Local Plan for Bolsover District

Hearing Session – Day 3

Thursday 24 January 2019 at 1000hrs

Venue: Bolsover District Council Offices, The Arc, High Street, Clowne, Derbyshire S43 4JY

Agenda

Please Note:

• All participants are encouraged to familiarise themselves with the Hearing Position Statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the Examination website.

• References to questions refer to those posed by the Inspector in her Schedule of Matters, Issues and Questions (already circulated and on the Examination website – ED6), unless otherwise stated.

• The Hearing will finish no later than 1700hrs with a break mid-morning and mid-afternoon.

• Participants, including the Council, named in [square brackets] may be invited to open the item concerned, but this is optional.

1. Inspector’s Introduction

2. Matter 2: Soundness of the Local Plan

Issue 5: Is the Local Plan positively prepared, justified and effective in respect of housing?

Housing Distribution

Q32. Does the distribution of housing in the Local Plan reflect the spatial strategy of focussing development on the more sustainable settlements, whilst also supporting regeneration needs and tackling deprivation? [Woodall Homes]

Q33. Is the distribution of housing development around the District appropriate? [Policy SS3] [Homes England]

Q34. Are the 3 Strategic Sites at Bolsover North, Clowne Garden Village and the Former Whitwell Colliery Site located in the appropriate place to assist in
the delivery of the Council’s spatial strategy? [Policies SS4, SS5 and SS6] [Avant Homes]

Q35. Should the spatial strategy and distribution of development allow for more development in less sustainable rural locations? [Policy SS3] [Chatsworth Settlement Trustees]

Q36. Does the proposed distribution of housing meet the needs of both urban and rural communities? [Policy SS3] [Bolsover DC]

Q37. Is limiting infill development to single plots in Small Settlements in the Countryside overly restrictive? [Policy SS3] [Chatsworth Settlement Trustees]

Q38. Are the development envelopes defined on the Policies Map justified and effective? [Policies SS3 and SC1] [Homes England]

Q39. Is Policy SS9 effective in enabling sustainable development and previously developed land to come forward for development in the countryside? [CPRE]

Q40. Should criterion b) of Policy SS9 be amended to replace ‘and’ with ‘or’? [Bolsover DC]

**Housing Supply during the Plan period**

Q41. Have sufficient sites been allocated in the Local Plan to meet the target of 5,700 homes? [Policy LC1] [Woodall Homes]

Q42. Has the housing site selection process been based on a sound process of SA and the testing of reasonable alternatives? [Keepmoat Homes]

Q43. The Housing Trajectory in Appendix 5.1 indicates how 4,551 dwellings would be completed in the plan period – is the Council reliant on other sites coming forward to meet its housing target and, if so, should these be included in the trajectory, or is this made up of actual completions from 2014/15 to 2017/18 which equates to 1,123 dwellings? [Bolsover DC]

Q44. Does the Housing Trajectory in Appendix 5.1 accurately reflect the likely start dates, build out rates and completions of the allocated sites? [Homes England]

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1 Amended to 4,585 dwellings in the updated Housing Trajectory in Appendix B of Position Paper relating to Residential Land Supply [PP2]
Q45. On what basis have the likely start dates, build out rates and completions been assumed? [Avant Homes]

Q46. Are the proposed changes to the Housing Trajectory put forward by the Council in respect of the allocated sites² appropriate and supported by substantial evidence? [Bolsover DC]

Q47. Are the housing sites allocated in the Local Plan deliverable and/or developable having regard to Footnotes 11 and 12 in the National Planning Policy Framework 2012 [NPPF]? [HBF]

Q48. Is too much reliance placed on the development of large sites? Are there any risks to the housing supply in this approach? [Welbeck Estates]

Q49. Should more small and medium sized sites be allocated for housing to enable development to come forward more quickly? [Woodall Homes]

Q50. Should an allowance be made for windfall sites? [Keepmoat Homes]

Q51. With regards to other sources of supply, on what basis does the Council consider that the 3 sites with outline planning permission referred to in paragraph 3.75 of the Position Paper relating to Residential Land Supply [PP2] are not suitable and have questions over whether they are achievable? Would these sites add to the flexibility of the supply? [Bolsover DC]

5 Year Housing Land Supply

Q52. Is it robustly demonstrated that the Local Plan can deliver a 5 year housing land supply throughout the Plan period? [HBF]

Q53. What evidence is there to show that those sites included in the 5 year housing land supply are deliverable? [Homes England]

Q54. The changes proposed to the Housing Trajectory include 20dpa for housing allocation c) Land between Shuttlewood Road and Oxcroft Lane from year 2020/21, but this is not reflected in the table in Appendix B of the Council’s 5 Year Housing Land Supply Report, dated 4 July 2018. Should it be? [Bolsover DC]

² a) Land off Langwith Road and Mooracre Lane, Bolsover; c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover; e) Land at Brookvale, Shirebrook; f) Land at Station Road, Langwith Junction, Shirebrook; g) Land to the rear of 1 to 35 Red Lane, South Normanton; h) Land at Rosewood Lodge Farm, Alfreton Road, South Normanton; j) Land to rear of 169-207 Creswell Road, Clowne; l) Land at High Ash Farm, Mansfield Road, Clowne; m) Land north of Chesterfield Road, Barlborough; n) Land rear of Skinner Street, Creswell; o) Land south of Creswell Model Village, Creswell; q) Land south of Overview Moor, Tibshelf; and, r) Land west of Spa Croft, Tibshelf.
Q55. The table in Appendix B of the Council’s 5 Year Housing Land Supply Report, dated 4 July 2018, indicates that housing allocation v) Land east of Pleasley Pit, Pleasley will deliver 9 dwellings in 2018/19 and 8 dwellings in 2019/20. This differs from the Housing Trajectory in Appendix 5.1 of the Local Plan which shows that this site will deliver 9 dwellings in 2019/20 and 10 dwellings in 2020/2. The Council’s Position Paper relating to Residential Land Supply confirms that the former is correct, but does not recommend a change be made to the Local Plan Housing Trajectory. Should it do so? [Bolsover DC]

Additional Questions:

AQ1. Are any Main Modifications proposed in relation to Issue 5? [Bolsover DC]

3. Close

Possible participants

Issue 5: (Policies SS3-9 inclusive and SC1, Policy LC1 and Appendix 5.1)

11997 Homes England (WYG - Leeds Office)?
11415 Keepmoat Homes (DLP)
5247 Woodall Homes (DLP)
4414 Home Builders’ Federation
12177 CPRE Derbyshire
12369 Avant Homes (ID Planning)
4578 Chatsworth Settlement Trustees (PDG)
2524 Mr Basil Hill - B. Hill Builders Ltd (Freeths LLP)
12389 Ms. Dawn Shakespeare (Savills)
9350 Welbeck Estates (PDG) (also ID numbers 12388 & 12390)