Hearing Statement – Issue 7: Employment Allocations
(Clowne Garden Village)

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 Allocations (Clowne Garden Village)

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 Allocations (Clowne Garden Village Strategic Site (20ha) (B1, B2 & B8))**

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

Q131) Is the proposed allocation justified and appropriate in terms of the likely impacts of development?

2.1. Similar to the response to Question 67 in terms of the Housing Allocation, Waystone consider that the proposed allocation of Clowne Garden Village is justified and appropriate.

2.2. The Council’s Position Paper (PP5) explains the consideration of the site and the process undertaken in identifying the scheme. Waystone consider that the employment site selection process has been undertaken robustly. In the case for Clowne Garden Village this is set out in the Council’s Green Belt 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 town 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.

2.3. 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).
2.4. 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.

2.5. In terms of the likely impacts of development, the site has been considered in the Residential Land Availability Assessment (EB27) and the Employment Land Availability Assessment (EB17). These studies conclude that the site is available, suitable and achievable, and could be considered for allocation within the Local Plan.

2.6. Furthermore, these matters were considered in detail as part of the Outline Planning Application (17/00640/OUT), which was accompanied by an Environmental Impact Assessment. As part of this process statutory consultees were engaged. The Council resolved to approve the application on 26 June 2018. Following this resolution the application was referred to the Secretary of State to consider whether the application should be called-in for determination. On 19th July 2018, the Secretary of State informed the Council the application will not be called in and the decision should remain with the Council.

2.7. The Council has carefully considered the proposed scheme and the planning committee report states:

The delivery of a new school, the housing provision including affordable housing, the opportunities to create local employment opportunities and the potential benefits to the local economy are all positive aspects of the scheme that would serve to offset and outweigh the adverse impacts of the scheme in terms of its visual impact arising from its size and scale. The urban design principles underpinning the master planning for the site and the substantial provision of green infrastructure also help to give some assurance that a high quality scheme can be delivered.

Of these issues the provision of a new school weighs most heavily in terms of tipping the planning balance to a positive recommendation of approval. If the provision of a once and for all solution for Treble Bob could also be agreed and delivered at an early stage of delivery combined with the delivery of the new school and the associated benefits of granting permission for this scheme; there are also very special circumstances to justify granting permission for development in the Green Belt.
2.8. The planning balance and consideration in the planning committee report also states:

The negative impacts of the proposed development are considered to be capable of being offset and outweighed by the wider public benefits of the delivery of a once and for all solution for the Treble Bob roundabout and a new primary school that cannot be achieved by any other alternative development proposal alongside the other public benefits that would be achieved by granting permission for the current application. These conclusions also underpin the reason why it is considered there are very special circumstances that justify granting planning permission for inappropriate development in the Green Belt in this case.

2.9. Waystone therefore considers that the Clowne Garden Village proposals have been fully assessed in terms of the likely impacts and the scheme is justified and appropriate.

Q132) 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? 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?

2.10. Waystone consider that the proposed allocation at Clowne Garden Village is deliverable in accordance with the employment land delivery schedule contained in the Statement of Common Ground. This is underpinned by detailed work undertaken as part of the Outline Planning Application and Waystone’s experience and market knowledge in employment land delivery in the area.

2.11. 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.
Waystone and Bolsover District Council have entered into a Statement of Common Ground (ED26). This Statement shows clear evidence exists to demonstrate that policy SS5: Strategic Site Allocation - Clowne Garden Village of the Local Plan for Bolsover District provides for a proposed strategic site allocation that 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;

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.

Q133) Has full consideration been given to the relationship between the housing and employment elements of the Strategic Site? Would the comprehensive development of this site be guided by a masterplan??

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

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).

2.16. 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. The Socio-Economic Paper as part of the planning application explains that the development proposes a mix of industrial and commercial development, a local centre and primary school, health and care facilities, retirement development and additional education facilities offsite. 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.

2.17. Waystone has produced a Parameters Plan and Design and Access Statement, which includes an indicative masterplan as part of the Outline Planning Application (17/00640/OUT). The masterplan will be refined in accordance with discharging Condition 5, which stipulates the submission of a “site wide masterplan and design code”.

2.18. Waystone consider the masterplan approach is the most appropriate and adaptable, given the scale of the scheme and delivery timescales over a number of years. This approach will allow the scheme to adjust, for example to changes in circumstances and market conditions.

**Q134) Is this site in a sustainable location?**

2.19. As shown through the Council’s evidence base and the Outline Planning Application, Waystone consider the site is in a sustainable location. The Council’s Sustainability Appraisal (SD3) considers the site and concludes that growing the town to the north was the most sustainable option. The spatial approach to Clowne and consideration of the site is explained in Section 5.3 and 5.4 of the Sustainability Appraisal.
Q135) The Position Paper relating to Employment Provision [PP3] shows that 17ha of employment plateaux is anticipated to come forward between 2021 and 2027 [paragraph 4.16]. When would this employment land be developed? When would the remaining 3ha of employment land be developed?

2.20. Waystone has prepared and submitted an Outline Planning Application for Clowne 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.

2.21. 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.

2.22. 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.

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

2.24. The scheme benefits from a resolution to grant Outline Planning Permission and the Statement of Common Ground shows an indicative employment land delivery trajectory and milestones. Furthermore, there are no significant engineering works required on the site. The scheme is therefore able to come forward immediately and deliver employment land as expected during the Plan Period.

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 market demand.