [Laing O’Rourke]

Q146. When is it anticipated that development would commence on site? [Laing O’Rourke]

Q147. Is the extent of the allocation accurately shown on the Policies Map? [Bolsover DC]

_Wincobank Farm, South Normanton [14ha] [B2/B8]_

Q152. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Limes Development]

Q153. 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? [Limes Development]

Q154. Is the development of a retail park on part of this site appropriate? [Eisinger Limited]

Q155. Would a hotel, restaurant, retail, leisure and café uses be appropriate on this site? [Eisinger Limited]

Q156. What evidence does the Council have to support its assessment that the site will come forward during the plan period? When is it anticipated that development will commence on this site? [Limes Development]

**Additional Questions:**

AQ1. Are any Main Modifications proposed in relation to Issue 7? [Bolsover DC]
**Issue 8: Is the retail development strategy positively prepared, justified and effective?**

Q162. Does the Local Plan accurately reflect the position in respect of retail commitments across the District? [paragraphs 6.40, 6.51 and 6.55] [Bolsover DC]

Q163. Is the Council’s approach to the assessment of quantitative and qualitative need for retail floorspace sound? [Policy WC5] [Eisinger Limited]

Q164. Does the Local Plan define a hierarchy of town and local centres that is resilient to anticipated future economic changes? [Policy WC5] [Bolsover DC]

Q165. Is Policy WC5 positively prepared and consistent with national policy in respect of the requirement that retail development must demonstrate that it is appropriate in scale and function to its location and the thresholds for Retail Impact Assessments for edge of centre or out of centre developments? [Eisinger Limited]

Q166. What evidence is there to support the requirement in Policy WC9 that hot food takeaways should not be located within 400m of any school or college? [Bolsover DC]

Q167. Should the Local Plan include a policy or policies in respect of shopfronts, advertisements and security grilles/shutters in order to safeguard the historic character of settlements? [Bolsover DC]

**Additional Questions:**

AQ2. Are any Main Modifications proposed in relation to Issue 8? [Bolsover DC]

3. Close
Possible participants

Issue 7:

Protection of Existing Employment Areas:

5191 Welbeck Estates

Coalite Priority Regeneration Area:

4539 Bolsover Land (iSec Group)

Explore Industrial Park, Steetley

9557 Laing O’Rourke (DHA Planning)

Wincobank Farm, South Normanton:

12004 Eisinger LTD (William Gallagher)
11832 Limes Development (Q & A Planning)

Issue 8:

12004 Eisinger Limited (William Gallagher)