Local Plan for Bolsover District

Inspector’s Note on the Way Forward

Residential Completions Data and 5 Year Housing Land Supply

At the Hearing on Wednesday 30 January (PM), I requested that the Council undertakes additional work in respect of its residential completions data. The Council subsequently published a note ‘Council Approach to Retrospective Dwelling Completions Investigative Work and future Residential Land Assessment surveys’ [ED60] on 1 February 2019, which sets out the Council’s approach to determining the number of completions since the start of the Plan period. Once complete, this work will provide a total number of completions for the period 1 April 2014 to 31 January 2019 using the definition required by MHCLG as follows:

‘A dwelling is regarded as completed when it becomes ready for occupation or when a completion certificate is issued whether it is in fact occupied or not.’

The Council will also consider whether or not this amended completions data would have any impact upon the 5 year housing land supply position and prepare a note of its findings by Friday 22 February 2019. This note should also include any proposed changes that the Council considers would be necessary to make the Plan sound. The Council’s note will be published on the Examination Website. I will then consider whether or not a further Hearing session would be necessary to examine the Council’s 5 year Housing Land Supply position and any changes proposed to the Plan. If required, the Hearing session would be held on either Monday 11 or Tuesday 12 March 2019 and those Representors who appeared at the Hearing sessions relating to 5 year Housing Land Supply on 24 and 30 January would be invited to take part.

Proposed Changes to the Plan

Main Modifications

During the Hearing session on Wednesday 6 February 2019, I asked the Council to finalise a schedule of proposed changes, which it considers would be required to make the Plan sound, by Friday 22 February 2019. This should incorporate any changes proposed as a result of the work undertaken by the Council on the completions data and its 5 year Housing Land Supply position. I will then consider which of these, following consideration of the latter at any further Hearing session on 5 year Housing Land Supply, along with other proposed changes put forward by Representors, but not agreed by the Council, would be required for soundness. These would then be consulted upon as Main Modifications to the Plan. The Council will also need to consider whether any further Sustainability Appraisal would be required.

Additional/Minor Modifications

Additional Modifications are changes which do not materially affect the policies in the Plan. They are made by the Council on adoption and are sometimes referred to as Minor Modifications. Additional Modifications do not fall within the scope of
the Examination – and it is the Council which is accountable for them. Generally, they involve factual updates and the correction of typographical errors. For completeness, I have suggested that the Council prepares a separate schedule of changes it is proposing as Additional/Minor Modifications for consultation alongside the Main Modifications to the Plan.

**Policies Map Changes**

The Policies Map is not defined in statute as a development plan document and so I do not have the power to recommend Main Modifications to it. However, a number of the Main Modifications to the Plan’s policies may require further corresponding changes to be made to the Policies Map. For clarity, I have suggested that the Council prepares a separate document detailing the changes it is proposing to the Policies Map for consultation alongside the Main Modifications to the Plan.

Within the Plan, there are several Ordnance Survey (OS) based plans included as ‘Figures’ which illustrate the Strategic Site Allocations, the Coalite Priority Regeneration Area, the Edge of Town Centre Allocations, Landscape Character Map, Lowland Biodiversity Action Plan: Action Areas and Strategic Green Infrastructure Network, as well as various OS based plans in Appendix 8.1: Locations of Planned Local Transport Improvement Schemes. Any changes proposed to these plans should be done as part of the Main Modifications, given that these plans are located within the text of the Local Plan.

**Submission of Further Evidence**

Although the Examination remains open after the Hearings have ended, with the exception of those documents referred to above and updates relating to specific sites requested during the Hearing sessions, I will not accept any further recommendations or evidence unless I specifically request it.

Karen L Baker
Inspector
7 February 2019