

Bolsover District Council

Planning Committee

11th March 2015

Tenth Annual Monitoring Report

Report of the Joint Assistant of Planning and Environmental Health

This report is public

Purpose of the Report

- The report is a covering report for the 10th Annual Planning Monitoring Report.
- The Annual Planning Monitoring Report provides a review of policies in the saved Bolsover District Local Plan against set indicators and targets. The monitoring process allows an assessment to be made of how well policies are performing.

Report Details

Background

- 1.1 There is a statutory requirement under Part 8 and Section 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 to prepare an Annual Planning Monitoring Report. The report highlights the work being done in the preparation of planning documents and also monitors the performance of the current Bolsover District Local Plan. To build up a detailed picture of performance over time, most of the indicators from previous years have been retained.
- 1.2 The Annual Planning Monitoring Report is essentially a technical document pulling together information on key aspects of the work carried out by the planning team, together with relevant background information in relation to the district. A copy of this year's Annual Planning Monitoring Report is attached at Appendix A.

Issues for consideration – co-operation

- 1.3 The Council has continued to participate in a range of groups to ensure development needs such as infrastructure are addressed across district boundaries, and that the development needs of the wider area are met. For example the Coalite site straddles the district boundary and a Coalite Project Control Board has now been set up across the two Councils to oversee the development of a regeneration Strategy and Action Plan for this site.

- 1.4 Co-operation also aims to help to achieve economies through the production of joint studies, for example the Strategic Housing Market Assessment which was undertaken on behalf of the four authorities in the Housing Market Area¹.
- 1.5 The council has also been part of an initiative to produce a housing design guide. The Guide was a finalist in two national awards² and has been entered into the 2015 awards of the East Midlands branch of the Royal Town Planning Institute.

Issues for consideration – milestones and studies

- 1.6 Although the report covers the period from 1 April 2013 to the end of March 2014, significant changes after this date are also reported.
- 1.7 A statutory requirement of the Annual Planning Monitoring Report is to report on progress made against the timetable in the Council's Local Development Scheme (LDS). All of the milestones in the Local Development Scheme in the monitoring year were met. Following the withdrawal of the Local Plan Strategy in June 2014, a new Local Development Scheme has been prepared setting out future milestones for the development of a single Local Plan. The new LDS came into force in October 2014.
- 1.8 The following studies and reports were prepared or updated in the monitoring year:
- Rationale for Strategic Sites April 2013
 - Viability Appraisal of Local Plan Strategy April 2013
 - Employment Land Portfolio October 2013
 - Successful Places – A Guide to Sustainable Housing Layout and Design Guide Supplementary Planning Document October 2013
 - Statement of Co-operation November 2013
 - Update to Local Development Scheme November 2013
 - Bolsover Green Space Audit Quality, and Accessibility Report (update) December 2013
 - Coalite Position Paper December 2013
 - Local Strategy Statement Updated December 2013
 - Employment Topic Paper December 2013

¹ Bassetlaw DC, Bolsover DC, Chesterfield BC, & North-East Derbyshire DC

² National Urban Design Group Awards (Public Sector Awards category) and the Royal Town Planning Institute Planning Excellence Awards (Innovative Planning Practice in Plan Making category).

- Housing Position Paper December 2013
- Local Strategy Statement December 2013
- Paper on Local Plan Strategy Evidence Base and Background Documents December 2013
- Sustainability Appraisal (addendum) December 2013
- Strategic Housing Land Availability Assessment December 2013
- Submission version of the Local Plan Strategy and modifications December 2013
- Five Year Supply (annual update) December 2013
- Annual Monitoring Planning Monitoring Report January 2014

Issues for consideration – Applications and Appeals

- 1.9 2013/14 showed a significant increase in the number of planning applications determined (541 up from 437 in the previous monitoring year). Despite the increased workload more applications overall were determined in a shorter time. 95% of the applications determined were granted. This is consistent with the high levels of approval in previous years. In terms of the types of applications granted, there was a significant increase in the number of applications for major³ housing development (13 up from 6 in the previous monitoring year), and changes of use (39 up from 25 in the previous monitoring year).

Issues for consideration - Contextual Indicators and Managing Development Impacts

- 1.10 Indicator CX5 shows that there was a slight decrease in the recorded unemployment level in the district, mirroring trends at national and county level. Indicator CX9 shows that both Bolsover and Derbyshire as a whole have higher than UK levels of residents over retirement age. Indicator CX10 indicates that life expectancy for both men and women in the district is still just below the national and regional average. However, the gap is closing. The UK and regional average for men has increased by 0.7 years. The average for men in Bolsover increased by 0.9 years over the same period. Similarly, for women, the UK and regional average has increased by 5 months, whilst in Bolsover district it has increased by 1.2 months. This means that overall, the gap in life expectancy between residents in Bolsover and the UK and region is now less than a year for both sexes.

³ Major housing development is defined as sites of 10 or more dwellings

- 1.11 The report shows that the targets in relation to flood defence and water quality, air quality, hazardous substances, and waste reduction have all been met again this year.

Issues for consideration – Housing

- 1.12 Following the revocation of the East Midlands Regional Plan, the housing requirement has been based on the objectively assessed need for the district identified in the joint Strategic Housing Market Assessment of 240 dwellings a year⁴. 244 new dwellings were built in the district in the monitoring year. However, due to demolitions and changes of use the net total drops to 136 new dwellings. The majority of demolitions were on two tarran sites at New Houghton and Shirebrook, and these are in the process of being replaced by new dwellings. However, the single main loss was 38 units Portland Place/ The White Swan in Shirebrook. These were demolished as part of a redevelopment scheme that is now unlikely to go ahead in the near future following the decision of Tesco to withdraw from the re-development of this site.
- 1.13 Indicator B8 shows that 61 of the new dwellings built were affordable homes. This amounts to almost 25% of new dwellings and is a significant increase on the 25 developed in the previous monitoring year.
- 1.14 53% of new dwellings built in the district were built on brownfield land, with the majority (55%) of homes developed on major sites being built at medium (between 30 – 50 dwellings a hectare) density.
- 1.15 As noted in the report on the five year supply,⁵ most of the factors in calculating the five year supply of deliverable housing sites changed this year. Based on the latest assessment, the Council does not currently have a five year housing supply. The level of deliverable supply amounts to 2.5 years. The supply falls short of the requirement by 1,044 dwellings. However, appendix 8 of the Annual Planning Monitoring shows that planning permission was granted for an additional 915 dwellings between 1st April 2014 and 20th February 2015.⁶

Issues for consideration – Employment

- 1.16 22,168 square metres of floorspace were developed for employment uses. Although lower than the previous two years which contained significant new developments, this level of development is encouraging as it suggests that the annual level of new floorspace is returning to pre-recession levels. The largest employment site developed in the district was for warehousing (as were the largest employment sites in the previous two years). Another development of note although not a traditional

⁴ Actual figure was 235 -240. The slightly higher figure has been used for the purposes of assessment.

⁵ Considered by members of the Planning Committee at their meeting on 11th February 2015

⁶ However, it should be noted that not all of these dwellings will contribute to the five year supply, as some will not be 'deliverable' within five years.

employment use is the extension to the Sports Direct shop/training facility at Brook Park, Shirebrook, where 4,560 square metres of retail floorspace was developed⁷.

- 1.17 27% of all new employment floorspace was built on brownfield land. Although this is below the target of 60%, it represents an improvement on last year's total of 10.2%.
- 1.18 As creating new jobs is a priority for the Council planning policies aim to minimise the loss of employment land and premises. Indicators C7 and C8 show that only 0.018ha of land was lost in the monitoring year (all to minor residential use).
- 1.19 The monitoring of employment land shows not only that employment floorspace is being developed to provide new jobs, but also that there is still a wide range of land available to accommodate new employment uses throughout the district. The amount of land allocated or with planning permission amounts to 11.23 years supply.

Issues for consideration – Shopping and Town Centres

- 1.20 The main retail development in the district in the monitoring year was the extension to the Sports Direct shop at Shirebrook. The total amount of retail floorspace developed decreased from the previous year. However, it is important to note that monitoring information collated over the years shows that this type of development in the district does not tend to follow a consistent pattern.
- 1.21 Aside from the development at Sports Direct, there has been very little recorded floorspace developed for town centre uses, and an even smaller amount developed within town centres. Four shops were lost to residential use. Two drinking establishments were lost (one in Creswell to residential use, and one in Shirebrook which was demolished). Overall, the limited demand for new retail uses in the district, particularly in town centres, and the loss of retail and other town centre uses is a concern for the future vitality and viability of town and local centres in the district. However, the Council has been successful in obtaining European Development Fund money for Bolsover town. Alongside the physical improvement to the town, there has been a new marketing campaign to rebrand Bolsover and capitalise on visitors to the Castle. This has included; a website; new town trail leaflets; new interpretation boards; and, trying to grow Bolsover market.
- 1.22 An objective of the Bolsover draft Economic Development and Strategic Housing Strategy is to realise the vitality and viability of town centres in the district, and policies in the new Bolsover Local Plan will play a key role in achieving this objective.

Issues for consideration – Community Facilities, Recreation, and Tourism

- 1.23 There was a slight increase in the number of community buildings either converted to residential use or demolished in the monitoring year.

⁷ It should be noted that this total is included in the retail floorspace totals, rather than the 22,168 sq m of traditional employment uses.

- 1.24 1,090 metres of new greenways were completed at two locations at Castle Fields in Bolsover, and Poulter Country Park. This is an increase on the 693m constructed in the previous monitoring year.
- 1.25 In terms of visitor numbers to the main tourist attractions in the district, Hardwick Hall continued to be the most popular destination. However, there were increases in visitor numbers to both Creswell Crags and Bolsover Castle.

Issues for consideration – Transport and Accessibility

- 1.26 The indicators in this section help to assess how sustainable major⁸ new housing developments in the district are by measuring the distances between sites and essential services. Once again all of the sites were within the targets for essential services. In addition there were significant improvements in the percentage of sites built within 2,000m of a secondary school (from 50% last year to 71% this year), and sites built within 400m of a primary school (from 25% last year to 71% this year).

Issues for consideration - Conservation of the Historic and Built Environment

- 1.27 All of the targets for indicators in this section were met. In addition, the district has benefited from two successful funding bids. The first of these was from the European Regional Development Fund, and has helped to secure a number of significant improvements, including:
- environmental enhancement scheme in the Market Place and Castle Street including repaving in natural stone with new stone benches;
 - Re-branding of the town centre with new town centre logos, street furniture, interpretation boards, banners and Christmas lights;
 - Events programme including food and drink fair, Christmas market and antiques fair.
- 1.28 The second successful bid was for money from the Heritage Lottery Fund for the repair and restoration of 194 former miner's cottages at New Bolsover Model Village. A stage 2 bid is due to be submitted in August at 2015.

Issues for consideration – Countryside and Natural Environment

- 1.29 All of the targets for this suite of indicators were met in the monitoring year. A new area of Open Mosaic Grassland at Barlborough Country Park has been added to the register of Sites of Interests for Nature Conservation (SINC). The amount of land in the district identified as being of interest for nature conservation has increased year on year since 2008. This year Bolsover is the only district in the county to record a net gain in the amount of land covered by a SINC.

⁸ Major new housing developments = 10 dwellings or more.

2 Conclusions and Reasons for Recommendation

- 2.1 The Annual Planning Monitoring Report again shows that the saved policies in the Bolsover District Local Plan are being used effectively. Despite development in the region still being below pre-recession levels, the district is recording increases in the amount of new housing and in employment floorspace developed. The issue of the level of retail development and its impact on the four main towns is a long standing concern⁹. However, it is anticipated that the initiatives described above and future improvements will increase vitality and viability. The current Local Plan is also helping to deliver welcome improvements to both the built and natural environments in the district. Overall, policies in the current Local Plan continue to be effective in steering growth to appropriate locations and securing much needed growth in the district.

3 Consultation and Equality Impact

- 3.1 Other Officers involved in the preparation of this report were: Development Control Manager; Principal Planner (Policy); Assistant Planner (Policy), and Senior Planning Technician.
- 3.2 Members consulted during the preparation of the report: Cllr Kelly and Cllr McGregor

4 Alternative Options and Reasons for Rejection

- 4.1 As noted above there is a requirement under Part 8 and paragraph 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 to produce an Annual Planning Monitoring Report.

5 Implications

Finance and Risk Implications

- 5.1 The production of the Report is an annual reporting requirement. As such it can be funded from existing budgets.

Legal Implications including Data Protection

- 5.2 In addition to the above requirement under the regulations, the Council has a statutory duty under Part 2 and Section 13 of the Planning and Compulsory Purchase Act 2004 to keep under review the matters which may be expected to affect the development of their area. The development of land for housing is a key issue that affects the growth of the district.

Human Resources Implications

⁹ For example it was highlighted in the 2006 Retail Needs Assessment and subsequent studies and town centre health checks.

5.3 The assessment can be met within existing staffing resources.

6 RECOMMENDATIONS

6.1 That the Planning Committee:

- 1) Notes the content of the tenth Annual Planning Monitoring Report and approves its publication on the Council's website.
- 2) Gives delegated authority to the Joint Assistant Director of Planning and Environmental Health to make any minor textural changes prior to publication.

7 Decision Information

Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
District Wards Affected	N/A
Links to Corporate Plan priorities or Policy Framework	Monitoring can identify policies and initiatives that are working, and those where changes are need to achieve objectives. As such this work has potential impacts on the following corporate aims: COMMUNITY SAFETY – Ensuring that communities are safe and secure ENVIRONMENT – Promoting and enhancing a clear and sustainable environment REGENERATION – Developing healthy, prosperous and sustainable communities

8 Document Information

Appendix No	Title
A	Annual Planning Monitoring Report Tenth edition 1 st April

	2013 – 31 st March 2014
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
Report Author	Contact Number
Helen Fairfax	2299/7168