BOLSOVER DISTRICT COUNCIL

EPC UNITED KINGDOM PLC

REPRESENTOR’S ID – 8492

Matter 2, Issue 5

Site Allocation – Policy LC1

January 2019

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1.1 Instructions: These representations have been prepared by Leith Planning Limited on behalf of EPC United Kingdom PLC (hereafter referred to as EPC-UK); attention has been focussed on those aspects of the Inspectors Matters, Issues and Questions which relate to their development aspirations to secure a housing allocation on the site known as Town End Farm, Lees Lane, South Normanton.

1.2 The Site: EPC-UK owns the land at Town End Farm which is located on the edge of the sustainable settlement of South Normanton. The site is accessed off Lees Lane and currently houses a dwelling, a number of former agricultural buildings and a parcel of agricultural land.

1.3 Invitation: The site was submitted to Bolsover Council for consideration within the emerging Local Plan in 2016, and Leith Planning has worked with the Officers of the Council to demonstrate the deliverability of the site and support its inclusion within the Local Plan. We now accept the Planning Inspector’s invitation to submit a Hearing Statement and to attend the Local Plan Examination.

1.4 Statement Content: This statement will deal with the relevant Matters, Issues and Questions raised by the Inspector for Matter 2, Issue 5, as they relate to the proposed allocation of the site at Town End Farm, Lees Lane, South Normanton for housing.

1.5 Statement of Common Ground: We remain in dialogue with the Officers at Bolsover District Council with a view to drafting and signing a Statement of Common Ground in relation to the acceptability of the site for a residential allocation.
2.1 In preparing this Hearing Statement due regard has been paid to the content of our earlier representations, and more specifically the Inspector’s Schedule of Matters, Issues and Questions with particular attention being made to the following, namely:

“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?

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?

Q98. Are there any constraints to development?

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

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

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?”

2.2 We wish to respond as follows to the above questions:

Q96. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?

2.3 **Comment:** The proposed allocation of the site at Town End Farm is justified given its proximity to the key settlement of South Normanton. The site is sustainably located for access to key services and facilities, and has been shown as part of the emerging Local Plan process to be available, deliverable and
achievable. The site is appropriate for development and its impacts on the local area, including on the highway network, have been suitably addressed to the satisfaction of the local planning authority.

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?

2.4 **Comment:** The site has been submitted for allocation by the land owner and is confirmed to be available for the provision of a residential development. Suitable evidence has been submitted to demonstrate that the site can be accessed safely for both vehicles and pedestrians for up to 50 units; albeit the detailed access design will be addressed at application stage. In addition, the site is deliverable in relation to infrastructure provision and services, particularly given its proximity to the key settlement of South Normanton.

Q98. Are there any constraints to development?

2.5 **Comment:** There are no known constraints to the development of the site with due regard having been paid to the adjacent major hazard site in determining the proposed allocation boundary, and in the preparation of the indicative masterplan submitted to the Council.

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

2.6 **Comment:** The site owner is aware that a percentage of the proposed dwellings would be required to meet affordable housing needs and is agreeable to the same being delivered as part of a future planning application.

Q100. Is the housing capacity on this site appropriate? Should it be increased from 'approximately 40’ to 50 dwellings?

2.7 **Comment:** An indicative masterplan was submitted to the Council when the site was put forward for an allocation within the emerging Local Plan. This clearly shows that the site can safely and suitably deliver in excess of 40 units on site. Furthermore, the highways capacity study shows that Lees Lane can
accommodate an additional 50 dwellings. Therefore, in order to secure an effective and efficient use of the site, we remain of the view that the wording of the proposed allocation should be amended to read ‘in the order of 50 units’ as opposed to ‘approximately 40’.

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?"

2.8 Comment: The housing trajectory put forward by the local authority is unduly pessimistic and indicates that the site will likely be delivered in years 6-10. However, there is Developer interest in this site and a planning application could be submitted such that the site can be delivered in the first 5 years of the Plan.