Hearing Statement – Issue 7: Employment

Bolsover Local Plan

On behalf of Waystone Ltd

December 2018

1. Introduction

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

   Issue 7: Employment

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 7 of the Examination in Public.
2. **Issue 7 – Employment**

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

**Employment Requirement**

**Q120) Does the requirement for 92ha of employment land meet the economic development needs of the District? Is it based on an appropriate assessment?**

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

**Q121) Is Policy SS2 sufficiently clear in respect of the employment land requirement?**

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

**Q122) Should the target be expressed as a minimum?**

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

**Employment Distribution**

**Q123) Does the distribution of employment in the Local Plan reflect the spatial strategy of focusing development on the more sustainable settlements, whilst also supporting regeneration needs and tackling deprivation?**
2.4. 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.

2.5. In terms of the distribution of employment, Waystone considers the allocation in Clowne as part of the mixed-use development is appropriate and fully reflects the requirements of the Spatial Strategy given that key outcomes of the scheme will enhance sustainability and deliver key infrastructure. The allocation enables regenerative opportunities to come to fruition in Clowne such as significantly enhancing its employment offer, improving key infrastructure and bringing transformative investment to the settlement.

Q124) Is the distribution of employment development around the District appropriate? Are there sufficient employment sites available of the appropriate nature and in the right place to meet anticipated needs?

2.6. Waystone supports the identification of 20ha of employment in Clowne. There is a need for further employment and job opportunities in Clowne to further the sustainability and regeneration of the settlement. 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. The delivery of a strategic scheme to the north of Clowne is vital therefore to the overall soundness of the Local Plan and is necessary to ensure the sustainable growth and regeneration of Clowne.

2.7. In light of the above, Waystone consider that the strategic need for employment, housing and regeneration justifies the allocation of a sustainable mixed-use scheme to the north of Clowne.

2.8. The site is well located in Clowne with good accessibility to Junction 30 of the M1 Motorway, which is on the boundary between Derbyshire and South Yorkshire. Therefore, the location proves attractive to both local and regional markets, as well as footloose enquiries seeking connectivity to the motorway network.
The North Derbyshire and South Yorkshire regions have an established industrial, manufacturing and logistics market and there are good levels of demand across all size ranges in the sector. There continues to be a shortage of good quality existing stock and as a result, occupiers who have genuine requirements for the market have been faced with having to consider build to suit opportunities. Paramount to satisfying these requirement is deliverability in that occupiers seek to identify sites with certainty of delivery, which is those sites with outline planning permission for employment uses, as well as those which have infrastructure and are serviced and available for immediate development allowing them to respond swiftly to requirements and the market. As a master developer, Waystone will be able to offer serviced plots to the market which are ‘oven ready’. In addition, location is of significance with those sites close to the major road network as well as a good labour force being the most desirable.

Waystone consider with their experience and track record, particularly locally at Barlborough Links, that the Clowne site addresses these requirements.

The proposed employment site at Clowne Garden Village offers direct access towards Junction 30 of the M1 Motorway and will therefore prove attractive to the regional market, as well as attracting inward investment from occupiers further afield. The site is able to come forward offering a variety of employment plot types and sizes in order to respond flexibly and immediately to market requirements.

**Employment Land Supply**

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

Waystone has no specific comment in relation to this issue.

**Q126) Is the overall level of employment provision of just under 92ha of B1, B2 and B8 employment land sufficient to meet the needs of the District?**
2.13. Waystone has no specific comment in relation to this issue.

Q127) Should the sites at Sports Direct, Brook Park, Shirebrook [9.75ha]; Beaufit Lane, Brookhill Industrial Estate, Pinxton [1.23ha]; Land off Midland Way, Barlborough [1.5ha]; and Castlewood Business Park, North [7.13ha], totalling 19.61ha, be included as allocations given that they have been developed? If these sites are removed the supply would be reduced to around 72ha. Would this be sufficient to meet the employment land target?

2.14. Waystone considers that the overall employment provision needs to be quantitative but also qualitative and also address other objectives in the Plan.

2.15. 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. The delivery of a strategic scheme to the north of Clowne is vital to therefore to the overall soundness of the Local Plan and is necessary to ensure the sustainable growth and regeneration of Clowne.

2.16. The proposed mixed-use scheme includes an industrial and commercial development with scope to accommodate a range of traditional and non-traditional employment uses alongside health and care, hotel and restaurant. A local centre will also provide retail, small commercial and business space and retirement units.

2.17. In addition, jobs will be created as part of the management of the open spaces and other services. These new jobs will offer opportunities for all skill levels including manufacturing, management and education, as well as clerical/administrative, sales, care staff, support and technical personnel. The proposals will create a mix of full-time permanent jobs, as well as flexible part-time opportunities on site.

2.18. The Socio-Economic Paper explains that the expected direct employment creation attributed to the development is circa 2,100 jobs plus a further circa 600 indirect job opportunities in the local area. The effects of the proposed scheme on the local labour
market are therefore of local and regional significance due to the scale of jobs that will be created and induced, along with the positive economic impacts.

2.19. In light of the above, Waystone consider that the strategic need for employment, housing and regeneration justifies the allocation of a sustainable mixed-use scheme to the north of Clowne.

Q128) Has the employment site selection process been based on a sound process of SA and the testing of reasonable alternatives?

2.20. Waystone consider that the significant benefit of Clowne Garden Village is that it is of scale to deliver the strategic infrastructure needed in Clowne and the area, including infrastructure improvements, new primary school and new employment park. A smaller scheme would therefore not offer the benefits that the current scheme affords. It is the combination of these uses and scale that deliver the strategic benefits.

2.21. The Design and Access Statement which accompanied the Outline Planning Application shows alternative schemes considered on the site, varying quantum of development and location within the site. However, none of these offer the same benefits that the proposed scheme does, particularly with the Western Gateway and the employment market and accessibility to the M1 Motorway.

2.22. Furthermore, 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.

2.23. This is summarised in the Committee Report for the Clowne Garden Village planning application which states:

2.24. The growth options considered for Clowne (North, South, East), were each considered in detail against 11 common Sustainability Objectives identified in the Sustainability Appraisal. Such factors included the potential effects of development on these sites in terms of transport, biodiversity, heritage and landscape impacts amongst other matters. The findings of these individual assessments
were then subject to a ‘Comparative Assessment’ within the Sustainability Appraisal at Table 5.12 (included below):

2.25. At 5.4.98 the Sustainability Appraisal (SA) states that ‘The findings of the SA of the strategic growth options for Clowne reveal Clowne Garden Village to be the best performing strategic growth option for the village when considered against the SA objectives.’ The report goes on to suggest at 5.4.99:

“Reasons for the Selection of Clowne Garden Village:

The Council’s selection of Clowne Garden Village was based on it being the best performing option when considered against the SA objectives. In addition, a co-ordinated, comprehensive approach to development in Clowne through the suggested strategic site would present the greatest opportunity to deliver sustainability benefits, particularly in terms of the provision of the necessary services and infrastructure to support growth. Furthermore, this option represents the most deliverable option based on Land Availability Assessment evidence and importantly would deliver a combination of housing and employment land, something not provided by the alternative sites. The Partial Green Belt Review has also been informative with regard to those areas within the Green Belt which serve its function the least and are least sensitive.

2.26. Therefore, Waystone consider that reasonable alternatives have been considered.

Q129) Are the sites allocated for employment uses deliverable?
2.27. Waystone consider that the proposed allocation at Clowne Garden Village is deliverable in accordance with the employment trajectory contained in the Statement of Common Ground. This is underpinned by detailed work undertaken as part of the Outline Planning Application.

2.28. The site is available as it is controlled by Waystone who have been responsible for developing the nearby Barlborough Links scheme and has an enviable track record in respect of delivering new strategic schemes in the area. 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.

2.29. Waystone and Bolsover District Council have entered into a Statement of Common Ground (ED26), which shows that the proposed employment aspect of the scheme will be delivered at circa 2ha per annum. This Statement shows clear evidence exists to demonstrate and justify the proposed Clowne Garden Village allocation is:

- justified and appropriate in terms of the likely impacts of development;
- deliverable and developable in general accordance with the Council's housing and employment trajectories albeit the developed business plan indicates the housing trajectory will be delivered at an accelerated rate;
- not subject to any outstanding or unaddressed constraints;
- achievable in terms of start dates and allows for a realistic annual rate of housing delivery such that at least 60 units can be completed by March 2021

2.30. Furthermore, the Outline Planning Application and the Council’s resolution to grant planning permission demonstrates that safe and appropriate access for vehicles and pedestrians can be provided. Furthermore, a Statement of Common Ground has been entered into between Bolsover District Council, Highways England, Derbyshire County Council, North East Derbyshire District Council, Chesterfield Borough Council and Bassetlaw District Council regarding the cumulative impact of Local Plan allocations across the North Derbyshire area on the operation of M1 Junction 30 and the A616 / A619 Treble Bob roundabout (ED12). This Statement of Common Ground explains the proposed mitigation and that Highways England and Derbyshire County Council representations have been addressed.
Q130) What evidence is there to show when the development of these sites would occur?

2.31. 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.

2.32. 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.

2.33. 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.

2.34. 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 employment land as expected during the Plan Period.

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

2.36. 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.

Based on the phasing plan in the Statement of Common Ground, Waystone consider that employment land delivery will fluctuate around an average of 2 hectares per annum. This shows the full 20 hectares being delivered around 2030, which is within the plan period. This approach reflects Waystone’s recent experience of employment delivery in the area and knowledge of market demand.