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

Inspector’s Initial Questions for the Council

Introduction

1. This note flags up some initial questions and requirements for further information that would benefit from early clarification. In answering these questions could the Council please consider whether it might be necessary to advance any potential Main Modifications to the Plan?

Copies of Responses

2. I have been given a copy of the responses made to the Local Plan pursuant to Regulation 20 in ‘Respondent Order’. However, please could I also have a copy of the responses in ‘Policy Order’ to correspond with the breakdown of representations in the table at paragraph 3.14 of the Council’s Statement of Consultation [SD 4]?

Potential Changes and Modifications

3. Is the Council proposing any changes to the Plan in response to the representations received during the consultation exercise which concluded on 15 June 2018? If so, it would be useful to have a schedule of these proposed changes, the representations to which they respond and the reasons for them.

4. Are the ‘Updates to the text preceding Policy LC1 and Appendix 5.1 – Housing Trajectory of the Local Plan’ in Appendix B to the Council’s Position Paper relating to Residential Land Supply [PP 2] proposed changes that the Council is putting forward for my consideration?

5. Does the Council wish me to consider proposing any Main Modifications in order to make the Plan sound, if I were to consider that this would be necessary?

Statement of Common Ground

6. Is it the Council’s intention to prepare a joint Statement of Common Ground with Historic England setting out any responses to their comments on the Local Plan? If so, please could the Council inform me of its likely submission date?

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Housing Requirement

7. You will be aware that the Office for National Statistics (ONS) published the latest Household Projections on 20 September 2018. These supersede the 2014-based household projections. Do the new household projections represent a meaningful change in the housing situation in Bolsover and, if so, would this have any bearing on the soundness of the Local Plan?

Housing Supply

8. Please could the Council prepare an updated position statement on each of the allocated sites, in advance of the Hearing sessions? If the position remains unchanged from that included in the Position Paper relating to Residential Land Supply [PP 2] then it would be sufficient to say ‘No change’. These should be made available at least 3 weeks before the start of the first Hearing.

9. The Position Paper relating to Residential Land Supply [PP 2] refers, in paragraph 2.33, to the 2018 Five Year Supply Assessment, which was published on 4 July 2018. Please could arrangements be made for this document to be placed in the Examination Library and for a copy of this document to be given to me?

Clowne Garden Village Strategic Site

10. Has the application for outline planning permission for the development of this site been determined and, if so, what was the Council’s decision? If the decision notice has been issued, please could this be included in the Examination Library?

Employment Land Supply

11. Please could the Council prepare an employment land trajectory which indicates when each site is anticipated to come forward for development. Could the Council please indicate when this document could be submitted?

Parking Provision

12. Policy ITCR11 refers to planning permission being granted where there is appropriate provision for vehicle and cycle parking as outlined within the Local Parking Standards SPD. Regard should be had to Regulations 5 and 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which prescribe, in effect, that the following is a Local Plan, rather than any form of supplementary planning document:

'(a) any document prepared by a local planning authority ... which contains statements regarding one or more of the following –

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(i) the development and use of land which the local planning authority wish to encourage during any specified period;
(ii) the allocation of sites for a particular type of development or use;
(iii) any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i); and,
(iv) development management and site allocation policies, which are intended to guide the determination of applications for planning permission;

(b) where a document mentioned in sub-paragraph (a) contains policies applying to sites or areas by reference to an Ordnance Survey map, any map which accompanies that document …’

13. Paragraph 153 of the National Planning Policy Framework says that supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery. Paragraph 154 says that Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Policy ITCR11 defers important policy matters to the Local Parking Standards SPD, namely the standards of parking provision for most types of development, which should be before the Examination for testing. How should this matter be addressed?

Deadline for Responses

14. I would be grateful if the Council could respond to these initial questions by Friday 2 November 2018.
15. Following my consideration of the Council’s responses to these initial questions, I will finalise my Matters, Issues and Questions for the Hearing sessions.

Karen Baker DipTP MA DipMP MRTPI
Inspector
22 October 2018