LOCAL PLAN FOR BOLSOVER DISTRICT EXAMINATION

Updated position statement on each of the allocated housing sites

18 January 2019
Introduction

This document provides a further response to Question 8 of the Inspector’s Initial Questions for the Council, which requests an updated position statement on each of the allocated housing sites.
Updated Position Statement on each of the Allocated Housing Sites


Robustness of Local Plan housing allocations

3.10 Policy LC1: Housing Allocations allocates 23 sites for residential development. Whilst a number of the allocations are discussed above where they are already under construction, it is considered to be helpful to provide a short summary of the updated situation, particularly in relation to deliverability, of each allocation.

a) Land off Langwith Road and Mooracre Lane, Bolsover

3.11 Paragraph 5.17 of the PLP advises that this allocation is expected to deliver approximately 460 dwellings in two phases between 2018 and 2031.

3.12 The first phase of this allocation is for 212 dwellings and has detailed planning permission. Keepmoat Homes commenced this development in 2017 and the preliminary highway and ground works are currently underway. From discussions with Keepmoat Homes as part of the 2017/18 Five Year Supply Assessment work, it is understood that they expect to achieve at least 5 completions by 31st March 2019 and then build out at a rate of at least 30 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly lower than that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

3.13 The second phase of this allocation is for approximately 250 dwellings and does not yet have detailed permission. However, based on Land Availability Assessment work and discussions with the site promoters, it is that considered that the site is available, suitable and achievable. On this basis, the Council considers that it is reasonable to expect that the second phase will either come forward as a continuation of the Keepmoat site or alongside the first phase if a different housebuilder is selected by the site promoter. In accordance with the Council’s cautious approach, it is considered reasonable to forecast a degree of overlap in terms of delivery but within years 6-10 of the period post adoption, i.e. 2023/24 to 2027/28. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

January 2019 update

The first phase is being built out and from an informal survey it appears that Keepmoat Homes will significantly exceed the forecasted 5 dwelling completions by 31st March 2019.

Whilst this update indicates earlier delivery than the Council has forecasted, at this stage no further change is proposed to the updated Housing Trajectory.
b) Former Courtaulds factory site, Bolsover

3.14 Paragraph 5.18 of the PLP advises that this allocation is expected to deliver 35 dwellings between 2018 and 2020.

3.15 As shown in table 3, this allocation is already being built out and more quickly than forecast in 2017, with 7 dwellings already completed. From the latest discussions with Jones Homes as part of the 2017/18 Five Year Supply Assessment work, it is known that they expect to achieve a further 15 completions by 31st March 2019 with the remaining 20 dwellings being completed the following year. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.

January 2019 update

This development is being built out and from an informal survey it appears that Jones Homes will deliver the forecasted 15 dwellings completions by 31st March 2019.

At this stage no further change is proposed to the updated Housing Trajectory.

c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover

3.16 Paragraph 5.19 of the PLP advises that this allocation is expected to deliver approximately 230 dwellings between 2024 and 2032.

3.17 This allocation adjoins the former Courtaulds factory site and comprises several parcels of land which will be required to come forward in a comprehensive manner. From discussions with Jones Homes as part of the 2017/18 Five Year Supply Assessment work, it was known that they were considering their options in relation to this site. In accordance with the Council’s cautious approach, it was considered reasonable to forecast a start in 2023/24 and this was included in Appendix 5.1 - Housing Trajectory of the Local Plan.

3.18 However, since Publication a reserved matters application on behalf of Jones Homes, the developer on the Courtaulds site, was received in late-July 2018 for the majority of the site. From further discussions with Jones Homes, they now envisage a start in late-2019 and then build out at a rate of approximately 20 dwellings per annum. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

January 2019 update

The referred to reserved matters application was approved by the Council on 14th January 2019. To set out the developer’s delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with Jones Homes [ED38]. This SoCG confirms that Jones Homes intends to make a start on site between April and June 2019 and deliver at least 20 dwellings on site by 31st March 2021.
Whilst this update indicates earlier delivery than the Council has forecasted, at this stage no further change is proposed to the updated Housing Trajectory.

d) Land off Oxcroft Lane, Bolsover

3.19 Paragraph 5.20 of the PLP advises that this allocation is expected to deliver approximately 45 dwellings between 2019 and 2021.

3.20 This allocation represents one of the sites being developed by the Council’s public / private small-scale housebuilding enterprise, which in this case utilises surplus Old Bolsover Town Council land. Based on Land Availability Assessment work and discussions with the site promoters, it is known that site is available, suitable and achievable and that development on the site is expected to commence in 2019. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.

January 2019 update

As this site is being promoted by the Council’s public / private small-scale housebuilding enterprise, this site had benefitted from pre-application advice during 2018. Based on this advice, a full planning application is expected before the end of March 2019. On this basis, a start is expected later this year that will enable at least 20 dwellings to be delivered by 31st March 2020.

At this stage no further change is proposed to the updated Housing Trajectory.

e) Land at Brookvale, Shirebrook

3.21 Paragraph 5.21 of the PLP advises that this allocation is expected to deliver approximately 560 dwellings in several phases between 2018 and 2031. The whole site has outline planning permission, secured by the landowner, Homes England, in July 2015.

3.22 As shown in table 3, the first phase of this allocation is already being built out but at a slightly slower rate than forecast in 2017. From the latest discussions with Keepmoat Homes as part of the 2017/18 Five Year Supply Assessment work, it is known that they expect to achieve at least 40 completions by 31st March 2019 and then complete the first phase the year after.

3.23 Furthermore, since Publication a reserved matters application on behalf of Homes England and Keepmoat Homes was received in early June 2018 for the second phase of this allocation. This application and phase is for a further 200 dwellings of the outline permission’s 650 dwellings total, with 19 dwellings being of modular construction to enable accelerated delivery. At the time of writing, the application is expected to be determined by the Council this autumn. Again, from the latest discussions with Keepmoat Homes it is understood that they expect to achieve at least 40 completions per annum as a continuation of the first phase. This build out rate has been incorporated into the 2018 5-year supply update but is slightly lower than that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.
3.24 Through the Council’s good working relationship with Homes England, it is understood that planning for the later phases of this large housing site will begin mid-way through the delivery of the second phase in order to see the continued successful delivery of this allocation.

January 2019 update

The referred to reserved matters application for the second phase was approved by the Council on 23rd October 2018. To set out the developer’s delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with Keepmoat Homes and Homes England [ED23]. This SoCG confirms that Keepmoat Homes will continue to build the site out quickly and that Homes England will bring the third phase forward at an accelerated rate.

In addition to this, due to reports of Keepmoat Homes having built out the 84 dwellings remaining on Phase 1A of the allocation, the Council has brought forward the formal site survey of this site usually undertaken in April / May as part of its annual Residential Land Assessment. This has confirmed that on 20th December 2018, Keepmoat Homes had completed all remaining 84 dwellings to the required wind- and water-tight standard already and that the second phase site was being readied for development.

Whilst this update indicates a remarkable uplift in delivery over and above what the Council has forecasted, it does reflect the specific contractual requirements between Keepmoat Homes and Homes England to achieve accelerated construction on the Brookvale site.

At this stage, the delivery of 84 dwellings has been added to the updated Housing Trajectory contained within the Council’s submitted Hearing Position Paper relating to Issue 5: Housing as Appendix F of that Statement. However, as to future years of delivery, in the absence of anything more concrete the annual build out rate has been kept at 40 dwellings per year as included in the SoCG [ED23], albeit the quantum of development to be realised from the rest of the allocation has been increased by a hundred dwellings, taking the total yield up to 684.

f) Land at Station Road, Langwith Junction, Shirebrook

3.25 Paragraph 5.22 of the PLP advises that this allocation is expected to deliver 58 dwellings between 2018 and 2021.

3.26 As shown in table 3, this allocation is under construction but with a slightly later start than forecast in 2017. From the latest discussions with Gleeson Homes as part of the Five Year Supply Assessment work it is understood that they expect to achieve at least 25 completions by 31st March 2019 and then build out at a rate of at least 25 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.
This development is being built out and from an informal survey it appears that Gleeson Homes will deliver the forecasted 25 dwelling completions by 31st March 2019.

At this stage no further change is proposed to the updated Housing Trajectory.

**g) Land to the rear of 1 to 35 Red Lane, South Normanton**

3.27 Paragraph 5.23 of the PLP advises that this allocation is expected to deliver approximately 50 dwellings between 2018 and 2021.

3.28 From discussions with Merriman Limited, the landowner of the site, as part of the 2017/18 Five Year Supply Assessment work, it is understood that they are looking to secure a new planning permission to aid negotiations with a housebuilder. In accordance with the Council’s cautious approach, it was considered unlikely that the new permission could be achieved with the expected 20 dwellings delivered by 31st March 2019 as included in Appendix 5.1 - Housing Trajectory of the Local Plan. However, given the past permissions for the site it is considered reasonable to now forecast a start in delivery in 2019. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

**January 2019 update**

From discussions with the site promoter, it is understood that based on their negotiations with a regional housebuilder a new full application will be submitted by the housebuilder in February 2019. To set out the developer’s delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with Merriman Limited [ED39]. This SoCG confirms that it is expected that the housebuilder will make a start on site by September 2019 and deliver at least 20 dwellings on site by 31st March 2020.

At this stage no further change is proposed to the updated Housing Trajectory.

**h) Land at Rosewood Lodge Farm, Alfreton Road, South Normanton**

3.29 Paragraph 5.24 of the PLP advises that this allocation is expected to deliver approximately 145 dwellings between 2019 and 2024. The site has outline planning permission, secured by the landowner, Merriman Limited, in June 2017.

3.30 From discussions with Merriman Limited as part of the 2017/18 Five Year Supply Assessment work, it is understood that they had reached an agreement with Avant Homes and that this would lead to a reserved matters being submitted shortly to enable a start in delivery in 2019. In the absence of any more detailed information regarding build out rates, an average of 30 dwellings per annum was forecast and included in Appendix 5.1 - Housing Trajectory of the Local Plan.

3.31 In mid-April, at approximately the same time as the Council’s approval of its PLP, the expected reserved matters application from Avant Homes was received. At the time of writing, the application is expected to be determined by the Council this
Based on this timescale, it is reasonable to envisage a start in 2019 and at least 25 completions by 31st March 2019 and then build out at a rate of at least 25 dwellings per annum. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

January 2019 update

From an informal survey, it appears that Avant Homes have made a start on preparing the site for development. To set out the developer’s delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with Avant Homes [ED24]. This SoCG confirms that it is expected that the housebuilder will deliver at least 25 dwellings on site by 31st March 2020.

At this stage no further change is proposed to the updated Housing Trajectory.

i) Land at Town End Farm, Lees Lane, South Normanton

3.32 Paragraph 5.25 of the PLP advises that this allocation is expected to deliver approximately 40 dwellings between 2023 and 2025.

3.33 This site has been promoted through the plan making process by Leith Planning on behalf of their client, EPC-UK, the company who manage the Rough Close Works site. Based on Land Availability Assessment work and discussions with the site promoters, it is understood that the site is available, suitable and achievable and that development on the site is programmed to come forward within years 6-10 of the period post adoption, i.e. 2023/24 to 2027/28. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.

January 2019 update

From discussions with the site promoter, it is understood that based on their informal marketing of the site they expect the site to come forward earlier than forecast by the Council. However, to set out the developer’s delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with EPC United Kingdom PLC [ED35]. This SoCG confirms that it is expected that a housebuilder will make a start on site by Spring 2023 and deliver at least 25 dwellings on site by 31st March 2024.

At this stage no further change is proposed to the updated Housing Trajectory.

j) Land to rear of 169-207 Creswell Road, Clowne

3.34 Paragraph 5.27 of the PLP advises that this allocation is expected to deliver its 28 dwellings by 2021.

3.35 As shown in table 3 and discussed above, this allocation has experienced particular difficulties with a local housebuilder going bankrupt. However, at the time of writing, it would appear that the site may resume activity again. Despite this potentially
more positive outlook, in accordance with the Council’s cautious approach it is considered appropriate to programme the site’s delivery within years 6-10 of the period post adoption, i.e. 2024/25 to 2026/27. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

January 2019 update

No new information. Therefore, at this stage no further change is proposed to the updated Housing Trajectory.

k) Land west of Homelea and Tamarisk, Mansfield Road, Clowne

3.36 Paragraph 5.28 of the PLP advises that this allocation is expected to deliver its 15 dwellings by 2019.

3.37 This allocation adjoins a number of recent and now completed housing developments and represents a small stand-alone parcel of land now surrounded by housing. From discussions with JVN Architecture, the agents for Abbeywood Homes Ltd, as part of the 2016/17 Five Year Supply Assessment work, it was understood that they expected to see the 15 completions delivered by 31st March 2019 following the securing of a detailed permission. This detailed permission was submitted in August 2017 and was granted in May 2018. At the time of writing, work has now commenced on site.

January 2019 update

Further to the granting of full planning permission in May 2018, an application for approval of details reserved by conditions 2, 3, 4, 5, 6, 7, 8, 10, 13, 14, 15 and 16 of planning permission (ref. 18/00518/DISCON) was received in October 2018. These details are still being considered by the Council. From an informal survey of the site, no further work than the setting up of the site storage cabins has taken place.

Based on this situation, it appears that the developer will not deliver the forecasted 15 dwelling completions by 31st March 2019 but that delivery of the 15 dwellings by 31st March 2020 can be expected.

This delay was not known until after the Council submitted its Hearing Position Paper relating to Issue 5: Housing and thus was not included within the updated Housing Trajectory contained as Appendix F of that Statement. Therefore, it is now proposed that the updated Housing Trajectory is updated further to reflect this new information (see Appendix A).

I) Land at High Ash Farm, Mansfield Road, Clowne

3.38 Paragraph 5.29 of the PLP advises that this allocation is expected to deliver its 42 dwellings between 2018 and 2020.

3.39 This allocation adjoins a number of recent and now completed housing developments and represents a small stand-alone parcel of land at the edge of the urban area. From discussions with Farrar Bamforth, the agents for Conroy Brook (Developments) Ltd, it is understood that they expected to see 21 completions delivered by 31st March 2019 following the securing of a detailed permission. This
detailed permission was submitted in May 2017 and was granted for 41 dwellings in September 2017. At the time of writing, work has now commenced on site under the Ben Bailey company name. As a result of the slightly reduced approved number of dwellings, it is considered appropriate to update the Housing Trajectory accordingly.

January 2019 update

This development is being built out and from an informal survey it appears that Ben Bailey will deliver the forecasted 20 dwelling completions by 31st March 2019.

At this stage no further change is proposed to the updated Housing Trajectory.

m) Land north of Chesterfield Road, Barlborough

3.40 Paragraph 5.30 of the PLP advises that this allocation is expected to deliver its 150 dwellings between 2018 and 2024.

3.41 As shown in table 3, this allocation has not commenced this year as had been forecast. From the latest discussions with Pegasus Planning, the agents for the commercial landowner, it is understood that development has not commenced due to concerns over the degree of highway interventions required of them. To address this matter, the site promoter has secured a new permission for their adjacent employment development (see Employment Allocation ‘Land between Brickyard Farm and Barlborough Links, Barlborough’) and a revised highway intervention requirement in 2018. Based on this, Pegasus Planning advise that a start will be made on this housing allocation before the reserved matters permission lapses on 15th December 2018.

3.42 This latest information has been considered but in accordance with the Council’s cautious approach it was considered reasonable to forecast the delivery of 15 dwellings by 2020/21 and then an average of 30 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but differs from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

January 2019 update

Further to the approval of the reserved matters in December 2016, an application for approval of details reserved by conditions 3, 5, 7, 12, 22, 23 and 25 of the permission (ref. 18/00445/DISCON) was received in August 2018. These details are still being considered by the Council but within this the Council has confirmed on 15th November 2018 that a legal start has been made on site.

Based on this situation, it appears that progress is being made and that the developer will deliver the forecasted 15 dwelling completions by 31st March 2021. Therefore, at this stage no further change is proposed to the updated Housing Trajectory.

n) Land rear of Skinner Street, Creswell

3.43 Paragraph 5.31 of the PLP advises that this allocation is expected to deliver its 82 dwellings between 2018 and 2021.
3.44 As shown in table 3, this allocation is already being built out and more quickly than forecast in 2017, with 9 dwellings already completed. From the latest discussions with Avant Homes it is understood that they expect to build out at a rate of at least 25 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

*January 2019 update*

This development is being built out and from an informal survey it appears that Avant Homes will deliver the forecasted 25 dwelling completions by 31st March 2019.

At this stage no further change is proposed to the updated Housing Trajectory.

o) Land south of Creswell Model Village, Creswell

3.45 Paragraph 5.32 of the PLP advises that this allocation is expected to deliver approximately 190 dwellings between 2018 and 2029.

3.46 As shown in table 3, this allocation is under construction but with a slightly later start than forecast. From the latest discussions with Gleeson Homes as part of the 2017/18 Five Year Supply Assessment work, it is understood that they expect to achieve at least 20 completions by 31st March 2019 and then build out at a rate of at least 20 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

*January 2019 update*

This development is being built out and from an informal survey it appears that Gleeson Homes will deliver the forecasted 20 dwelling completions by 31st March 2019.

At this stage no further change is proposed to the updated Housing Trajectory.

p) Land at Croftlands Farm, Pinxton

3.47 Paragraph 5.33 of the PLP advises that this allocation is expected to deliver approximately 50 dwellings between 2022 and 2024.

3.48 This site has been promoted through the plan making process by Ben Hunt Planning on behalf of their client, Dennis Rye Limited. Based on Land Availability Assessment work and discussions with the site promoters, it is understood that the site is available, suitable and achievable and that development on the site is programmed to come forward between 2022 and 2024. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.
In addition to this, an outline application for planning permission was received in August 2017 and at the time of writing the application is expected to be determined by the Council this autumn.

January 2019 update

The referred to outline planning application has been considered and the Council resolved to approve the application in November 2018. From discussions with the site promoter, it is understood that they have commenced marketing of the site to secure a housebuilder. To set out the developer's delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with Hardwick Nominees [ED27]. This SoCG confirms that it is expected that a housebuilder will make a start on site by Summer 2021 and deliver at least 25 dwellings on site by 31st March 2023.

At this stage no further change is proposed to the updated Housing Trajectory.

g) Land south of Overview Moor, Tibshelf

Paragraph 5.34 of the PLP advises that this allocation is expected to deliver its remaining 103 dwellings by 2021.

As shown in table 3, this allocation is already being built out and more quickly than forecast in 2017, with 8 more dwellings completed than expected. Based on discussions with Keepmoat Homes it is understood that they expect to build out at a rate of at least 30 dwellings per annum. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

January 2019 update

This development is being built out and from an informal survey it appears that Keepmoat Homes will deliver the forecasted 30 dwelling completions by 31st March 2019.

At this stage no further change is proposed to the updated Housing Trajectory.

r) Land west of Spa Croft, Tibshelf

Paragraph 5.35 of the PLP advises that this allocation is expected to deliver its remaining 25 dwellings by 2018.

As shown in table 3, this allocation is under construction but with a slightly later start than forecast in 2017. Based on discussions with Rippon Homes it is understood that they expect to achieve at least 25 completions by 31st March 2019 and the remaining 19 dwellings being completed the following year. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.
January 2019 update

This development is being built out and from an informal survey it appears that Rippon Homes will deliver the forecasted 25 dwelling completions by 31st March 2019.

At this stage no further change is proposed to the updated Housing Trajectory.

s) Land at Glapwell Nurseries, Glapwell

3.54 Paragraph 5.37 of the PLP advises that this allocation is expected to deliver its 16 dwellings by 2021.

3.55 This allocation is based on a site where the development has commenced. From discussions with Freeths, the agent for the landowner of the site, as part of the 2016/17 Five Year Supply Assessment work it was understood that the landowner was seeking a larger site and had mothballed the development until the feasibility of securing permission for a larger site had been explored both through the plan making process and through applications for planning permission.

3.56 An application for outline planning permission for a larger site was submitted in November 2017 and was refused by the Council in February 2018. At the time of writing, an Appeal against the Council’s decision has just been lodged. Within the plan making process, based on Land Availability Assessment work it is known that site is available but only possibly suitable and has questions over whether it is achievable. In light of this, the Council has decided to not support its development in the PLP. Freeths have made representations to the PLP that object to the spatial strategy and distribution of development on the basis the larger site has not been allocated for residential development. Based on this situation, it is expected that the landowner will continue to pursue a larger site through the Planning Appeal and Local Plan Examination.

3.57 Whilst these processes are still to run their course, the Council has taken the view that in the event of the Council’s decisions being upheld, the landowner will return to their extant permission for 16 dwellings as supported by this allocation. In accordance with the Council’s cautious approach, it was considered that the permitted 16 dwellings would be delivered by 31st March 2021 as included in Appendix 5.1 - Housing Trajectory of the Local Plan.

January 2019 update

The referred to Appeal against the Council’s decision to refuse the outline planning application for the larger site was allowed and outline planning permission granted on 12th December 2018. During the Appeal Hearing, the site proponent stated that the smaller proposal for 16 dwellings would not be viable to develop in isolation. As such, it is noted that there are now questions about the delivery of this allocation.

t) Land at Queens Road Allotments, Hodthorpe

3.58 Paragraph 5.38 of the PLP advises that this allocation is expected to deliver its 38 dwellings between 2019 and 2033. The site has outline planning permission, secured by the landowner, Welbeck Estates, in March 2016.
From discussions with Welbeck Estates it was understood that they were in negotiations with potential house builders and that this would lead to a reserved matters being submitted in advance of March 2019. In the absence of any more detailed information regarding build out rates, a cautious average of 10 dwellings per annum from 2019/20 was forecast and included in Appendix 5.1 - Housing Trajectory of the Local Plan. However, the text in paragraph 5.38 of the PLP says 2033, rather than 2023, in error, and this should be corrected.

January 2019 update

From discussions with the site promoter, it is understood that based on their negotiations with a regional housebuilder a reserved matters application will be submitted by the housebuilder in February 2019. To set out the developer’s delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council is in discussions to enter into a Statement of Common Ground (SoCG) with Welbeck Estates. This SoCG will confirm that it is expected that the housebuilder will make a start on site by September 2019 and deliver at least 10 dwellings on site by 31st March 2020.

At this stage no further change is proposed to the updated Housing Trajectory.

u) Land between 11 and 19 Back Lane, Palterton

Paragraph 5.39 of the PLP advises that this allocation is expected to deliver its 11 dwellings between 2020 and 2022. The site has outline planning permission, secured by O’Neill Associates on behalf of the landowner, Chatsworth Estates, in February 2017.

From discussions with O’Neill Associates it is expected that a reserved matters application will be submitted in advance of February 2020. In the absence of any more detailed information regarding build out rates, a cautious build out of 5 dwellings in 2020/21 and the remainder the following year was forecast and included in Appendix 5.1 - Housing Trajectory of the Local Plan.

January 2019 update

From discussions with the site promoter, it is understood that they have begun giving marketing the site to enable it to be brought forward. To set out the developer’s delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with Chatsworth Estates [ED43]. This SoCG confirms that it is expected that a housebuilder will make a start on site by September 2020 and deliver at least 5 dwellings on site by 31st March 2021.

At this stage no further change is proposed to the updated Housing Trajectory.

v) Land east of Pleasley Pit, Pleasley

Paragraph 5.40 of the PLP advises that this allocation is expected to deliver its 19 dwellings between 2019 and 2021.
3.63 This allocation is under construction and proceeding as forecast. From discussions with Homes England, the landowner of this site, it is understood that their selected developer, Woodall Homes, is progressing well and on target to deliver at least 9 dwellings by 31st March 2019, with the remainder the following year as included in Appendix 5.1 - Housing Trajectory of the Local Plan.

January 2019 update

This development is being built out and from an informal survey it appears that Woodall Homes will deliver at least the forecasted 9 dwelling completions by 31st March 2019.

At this stage no further change is proposed to the updated Housing Trajectory.

Strategic Site Allocation - Bolsover North

3.64 Policy SS4: Strategic Site Allocation - Bolsover North allocates a strategic site in Bolsover for residential development and paragraphs 4.25 to 4.29 of the PLP provide a summary of the background and requirements for this strategic site. Within this, it is stated that the site has outline planning permission and is expected to deliver in the region of 950 dwellings over 11 years via 6 phases following a start in 2019 and that a reserved matters application is being prepared for the first phase of the development which will incorporate approximately 300 dwellings and related highway improvements.

3.65 This strategic site allocation is based on a site with outline planning permission that was granted in October 2017 that has also been promoted through the plan making process by a consortium of Persimmon Homes and Strata Homes. The site is situated just to the north of Bolsover town centre and so offers an excellent opportunity to grow the town significantly within close proximity to its services and facilities and key public transport nodes. The site was also supported within a previous Development Plan Document prepared, submitted but ultimately withdrawn by the Council. As such, it has had a long gestation to date but is progressing towards delivery.

3.66 From recent discussions with Persimmon Homes and Strata Homes it is understood that progress towards completion of the S106 agreement is being made, albeit slowly. Whilst the S106 agreement has been agreed by all key parties, one product of its edge of town centre location is that it also involves a large number of small land ownerships, with owners often being located not in Bolsover but around the country. This has led to delays in progressing the signing process. However, at the time of writing, 10 landowners have signed with a further 6 landowners remaining and these are expected to be signed up by December 2018.

3.67 In addition to this, the discussions also outline the progress with the preparation of the reserved matters application for the first phase of the development. This is ongoing and at the time of writing it is expected that the reserved matters application will be submitted to the Council in late autumn. As part of this work, Persimmon Homes and Strata Homes have developed a new build out trajectory for the delivery of the site based on each housebuilder delivering at least 35 dwellings each by 31st March 2020 and then an average of 35 dwellings each per annum.
thereafter. This build out rate has been incorporated into the 2018 5-year supply update but is slightly modified from that included in Appendix 5.1 - Housing Trajectory of the Local Plan. As a result, it is considered appropriate to update the Housing Trajectory accordingly.

January 2019 update

Further progress towards completion of the S106 agreement has been made and the Council was notified on 19th December 2018 that all of the outstanding private landowners had signed the S106 Agreement. Derbyshire County Council is next in line to sign the S106 Agreement and this is scheduled to take place in early January 2019. Following this, the S106 Agreement will be signed by Bolsover District Council and the Old Bolsover Town Council before the end of January 2019. Furthermore, the referred to reserved matters application for the first phase was submitted to the Council on 4th January 2019.

To set out the developers’ delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with Persimmon Homes and Strata Homes [ED25]. This SoCG confirms that Persimmon Homes and Strata Homes intend to make a start on site between April and June 2019 and deliver 40 dwellings (20 dwellings by Persimmon Homes and 20 dwellings by Strata Homes) by March 2020 and then 70 dwellings per year thereafter.

This new 40 dwellings figure in the first year is slightly lower than the forecast 70 dwellings in the Council’s Position Paper relating to Residential Land Supply [PP2]. Therefore, this minor change was included within the updated Housing Trajectory contained within the Council’s submitted Hearing Position Paper relating to Issue 5: Housing as Appendix F of that Statement.

At this stage no further change is proposed to the updated Housing Trajectory.

Strategic Site Allocation - Clowne Garden Village

3.68 Policy SS5: Strategic Site Allocation - Clowne Garden Village allocates a strategic site in Clowne for employment and residential development and paragraphs 4.30 to 4.36 of the PLP provide a summary of the background and requirements for this strategic site. Within this, it is stated that from testing the Clowne Garden Village site is expected to deliver during the plan period approximately 1,000 dwellings, 20 hectares of B-use employment land, 5 hectares of non B-use employment land and a range of infrastructure requirements.

3.69 This site has been promoted through the plan making process by Waystone Developments, a master developer. Based on Land Availability Assessment work and the detailed testing undertaken by the Council with support from the (as was) Homes and Communities Agency’s ATLAS Team, it is known that the site is available, suitable and achievable. Furthermore, despite being a large site, land ownership is relatively straightforward with only two landowners for the majority of the site and the main landowner being part of the business venture. In addition to this, Waystone Developments are preparing to market the site for development partners to bring the housing elements forward and that an outline application for the whole site was submitted to the Council in December 2017.
Based on this detailed testing, Waystone Developments has programmed the delivery of the site to see initially two residential outlets being promoted, delivering at least 60 dwellings by 31st March 2021. From this point on, a third residential outlet is planned which would see the build out rate increase to 100 dwellings per annum for a period before dropping back to two outlets and a build out rate of at least 60 dwellings per annum thereafter. This build out rate has been incorporated into the 2018 5-year supply update and was available in time for it to be included in Appendix 5.1 - Housing Trajectory of the Local Plan.

Since Publication of the Local Plan in May 2018, the Council has progressed with the determination of the outline application and reported this to its Planning Committee on 26th June 2018. At the meeting, it was resolved that the application be approved and referred to the Secretary of State subject to a number of conditions and signing of a S106 Agreement. On 19th July 2018, the Government wrote back to the Council to advise that the Secretary of State has decided to not call in the application. In light of this response, the Council is currently proceeding with the determination of the application. At the time of writing, it is expected that a decision will be issued in the autumn and that the reserved matters application for the first phase of the development will follow thereafter.

January 2019 update

Further progress towards completion of the S106 agreement has been made and this is expected to be signed in March 2019, enabling the Decision Notice to be issued in March 2019 also.

To set out the developer’s delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with Waystone Limited and the two principal landowners [ED26]. This SoCG records the development Waystone Limited have made with their business plans since August 2018 and confirms that they plan to offer tenders for five serviced plots under Phase 1 Residential, i.e. R1 (105 dwellings), R2 (45 dwellings), R3 (75 dwellings), R4 (60 dwellings) and R5 (30 dwellings), in order to cater for both the national and regional / local house builder sectors. Waystone Limited has also confirmed that based on the received expressions of interest for these plots to date, they are confident that they will be able to secure three housebuilders in the first instance and that these three house builders will be expected to deliver houses on plots R1, R2 and R3 from Summer 2019.

This new information, drawing upon the clear market attractiveness and demand for the serviced housing plots, demonstrates a slight acceleration to the housing trajectory to that forecast in the Council’s Position Paper relating to Residential Land Supply [PP2]. However, at this stage no further change is proposed to the updated Housing Trajectory.

Strategic Site Allocation - Former Whitwell Colliery Site

Policy SS6: Strategic Site Allocation - Former Whitwell Colliery Site allocates a strategic site in Whitwell for employment and residential development and paragraphs 4.37 to 4.41 of the PLP provide a summary of the background and
requirements for this strategic site. Within this, it is stated that from testing the former Whitwell Colliery site is expected to deliver during the plan period a minimum of 200 dwellings and 5 hectares of B-use employment land and a range of infrastructure requirements.

3.73 This brownfield site has been promoted through the plan making process by the landowner, Welbeck Estates. Based on Land Availability Assessment work and the detailed testing undertaken by the Council, it is known that the site is available, suitable and achievable. Based on this detailed testing, Welbeck Estates are expected to firstly remodel the site to an appropriate landscape form and create a country park. As a result, the site is not expected to deliver housing development in the short term and has been programmed in Appendix 5.1 - Housing Trajectory of the Local Plan to see the first delivery of houses by 2026/27. This remains the position.

January 2019 update

The referred to outline planning application was submitted to the Council in August 2018. To set out the developer’s delivery intentions and anticipated start and build-out rates, as guided by the PPG (Paragraph: 036 Reference ID: 3-036-20180913) the Council has entered into a Statement of Common Ground (SoCG) with The Welbeck Estates Company Limited [ED37]. This SoCG confirms that it is expected that the clearing, remediation and creating appropriate landforms will take place from 2021, followed by the necessary on-site infrastructure works, to enable the delivery of at least 20 dwellings on site by 31st March 2027.

At this stage no further change is proposed to the updated Housing Trajectory.
## APPENDIX A

### RESIDENTIAL SITE ALLOCATIONS

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Plan period 4672