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

In this Position Statement we provide brief responses to specific questions raised by the Inspector in relation to Issue 7. This Statement should be considered alongside our previous duly made representations to draft Local Plan Policy WC1 (Representation ID 8319).

Policy WC1

Q125 – Have sufficient sites been allocated in the Local Plan to meet the target of 92ha of B class employment land?

We believe that more than sufficient land has been allocated to enable the Local Plan target of 92ha to be met. However, what the policy does not do is provide sufficient flexibility. Paragraph 157 of the 2012 NPPF states that ‘Crucially, Local Plans should …allocate sites to promote development and flexible use of land’ (our emphasis), while paragraph 21 states that ‘Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances’.

By requiring sites under Policy WC1 to be developed for Class B uses only, the Plan is not prepared sufficiently positively or effectively. However, only a minor change to the wording is required as set out in our duly made representations to introduce the necessary level of flexibility to ensure a sound approach.

Policy WC1 Employment Allocations – Wincobank Farm

Q152 – Is the proposed allocation justified and appropriate in terms of the likely impacts of the development?

The proposed allocation is justified and appropriate in principle, subject to the introduction of an appropriate degree of flexibility in relation to acceptable land use. The detail of likely impacts of the development can and will be assessed at the development management stage.

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?
Examination of the Local Plan for Bolsover District Publication Draft (May 2018)

Agent: Q+A Planning Ltd [11832]
Respondent: Limes Developments Ltd [11833]

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(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?

The proposed allocation is available, deliverable – certainly insofar as a mixed-use employment, leisure and retail development is concerned, as is evidenced by the current planning application for such uses on the site. Issues such as provision of safe and appropriate access for vehicles and pedestrians, provision of infrastructure and overcoming any environmental constraints can and will be addressed via the development management process.

Q154 – is the development of a retail park on part of the site appropriate?

The ‘appropriateness’ of the retail park proposed on part of the site will be considered through the determination of the current planning application. The applicant has submitted extensive and detailed information in support of its planning application to demonstrate the appropriateness of the uses proposed.

Q155 – would a hotel, restaurant, retail, leisure and café uses be appropriate on the site?

The ‘appropriateness’ of hotel, restaurant, retail, leisure and café uses on the site will be considered in the determination of the current planning application. The applicant has submitted extensive and detailed information in support of its planning application to demonstrate the appropriateness of the uses proposed.

Q156 – what evidence does the Council have to support its assessment that the site will come forward during the plan period? When it is anticipated that development will commence on the site?

Evidence that the site will come forward is provided by the current planning application on the site. The developer’s intention is to commence implementing the development at the earliest opportunity following the grant of planning permission.

Word count (excluding titles): 411