1. Introduction

1.1. This is a Hearing Statement prepared by Spawforths on behalf of Waystone Ltd in respect of:

- Issue 5: Housing

1.2. Waystone has significant land interests in the area and has made representations to earlier stages of the Local Plan process.

1.3. The Inspector’s Issues and Questions are included in **bold** for ease of reference. The following responses should be read in conjunction with Waystone’s comments upon the Publication version of the Bolsover Local Plan, dated June 2018.

1.4. Waystone has also expressed a desire to attend and participate in Issue 5 of the Examination in Public.
2. Issue 5 – Housing

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

Housing Requirement

Q23) Is the Housing Market Area [HMA], which includes Bassetlaw District, Bolsover District, Chesterfield Borough and North East Derbyshire District the most appropriate basis upon which to assess housing needs? Does it represent an appropriate functional HMA, which is supported by evidence?

2.1. Waystone has no specific comment in relation to this issue.

Q24) Is the Objectively Assessed Housing Need (OAHN) for the housing market area based on up to date evidence, including household and population projections, local migration and demographic adjustments and market signals?

2.2. Waystone has no specific comment in relation to this issue.

Q25) Does the OAHN have sufficient regard to the economic aspirations of the Sheffield City Region and D2N2 Local Enterprise Partnerships (LEPs)?

2.3. Waystone has no specific comment in relation to this issue.

Q26) Have employment trends been taken into account?
2.4. Waystone has no specific comment in relation to this issue.

**Q27)** Does the housing requirement of 5,168 dwellings between 2014 and 2033 (272dpa) reflect the full OAHN Need for market and affordable housing in the HMA??

2.5. Waystone has no specific comment in relation to this issue.

**Q28)** Should the housing requirement be increased to include a 10% buffer above the OAHN given the lapse rate of 5.1% identified within the District for major applications between 2009/10 and 2014/15 which would give a target of ‘up to 5,700 dwellings’?

2.6. Waystone has no specific comment in relation to this issue.

**Q29)** Is Policy SS2 sufficiently clear in expressing the required housing target as a minimum??

2.7. Waystone has no specific comment in relation to this issue.

**Q30)** Do the latest household projections, published by the Office for National Statistics [ONS] on 20 September 2018, represent a meaningful change in the housing situation in Bolsover and, if so, would this have any bearing on the soundness of the Local Plan?

2.8. Waystone do not consider that the slight adjustment in the household projections for Bolsover materially changes the position. Furthermore, the Government announced subsequently that the Office for National Statistics is undertaking sensitivity analysis on household projections. This analysis will produce a variant projection designed to model the
scenario of young people forming households more frequently. This analysis has been delayed and should be published in 2019. Prior to these being available the Government have advised that the 2014-based household projections should be utilised. Therefore, Waystone consider the current approach of the Local Plan to be appropriate.

Q31) Should the housing requirement include an allowance to accommodate unmet need from Sheffield City or North East Derbyshire District?

Waystone has no specific comment in relation to this issue.

Housing

Q32) Does the distribution of housing in the Local Plan reflect the spatial strategy of focussing development on the more sustainable settlements, whilst also supporting regeneration needs and tackling deprivation?

Waystone supports the Council's Spatial Strategy, which has a strong focus on sustainable development alongside regeneration and infrastructure delivery aims. This Strategy allows for largescale intervention to elevate and grow settlements in order to enhance sustainability and provision of key infrastructure. Therefore, with regard to the distribution of housing in the Local Plan, Waystone consider that the strategic allocation on land to the north of Clowne clearly reflects the objectives of the spatial strategy and is therefore a robust approach to housing distribution.

Q33) Is the distribution of housing development around the District appropriate? [Policy SS3]?

Waystone considers the distribution of housing around the District is appropriate and fully reflects the Spatial Strategy and objectives of the Plan. In particular, the growth of Clowne is supported.
Q34) Are the 3 Strategic Sites at Bolsover North, Clowne Garden Village and the Former Whitwell Colliery Site located in the appropriate place to assist in the delivery of the Council’s spatial strategy? [Policies SS4, SS5 and SS6]

2.12. Waystone consider that Clowne Garden Village is the appropriate place to assist in the delivery of the Council’s Spatial Strategy. The Council’s approach is to strategically plan for the future of the District and to identify schemes that will provide the infrastructure required to achieve sustainable development.

2.13. The Clowne Garden Village proposal is a mixed use scheme of scale which will deliver jobs, new and enhanced road infrastructure, a new primary school to meet the needs of the settlement, connectivity and enhanced routes to the centre of Clown. Within this context the provision of employment alongside housing enhances the overall sustainability of Clowne as a settlement.

2.14. The people who live and work at Clowne Garden Village will therefore have access to a range of opportunities to live sustainably and positively engage with the landscape, the immediate community and the wider settlement. Clowne Garden Village will create a new sustainable growth point for the settlement and District, providing much needed new jobs within Clowne itself and be the catalyst for further economic growth and investment.

2.15. The site has been fully considered and the approach taken is explained in the Council’s Position Paper (PP5) along with the delivery of the site in the Statement of Common Ground (ED26).

2.16. Clowne Garden Village therefore reflects the Spatial Strategy and objectives of the plan and will deliver housing when expected throughout and beyond the plan period, per the trajectory in the Statement of Common Ground.

Q35) Should the spatial strategy and distribution of development allow for more development in less sustainable rural locations? [Policy SS3]
2.17. Waystone has no specific comment in relation to this issue.

Q36) Does the proposed distribution of housing meet the needs of both urban and rural communities? [Policy SS3]

2.18. Waystone has no specific comment in relation to this issue.

Q37) Is limiting infill development to single plots in Small Settlements in the Countryside overly restrictive? [Policy SS3]

2.19. Waystone has no specific comment in relation to this issue.

Q38) Are the development envelopes defined on the Policies Map justified and effective? [Policies SS3 and SC1]

2.20. Waystone has no specific comment in relation to this issue.

Q39) Is Policy SS9 effective in enabling sustainable development and previously developed land to come forward for development in the countryside?

2.21. Waystone has no specific comment in relation to this issue.

Q40) Should criterion b) of Policy SS9 be amended to replace ‘and’ with ‘or’?

2.22. Waystone has no specific comment in relation to this issue.
Housing Supply During the Plan Period

Q41) Have sufficient sites been allocated in the Local Plan to meet the target of 5,700 homes? [Policy LC1]

2.23. Waystone has no specific comment in relation to this issue.

Q42) Has the housing site selection process been based on a sound process of SA and the testing of reasonable alternatives?

2.24. Waystone consider that the housing site selection process has been undertaken robustly. In the case for Clowne Garden Village this is set out in the Council's Green Belt Review and Clowne Garden Village Position Papers (PP4 and PP5). The Council's Sustainability Appraisal (SD3) considered alternative approaches to growing Clowne and concluded that growing the settlement to the north was the most sustainable option. The Council's evidence base therefore shows that the approach taken through the Local Plan is the most appropriate and that no other options are suitable to meet the needs and objectives of the Plan.

Q43) The Housing Trajectory in Appendix 5.1 indicates how 4,551 dwellings would be completed in the plan period – is the Council reliant on other sites coming forward to meet its housing target and, if so, should these be included in the trajectory, or is this made up of actual completions from 2014/15 to 2017/18 which equates to 1,123 dwellings?

2.25. Waystone has no specific comment in relation to this issue.

Q44) Does the Housing Trajectory in Appendix 5.1 accurately reflect the likely start dates, build out rates and completions of the allocated sites?
2.26. The trajectory within the Statement of Common Ground for Clowne Garden Village (ED26) updates that shown in Appendix 5.1. This approach to phasing and delivery reflects the updated baseline position which informed the Outline Planning Application and subsequent discussions with housebuilders and received expressions of interest.

Q45) On what basis have the likely start dates, build out rates and completions been assumed?

2.27. The trajectory figures and phasing of Clowne Garden Village is based on the significant experience of Waystone in the delivery of large strategic schemes and on preliminary discussions with housebuilders who have formally expressed interest in delivering houses on the site.

Q46) Are the proposed changes to the Housing Trajectory put forward by the Council in respect of the allocated sites appropriate and supported by substantial evidence?

2.28. The trajectory within the Statement of Common Ground for Clowne Garden Village updates that shown in Appendix 5.1. This approach to phasing and delivery reflects the updated baseline position which informed the Outline Planning Application and subsequent discussions with housebuilders and received expressions of interest.

Q47) Are the housing sites allocated in the Local Plan deliverable and/or developable having regard to Footnotes 11 and 12 in the National Planning Policy Framework 2012 [NPPF]?

2.29. The Clowne Garden Village scheme is available, suitable and achievable and therefore deliverable in accordance with the Framework and PPG.

2.30. Waystone consider that the proposed allocation at Clowne Garden Village is deliverable in accordance with the housing trajectory contained in the Statement of Common Ground
This is underpinned by detailed work undertaken as part of the Outline Planning Application and subsequent discussions with housebuilders.

2.31. The site is available with Waystone controlling the site. The site is suitable with the proposed development being situated in a highly sustainable location, with significant regeneration, environmental and recreational benefits. The site is achievable as it has been assessed and there are no major constraints to development of the site. The Outline Planning Application and supporting information has therefore shown that the site is available, suitable and achievable and therefore deliverable in accordance with the Framework and PPG.

2.32. Furthermore, the Outline Planning Application and the Council’s resolution to grant planning permission further demonstrate the site’s deliverability.

Q48) Is too much reliance placed on the development of large sites? Are there any risks to the housing supply in this approach?

2.33. Waystone do not consider that too much reliance is on the development of large sites. The Clowne Garden Village scheme creates significant benefits for the local community and District and can be delivered from a number of outlets by a number of housebuilders and deliver housing throughout and beyond the plan period. The approach to delivering the scheme is demonstrated by Waystone’s recent experience in the area at Barlborough Links and also the expressions of interest by housebuilders. The scheme can therefore come forward as shown in the Statement of Common Ground (ED26).

2.34. Waystone has prepared and submitted an Outline Planning Application for Crowne Garden Village, which is accompanied by an Environmental Impact Assessment. A resolution to grant planning permission subject to a Section 106 Agreement was endorsed by the Council’s Planning Committee on 26 June 2018. The Section 106 Agreement will be finalised in Quarter 1 2019 and decision notice issued.

2.35. Waystone has significant experience of the project management and implementation of major developments throughout the UK. Inevitably these schemes require long term
commitment from landowners and developers and the management of infrastructure delivery.

2.36. Waystone has accumulated expertise in the delivery of major schemes, most notably locally at Barlborough Links and in West Yorkshire at Glasshoughton and associated delivery of new strategic infrastructure.

2.37. The Clowne Garden Village scheme represents sustainable development and would assist in delivering the objectives of the Local Plan strategy. The draft Local Plan and its evidence base recognises that Clowne is one of the most sustainable and viable locations for growth in the district. The location of the proposal, therefore, accords with the approach of the spatial strategy. The Clowne Garden Village proposal will make the existing settlement of Clowne more sustainable, particularly in relation to employment land and jobs and the pressing need for a new primary school. This is reflected in the Sustainability Appraisal (SD3).

2.38. There is a need to deliver regeneration to Clowne, including employment provision, infrastructure improvements to the highway network and new education facilities. The Clowne Garden Village allocation allows the Council to plan strategically and positively for infrastructure needs in the area. Waystone therefore consider that the strategic need for employment, housing and regeneration justifies the allocation of a sustainable mixed-use scheme to the north of Clowne.

2.39. The site is available with Waystone controlling the site. The site is suitable with the proposed development being situated in a highly sustainable location, with significant regeneration, environmental and recreational benefits. The site is achievable as it has been assessed and there are no major constraints to development of the site. The Outline Planning Application and supporting information has therefore shown that the site is available, suitable and achievable and therefore deliverable in accordance with the Framework and PPG.

2.40. The scheme benefits from a resolution to grant Outline Planning Permission and the Statement of Common Ground shows an indicative trajectory and milestones. The scheme is therefore able to come forward immediately and deliver housing as expected during the Plan Period.
2.41. The scale of a large site such as Clowne Garden Village can generate significant transformational benefits including provision of a new primary school, infrastructure improvements, enhanced connectivity in the centre of Clowne and new job opportunities.

2.42. The Masterplan shows that the proposed scheme will radically change perceptions of the area through its green gateway and facilities which will tie into the existing community.

2.43. Waystone is keen deliver this significant opportunity which has substantial economic, social and environmental benefits for the local people and sub-region.

2.44. The scale of the site and the potential access points provide an opportunity to maximise the delivery rates within the site, with potential for the development to be delivered simultaneously on different locations. The Phasing Plan shows the different phases and areas of the site, which in effect given the scale of the site are different outlets. The Plan shows a logical and structured programme of phasing which is based on the coordinated implementation and delivery of infrastructure.

2.45. Furthermore, on the basis that the site benefits from a recent resolution to grant Outline Planning Permission it is considered reasonable for the development to commence as explained in the Statement of Common Ground.

2.46. Based on the phasing plan in the Statement of Common Ground (ED26), Waystone have confirmed that they intend to offer tenders for five serviced plots in Phase 1 in order to cater for both the national and regional / local house builder sectors. Waystone have confirmed that based on the received expressions of interest for these plots to date, they are confident that they will be able to secure three housebuilders in the first instance and that these three house builders will be expected to deliver houses on plots R1, R2 and R3 from Summer 2019.

2.47. Based on this information, Waystone have provided a trajectory for the site’s housing delivery based on 30 dwellings per year per house builder.

2.48. Each phase therefore has the potential to address different markets and distinct value bands. The delivery rates for Clowne Garden Village are based on detailed knowledge and technical information of how the site will progress. Based on what is currently known about the site and the proposed scheme, and the assumptions above, it is realistic to anticipate that the scheme could deliver 1,005 homes in the local plan period.
Q49) Should more small and medium sized sites be allocated for housing to enable development to come forward more quickly?

2.49. Waystone has no specific comment in relation to this issue.

Q50) Should an allowance be made for windfall sites?

2.50. Waystone has no specific comment in relation to this issue.

Q51) With regards to other sources of supply, on what basis does the Council consider that the 3 sites with outline planning permission referred to in paragraph 3.75 of the Position Paper relating to Residential Land Supply [PP2] are not suitable and have questions over whether they are achievable? Would these sites add to the flexibility of the supply?

2.51. Waystone has no specific comment in relation to this issue.

5 Year Housing Land Supply

Q52) Is it robustly demonstrated that the Local Plan can deliver a 5 year housing land supply throughout the Plan period?

2.52. Waystone consider that on the basis that the site benefits from a recent resolution to grant Outline Planning Permission at Clowne Garden Village, it is considered reasonable and realistic for the development to commence as explained in the Statement of Common Ground and contribute to the 5 year housing land supply.
Q53) **What evidence is there to show that those sites included in the 5 year housing land supply are deliverable?**

2.53. As explained in response to Questions 47 and 48 and as explained in the Statement of Common Ground and the Council’s Position Paper (PP5) and the recent resolution to grant Outline Planning Permission at Clowne Garden Village, the site is available, suitable and achievable and therefore deliverable.

Q54) **The changes proposed to the Housing Trajectory include 20dpa for housing allocation c) Land between Shuttlewood Road and Oxcroft Lane from year 2020/21, but this is not reflected in the table in Appendix B of the Council’s 5 Year Housing Land Supply Report, dated 4 July 2018. Should it be?**

2.54. Waystone has no specific comment in relation to this issue.

Q55) **The table in Appendix B of the Council’s 5 Year Housing Land Supply Report, dated 4 July 2018, indicates that housing allocation v) Land east of Pleasley Pit, Pleasley will deliver 9 dwellings in 2018/19 and 8 dwellings in 2019/20. This differs from the Housing Trajectory in Appendix 5.1 of the Local Plan which shows that this site will deliver 9 dwellings in 2019/20 and 10 dwellings in 2020/2. The Council’s Position Paper relating to Residential Land Supply confirms that the former is correct, but does not recommend a change be made to the Local Plan Housing Trajectory. Should it do so?**

2.55. Waystone has no specific comment in relation to this issue.