Local Plan for Bolsover District

Hearing Session – Day 9

Tuesday 12 March 2019 at 1300hrs

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, including the Outcome of Completions Investigative Work, 27 February 2019 [ED62]) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the Examination website.

- The Hearing will finish no later than 1600hrs 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.

- This session is the resumption of the Hearing held on Day 3 (24 January 2019) and resumed on Day 5 (30 January 2019) and follows the additional work undertaken by the Council in respect of its residential completions data and its 5 year housing land supply.

- The questions for discussion are set out below.

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?

Housing Completions Data

AQ1. Does the evidence included in Appendix 1 of the Outcome of Completions Investigative Work [ED62] support the breakdown of completions by year (as corrected) in the Table following Paragraph 2.4 of this document? Does it confirm which dwellings were 'ready for occupation' and not just 'wind and water tight' during each of those years? [Mr Basil Hill]

AQ2. Is the survey, carried out in February 2019, the only evidence used to confirm which dwellings were completed in each year [2014/15, 2015/16,
2016/17 and 2017/18] or were any other forms of evidence used, such as Completions Certificates? [Bolsover DC]

AQ3. Would the use of an average completion figure for each year be more appropriate, given that the survey was undertaken in February 2019? If so, what would be the average annual completion figure for the years 2014/15, 2015/16, 2016/17 and 2017/18 and the pro rata figure between 1 April 2018 and 1 February 2019, based on the total completions for the period 1 April 2014 to 1 February 2019? [Keepmoat Homes/Woodall Homes]

**5 Year Housing Land Supply**

AQ4. Should the annual requirement of 272 dwellings be reduced in the 5 Year Housing Land Supply calculation to take account of the ‘surplus’ of 45 dwellings completed since 1 April 2014? [HBF]

AQ5. Is it robustly demonstrated that a 5 year supply of housing land will be available upon adoption? [Avant Homes]

**Additional Questions:**

AQ6. Are any Main Modifications proposed in relation to Issue 5? [Bolsover DC]

**3. Close**

Possible participants

11997 Homes England (WYG - Leeds Office)
11415 Keepmoat Homes (DLP)
5247 Woodall Homes (DLP)
4414 Home Builders’ Federation
12369 Avant Homes (ID Planning)
2524 Mr Basil Hill - B. Hill Builders Ltd (Freeths LLP)
9350 Welbeck Estates (PDG) (also ID numbers 12388 & 12390)
4578 Chatsworth Settlement Trustees (PDG)