BOLSOVER DISTRICT COUNCIL

EPC UNITED KINGDOM PLC

REPRESENTOR’S ID – 8482

Matter 2, Issue 8

Policy WC8

January 2019

Prepared By:

Leith Planning Ltd
13 South Clifton Street
Lytham
Lancashire
FY8 5HN

Tel:  01253 795548
Fax:  01253 795587
Email: email@leithplanning.co.uk
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SECTION 1  INTRODUCTION

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 impact on the operation of their site at Rough Close Works, Carnfield Hill, South Normanton.

1.2 **The Site:** EPC-UK has for many years operated as a major hazard site for the manufacture of explosives at their factory at Rough Close Works, Carnfield Hill, South Normanton. The site is located within the boundary of Bolsover District Council, however the consultation zones associated with the operation also fall into the two adjacent authorities of North East Derbyshire and Amber Valley.

1.3 **Invitation:** Leith Planning Ltd has made representations to each consultation stage of the emerging Local Plan. Given the submission of our previous objections to the Plan, we are grateful to have been invited by the Planning Inspector to attend the Local Plan Examination.

1.4 **Statement Content:** This statement will briefly deal with the relevant Matters, Issues and Questions raised by the Inspector for Matter 2, Issue 8, as they relate to the on going use of our clients’ site at Rough Close Works, Carnfield Hill, and its long term protection from inappropriate development which may encroach on to the site and affect its long term viability.

1.5 **Statement of Common Ground:** Whilst we have drafted responses to the questions set by the Planning Inspector as set out below, we can confirm that after extensive negotiations with the officers at Bolsover Local Plan, our previous objections have now been addressed by the Council. This has been confirmed and agreed within the signed Statement of Common Ground which has been submitted to the Inspector by the Council and sets out the agreed Plan modifications which have our support. We are now therefore in a position to withdraw our objections to the Plan and will not be attending the Local Plan Hearing Session for Matter 2, Issue 8.
SECTION 2

MATTER 2, ISSUE 8

DRAFT POLICY WC8

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:

“South Normanton Edge of Town Centre Allocations [Policy WC8]
Q171. Should Policy WC8 include a reference to any proposed development also complying with Policy WC4, given the site’s proximity to the Rough Close Works?”

2.2 **Comment:** As set out at Section 1, throughout the preparation of the Bolsover Local Plan Leith Planning, EPC-UK and the officers at Bolsover Council have sought to work closely together to secure an appropriate planning policy framework in relation to the site known as Rough Close Works, Carnfield Hill. This has concluded with the preparation and signing of an agreed Statement of Common Ground, which sets out agreed Plan modifications which overcome our objections to the proposed policy and allocation for the land at South Normanton, Edge of Town Centre Allocation.

2.3 We can therefore confirm that the policy and allocations set out within the signed Statement of Common Ground satisfactorily addresses our concerns and comments in relation to the development of the adjacent site and its potential impact on Rough Close Works.