LOCAL PLAN FOR BOLSOVER DISTRICT

STATEMENT OF COMMON GROUND

AS AGREED BETWEEN

BOLSOVER DISTRICT COUNCIL

AND

CHATSWORTH SETTLEMENT TRUSTEES
1) Purpose

1.1 The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Bolsover District Council and Chatsworth Settlement Trustees (CST) on policies SS3: Spatial Strategy and Distribution of Development and SS9: Development in the Countryside of the Local Plan for Bolsover District submitted to the Secretary of State on the 31st August 2018.

2) Background


2.2 Planning & Design Group (UK) Limited’s representations on behalf of CST raised objections about the soundness of the wording of policies SS3 and SS9 which can be summarised as:

- policy SS3: Spatial Strategy and Distribution of Development should delete the words ‘on single plots’ and ‘to employment uses where appropriate’ from the end of the penultimate paragraph of the policy (representation ref. 8570);
- policy SS9: Development in the Countryside should substitute ‘and’ with ‘or’ within criterion b) of the policy (representation ref. 8573).

Note: Representation references refer to the unique reference within the Council’s JDi consultation database system.

2.3 The Council has considered these representations and has discussed a proposed modification to the policies referred to above with CST to address its objections.

2.4 Based on these discussions, agreement between the Council and CST has been reached on the following modifications (as relevant text to be deleted shown as strikethrough and new text to be inserted shown as underlined):

- policy SS3: Spatial Strategy and Distribution of Development (fourth paragraph)

  The Small Settlements in the Countryside are considered to not be sustainable settlements and the Local Plan will not support urban forms of development beyond infill development on single plots and conversion of agricultural buildings to employment uses where appropriate.

- policy SS9: Development in the Countryside (criterion b))

  Are necessary for the efficient or viable operation of agriculture, horticulture, forestry and or other appropriate land based businesses, including the diversification of activities on an existing farm unit.
3) Areas of Common Ground

3.1 Bolsover District Council and CST agree that:

- the modifications proposed by Bolsover District Council stated above address the concerns of P&DG on behalf of CST raised in their representations ref. 8570 and 8573.

4) Conclusion

4.1 Based on the stated areas of common ground, CST agree that their representations ref. 8570 and 8573 to the Publication Local Plan for Bolsover District have been addressed and can be withdrawn subject to the modifications stated above being made to the Plan.

AGREEMENT

Signed:

Dan Swaine, CEO Cllr Tom Munro, Chair of Planning Committee
On behalf of Bolsover District Council On behalf of Bolsover District Council

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David Peck
On behalf of Planning & Design Group (UK) Limited
Agent for Chatsworth Settlement Trustees

Dated: 4th January 2019