

The Arc
High Street
Clowne
Derbyshire
S43 4JY

Date: 6th October 2015

Dear Sir or Madam

You are hereby summoned to attend a meeting of the Planning Committee of Bolsover District Council to be held in the Chamber Suites, The Arc, Clowne, on Wednesday 14th October 2015 at 1000 hours.

Register of Members' Interest - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised on page 2.


Yours faithfully



Assistant Director of Governance and Monitoring Officer
To: Chairman and Members of the Planning Committee

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PLANNING COMMITTEE

AGENDA

Wednesday 14th October 2015 at 1000 hours in
the Chamber Suites, The Arc, Clowne

Item No.		Page No.(s)
	PART 1 – OPEN ITEMS	
1.	<u>Apologies for Absence</u>	
2.	<u>Urgent Items of Business</u>	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972	
3.	<u>Declarations of Interest</u>	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items	
	and if appropriate, withdraw from the meeting at the relevant time.	
4.	To approve the minutes of a meeting held on 16 th September 2015	3 to 5
5.	Notes of a Planning Site Visit – 16 th September 2015	6
6.	Proposed amendment to the Local Development Scheme to enable consultation on the Council's Identified Strategic Options	7 to 12
7.	Identified Strategic Options for the New Local Plan and Proposed Consultation Arrangements	13 to 89

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday 16th September 2015 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, J.A. Clifton, T. Connerton, M. Dooley, S.W. Fritchley, H. Gilmour, T. Munro, B.R. Murray-Carr, M.J. Ritchie, D. Watson and J. Wilson

Officers:-

J. Arnold (Assistant Director – Planning and Environmental Health), C. Doy (Development Control Manager), J. Fieldsend (Senior Principal Solicitor) and A. Brownsword (Governance Officer)

0344. APOLOGIES

Apologies for absence were received from Councillors P.M. Bowmer, M.G. Crane, P. Smith, S. Statter and B. Watson

0345. URGENT ITEMS OF BUSINESS

There were no urgent items of business

0346. DECLARATIONS OF INTEREST

There were no Declarations of interest.

0347. MINUTES – 22ND JULY 2015

Moved by Councillor D. McGregor and seconded by Councillor T. Connerton
RESOLVED that subject to Councillor Fritchley having his vote recorded against the decision in Minute No. 0222 (iv) (15/00154/FUL - Rear two storey

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extension to provide 6 lane 25 x 13m swimming pool, 12 x 5m baby pool, feature water flume, children's play area, wet village change and toilets for male and female, disabled change facilities, cafeteria and viewing area and plant room at ground floor level. Extension to existing fitness suite, 2 No. dance studios, spinning studio and office accommodation at first floor level. Extension to car park. The Arc, High Street, Clowne), the minutes of a meeting of the Planning Committee held on 22nd July 2015 be approved as a true record.

0348. MINUTES – 19TH AUGUST 2015

Moved by Councillor D. McGregor and seconded by Councillor M.J. Ritchie

RESOLVED that subject to the inclusion of apologies from Councillor T. Munro, the minutes of a Special meeting of the Planning Committee held on 19th August 2015 be approved as a true and correct record.

0349. PLANNING SITE VISIT NOTES – 20TH JULY 2015

Moved by Councillor D. McGregor and seconded by Councillor M.J. Ritchie

RESOLVED that the notes of a Planning Site Visit held on 20th July 2015 be approved as a true and correct record.

0350. PLANNING SITE VISIT NOTES – 19TH AUGUST 2015

Moved by Councillor D. McGregor and seconded by Councillor M.J. Ritchie

RESOLVED that the notes of a Special Planning Site Visit held on 19th August 2015 be approved as a true and correct record.

0351. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

- (i) 15/00353/FUL – Single Storey Side Extension at 48 Recreation Drive, Shirebrook

The Development Control Manager presented the report which gave details of the application, site history and consultations carried out.

PLANNING COMMITTEE

Councillor A. Anderson, Parish Councillor M. Yates, and Ms. C. Dale attended the meeting and spoke against the application.

The Committee considered the application having regard to the Bolsover District Council Local Plan Policies GEN1 and GEN2, the National Planning Policy Framework and the Successful Places: Sustainable Housing Layout and Design Planning Guide.

Moved by Councillor J.A. Clifton and seconded by Councillor T. Munro

RESOLVED that Application No. 15/00353/FUL be APPROVED subject to the following conditions:

1. Start within 3 years
2. Materials to match the existing dwelling

Notes

1. The applicant is advised that there is a public combined sewer within the footprint of the proposed extension. Before construction of the extension starts on site, the applicant should contact Severn Trent Water in order to determine their responsibilities under the relevant legislation and in respect of any sewer diversion that may be proposed and/or necessary to protect the sewer.

(Development Control Manager)

The meeting concluded at 1035 hours.

PLANNING SITE VISIT

Notes of a Planning Site Visit held on 16th September 2015 commencing at 0915 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors H. Gilmour and J. Wilson.

Officers:-

C. Doy (Development Control Manager)

1. APOLOGIES

Apologies for absence were received from Councillors P.M. Bowmer, M. Crane, T. Munro, P. Smith, S.J. Statter and B. Watson.

2. SITE VISITED

Application:

15/00353/FUL - Erection of single storey side extension 48 Recreation Drive Shirebrook

The meeting concluded at 0935 hours.

Bolsover District Council

Planning Committee

14th October 2015

**Proposed amendment to the Local Development Scheme
to enable consultation on the Council's Identified Strategic Options**

**Report of the Joint Assistant Director of Planning and Environmental Health
(Written by Planning Policy Manager)**

Purpose of the Report

- To outline the proposal to consult on the Identified Strategic Options as opposed to consulting on a Preferred Option and Reasonable Alternatives as currently scheduled in the Local Development Scheme.
- To seek approval for this proposal and the consequential amendments to the Local Development Scheme.

1 Report Details

Background

- 1.1 Members will be aware that the Council adopted its Local Development Scheme at Planning Committee on the 15th October 2014 and that this outlined the following key milestones:
- i. Initial Consultation on what the Plan should contain (Oct/Nov 2014)
 - ii. Consultation on Preferred Options and Reasonable Alternatives (Oct/Nov 2015)
 - iii. Consultation on the Draft Plan (Sept/Oct 2016)
 - iv. Consultation on Publication Plan (June/July 2017)
 - v. Submission (Nov 2017)
 - vi. Adoption (Sept 2018)
- 1.2 Within this, milestones i. and iv. represent the statutory stages of consultation which are specified within the Town and Country Planning (Local Planning) (England) Regulations 2012, whereas milestones ii. and iii. represent locally selected stages of consultation to ensure the Council secures meaningful public engagement in the process and is aware of potential 'showstoppers' that could delay the preparation of the Local Plan in advance of its Publication.
- 1.3 Members will be aware that the Local Plan Steering Group has been overseeing the Council's work in relation to the identification of strategic options for local housing and employment targets and for the spatial distribution of the remaining quantum of development to be allocated within the Local Plan for Bolsover District.

Issues for Consideration

- 1.4 From consideration of the work undertaken to date to identify strategic options, it has become clear that further information is required before members of the Steering Group can make a recommendation to Planning Committee on the Council's Preferred Options for the Local Plan for Bolsover District. In addition, members of the Steering Group have expressed a desire to seek the views of the public and other interested parties on the Identified Strategic Options in advance of making its recommendation. Given the non-statutory nature of this key milestone and the Council's desire to provide greater opportunity for the public and other interested parties to comment, the consequences of this change are limited in terms of process and the overall timescale for Plan preparation. This is however subject to a couple of provisions in relation to:
- i. amending the Local Development Scheme, and
 - ii. ensuring that the Council makes a decision on the preferred option early in 2016.
- 1.5 The revised approach would deviate from the scheduled consultation on a 'Preferred Option and Reasonable Alternatives' as set out in the current published Local Development Scheme. In order to comply with legislation¹ it will be necessary to update the Local Development Scheme timetable in advance of commencing consultation. This will involve adopting the amended Local Development Scheme timetable specifying when it takes effect and issuing a public statement on the amendment explaining the change in purpose of the forthcoming consultation exercise. A copy of the proposed public statement is attached at Appendix 1.
- 1.6 Following consultation on the Identified Strategic Options the Local Plan Steering Group will consider the representations received and identify the potential Preferred Option for further Sustainability Appraisal. Following this the Local Plan Steering Group will report to Planning Committee providing a reasoned recommendation of what it thinks the Preferred Option should be. This recommendation would then be considered by the Planning Committee and its resolution would establish the Preferred Option to inform further critical work on the development of the Local Plan. The Preferred Option would not be consulted upon at this stage but would be developed through work on the potential allocations in advance of consultation on the Draft Plan in Sept/Oct 2016. If the Council is to keep to the adopted timetable for Plan production it is essential that a decision on the Preferred Option is taken in early 2016 in order to guide the preparation of a Draft Plan towards public consultation in September 2016.

2 Conclusions and Reasons for Recommendation

- 2.1 The proposal to consult on the Identified Strategic Options in advance of making a recommendation to Planning Committee on the Council's Preferred Options for the Local Plan for Bolsover District can be accommodated. It is considered that the implications of this action are limited provided that the Local Development Scheme is updated and the Council makes a decision on a Preferred Option early in 2016 as set out in this report.

¹ Section 15(9A) of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act)

- 2.2 The contents of this report were considered by the Local Plan Steering Group (LPSG) at its meeting on the 25th September 2015, when it was resolved to ***'recommend to Planning Committee that consultation scheduled for October 2015 should take place on the Council's Identified Strategic Options rather than a Preferred Option and the Reasonable Alternatives as currently set out in the Local Development Scheme; and that the Local Development Scheme is amended accordingly.***

3 Consultation and Equality Impact

- 3.1 Other Officers involved in the preparation of this report were: Principal Planner (Policy), Principal Planner, and Assistant Planner.
- 3.2 Members consulted during the preparation of the report: Members of the Local Plan Steering Group.
- 3.3 An Equality Impact Assessment will be required in advance of publishing a new Local Plan.

4 Alternative Options and Reasons for Rejection

- 4.1 The Council could decide to not to hold this consultation. However, this would mean that the Council's timetable for producing the Local Plan would be delayed, and the key corporate priority of submitting the Local Plan (Strategic Policies and Site Allocations) for examination by the Planning Inspectorate by November 2017 would be unlikely to be met.

5 Implications

Finance and Risk Implications

- 5.1 Work on the new Local Plan can be funded from existing budgets. It is important that this budget is maintained in future years.

Legal Implications including Data Protection

- 5.2 The Council has a statutory duty to make available to the public a statement on any amendment to the Local Development Scheme to explain the change in purpose of the forthcoming consultation exercise and the state of the Council's compliance with the published timetable.

Human Resources Implications

- 5.3 Consultation on the Identified Strategic Options rather than the Preferred Option introduces the need to undertake a larger consultation exercise, due to the wider range of affected areas requiring more extensive coverage of exhibitions/drop-in events. This wider scope of consultation also introduces a greater risk of receiving a higher number of representations during the consultation period. Should this be the case, it is possible that additional resources will be required to ensure the timescale for making a decision on the Preferred Option is not delayed due to the large

volume of representations to be considered. Any request for additional resources will be made in the usual way.

6 **Recommendations**

6.1 That the Planning Committee:

- approves the proposal to amend the consultation scheduled for October 2015 so that it focuses on the Council's Identified Strategic Options rather than a Preferred Option and the Reasonable Alternatives as currently set out in the Local Development Scheme;
- approves the amendment of the Local Development Scheme and that it takes effect immediately; and
- approves the making of a statement to reflect the proposed decision above, as set out at Appendix 1.

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)	Not at this stage, but will lead to one when an option is finalised
District Wards Affected	All
Links to Corporate Plan priorities or Policy Framework	The new Local Plan will identify suitable areas for development to help to deliver the Council's Growth Agenda. It will assist both developers and local residents by providing certainty about the way the district will develop over the Plan period. It therefore contributes to the following Corporate Aims and their identified priority actions: <ul style="list-style-type: none"> • Unlocking Our Growth Potential (main aim); • Supporting Our Communities to be Healthier, Safer, Cleaner and Greener.

8 **Document Information**

Appendix No	Title
1	Proposed Public Statement outlining the reasons for the

	update to the adopted LDS.
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	Ext 2299/7168

Report Reference –

**STATEMENT REGARDING AN AMENDMENT TO THE
BOLSOVER LOCAL DEVELOPMENT SCHEME
Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act)**

Background

The fifth Bolsover Local Development Scheme came into force on the 17th October 2014 and outlines the following anticipated timetable for production of the Local Plan for Bolsover District:

- Preparation – October 2014 to June 2017
- Publication – June 2017
- Submission – November 2017
- Hearing – March 2017
- Inspector's Report – July 2018
- Adoption – September 2018

Within this timetable, the GANTT chart at the rear of the Bolsover Local Development Scheme indicates the following milestones for the preparation stage:

- Non-statutory consultation on Preferred Options & Reasonable Alternatives – October / November 2015
- Non-statutory consultation on Draft Plan – September 2016

Amendment

This Statement concerns the information contained on the GANTT chart regarding the stated non-statutory consultation on Preferred Options & Reasonable Alternatives scheduled for October / November 2015.

At the meeting of Planning Committee held on the 14th October 2015, it was resolved that an amendment be made to the Bolsover Local Development Scheme to amend the purpose of this non-statutory consultation exercise to consult on the Council's Identified Strategic Options.

The information regarding the timetable for production, including the dates of the milestones on the GANTT chart, remains unaltered.

Bolsover District Council

Planning Committee

14th October 2015

Identified Strategic Options for the New Local Plan and Proposed Consultation Arrangements

Report of the Joint Assistant Director of Planning and Environmental Health
(Written by Planning Policy Manager)

Purpose of the Report

- To seek approval for public consultation on the Strategic Options and Vision and Objectives set out in Appendix 1.
- To seek approval for the format of the proposed public consultation exercise.

1 Report Details

Background

- 1.1 The adopted Local Development Scheme sets out a series of consultation stages (both Statutory and non-statutory) which are an integral part of the plan making process. As discussed elsewhere on this agenda, Members will have considered an amendment to the adopted Local Development Scheme, which if approved changes the nature of the consultation scheduled for October/November 2015 to relate to consultation on 'Identified Strategic Options' as opposed to consultation on a 'Preferred Option and Reasonable Alternatives.
- 1.2 This report is based upon the assumption that the recommendations set out elsewhere on this agenda are approved. It should be noted that this stage of consultation is non-statutory. It has been included in the timetable for the Local Plan to give local residents; stakeholders; and developers an opportunity to comment on a range of options **before** the new Local Plan is drafted.
- 1.3 Initial consultation on the new Local Plan took place in October / November 2014. At this initial stage people were asked:
- what policy areas they thought the Council's Local Plan ought to contain, and what evidence this should be based on;
 - people's Vision for the places they live and work in; and,
 - for details of development sites people wished to put forward.

- 1.4 Full details of the outcome of this initial consultation were reported to the Local Plan Steering Group on 5th February 2015.

Identified Strategic Options

- 1.5 Since the initial consultation, work has taken place on developing a range of options for development in the district, taking account of Government requirements and evidence specific to Bolsover District. This work has been overseen and developed in consultation with the Local Plan Steering Group at scheduled meetings and at workshops during July and August 2015. In addition, all Members were invited to a briefing session on the identified strategic options that took place on 16th September 2015. A schedule and notes of the meetings of the Local Plan Steering Group are attached at Appendix 2.
- 1.6 The Strategic Options identified fall into four distinct areas relating to Spatial Options for distributing growth, Options for a Housing Target, Options for an Employment Target and the suggested Strategic Site Options as summarised below.

Spatial Options for Distributing Growth:

- Option A – Focus on the more sustainable settlements
- Option B – Focus on the most viable settlements
- Option C – Focus on those settlements with key regeneration needs
- Option D – Focus on an East-West growth corridor

Housing Target Options:

- Option 1 – A housing target below objectively assessed need based on past delivery levels (185 dwellings a year)
- Option 2 – A housing target that meets the identified objectively assessed need (240 dwellings a year)
- Option 3 – A housing target that exceeds objectively assessed need (350 dwellings a year)

Employment Target Options:

- Option 1 – An employment target based on the lower end of the recommended range (approximately 65 hectares between 2015 and 2033)
- Option 2 – An employment target based on the amount of land with planning permission (approximately 80 hectares between 2015 and 2033)
- Option 3 – An employment target based on the highest end of the recommended range (approximately 100 hectares between 2015 and 2033)

Suggested Strategic Site Options (each for consideration):

- Bolsover North
- Former Coalite Chemical Works
- Clowne North
- Former Whitwell Colliery site

- 1.7 The Identified Strategic Options consultation document will be focussed upon these four topics and will ask questions around which of the options people consider to be the most appropriate for the District. The consultation document will also set the context for the options and will outline the Council's developed Vision and Strategic Objectives. An outline of the consultation document is attached at Appendix 1 to this report. It is important to note that this consultation will be based upon strategic level issues and will not focus on a specific quantum of development by settlement, or on specific sites, with the exception of identified strategic sites.
- 1.8 The Council will also make available for comments a range of key background evidence documents that have informed the Options work; including the Sustainability Appraisal report prepared by consultants on the Council's Identified Strategic Options.

Consultation Arrangements

- 1.9 In keeping with the published timetable for the delivery of the new Local Plan, it is proposed to hold a six week consultation period to start in the week commencing Monday 26th October.
- 1.10 It is proposed that the consultation exercise will involve:
- writing to/emailing everyone on the Local Plan consultation base advising them of the consultation; detailing where documents can be viewed; detailing the proposed 'drop in sessions'; and setting out how to make representations;
 - making the consultation document, and representation forms available at all of the contact centres and libraries in the district;
 - having pages on the Council's website setting out details of the consultation, consultation documents, and on-line representation forms;
 - issuing press releases to all newspapers that cover the District advising on the proposed consultation exercise;
 - holding 8 'drop in' / staffed exhibitions across the District during the consultation period. In the past, this type of exhibition / meeting has usually been limited to the four main towns in the district. However, given the potentially high levels of development contained in some of the Options it is proposed to hold 'drop in' sessions in the most affected settlements: Barlborough; Bolsover; Clowne; Creswell; Glapwell (to cover Glapwell, New Houghton, Bramley Vale and Doe Lea); Shirebrook; South Normanton; Whitwell.
- 1.11 It is recommended that the precise wording of consultation and exhibition material along with the detailed arrangements for consultation is delegated to the Joint Assistant Director for Planning and Environmental Health in consultation with the Chair of Planning Committee.

2 Conclusions and Reasons for Recommendation

- 2.1 A range of strategic options has been identified for consideration as part of the Council's new Local Plan. Members have been involved in the development of the Options and the next key stage in the process is to undertake public consultation on the Identified Strategic Options in line with the adopted Local Development Scheme.

3 Consultation and Equality Impact

- 3.1 Other Officers involved in the preparation of this report were: Principal Planner (Policy), Principal Planner, and Assistant Planner.
- 3.2 Members consulted during the preparation of the report: Members of the Local Plan Steering Group.
- 3.3 An Equality Impact Assessment will be required in advance of publishing a new Local Plan.

4 Alternative Options and Reasons for Rejection

- 4.1 The Council could decide to not to hold this consultation. However, this would mean that the council's timetable for producing the Local Plan would be delayed, and the key corporate priority of submitting the Local Plan (Strategic Policies and Site Allocations) for examination by the Planning Inspectorate by November 2017 would be unlikely to be met.

5 Implications

Finance and Risk Implications

- 5.1 Work on the new Local Plan can be funded from existing budgets. It is important that this budget is maintained in future years.

Legal Implications including Data Protection

- 5.2 The Council has a statutory duty to keep under review the matters which may be expected to affect the development of their area. The most efficient and effective way to do this is through the preparation of a Local Plan.

Human Resources Implications

- 5.3 It is essential that the Planning Policy team has sufficient staffing resources to deliver the Local Plan in a timely manner. The work programmes and timetables reflect this.

6 Recommendations

6.1 That the Planning Committee:

1. Approves the identified Strategic Options and the Vision and Objectives as set out at Appendix 1 for Consultation;
2. Approves the proposed format and arrangements for consultation as outlined at paragraphs 1.8 to 1.10 above;
3. Delegates the final content of consultation material and the detailed dates and arrangements for consultation to the Joint Assistant Director for Planning and Environmental Health following consultation with the Chair and Vice Chair of Planning Committee.

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)	Not at this stage, but will lead to one when an option is finalised
District Wards Affected	All
Links to Corporate Plan priorities or Policy Framework	<p>The new Local Plan will identify suitable areas for development to help to deliver the Council's Growth Agenda. It will assist both developers and local residents by providing certainty about the way the district will develop over the Plan period. It therefore contributes to the following Corporate Aims and their identified priority actions:</p> <ul style="list-style-type: none">• Unlocking Our Growth Potential (main aim);• Supporting Our Communities to be Healthier, Safer, Cleaner and Greener.

8 Document Information

Appendix No	Title
1	Outline of the proposed consultation document
2	Notes of LPSG meetings, Workshop & Briefing Sessions

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	Ext 2299/7168

LOCAL PLAN FOR BOLSOVER DISTRICT

Consultation on:

Identified Strategic Options

October 2015

Contents

1) Introduction

- Background
- Purpose of this document
- How has it been prepared?
- Findings of the Evidence Base
- Findings of Initial Consultation Exercise
- Findings of Sustainability Appraisal work
- Findings of Duty to Co-operate work

2) Policy Framework for the Local Plan for Bolsover District

- National Planning Policy Framework
- National Planning Practice Guidance
- Strategic Planning
 - Housing Market Area
 - Functional Economic Area
 - Sheffield City Region Local Economic Partnership
 - D2 N2 Local Economic Partnership
- Local Aspirations and Initiatives
- Neighbourhood Planning

3) Characteristics of Bolsover District (Spatial Portrait)

- Physical Setting
- Physical Connections
- Environmental and Cultural Heritage
- Where people live and services
- People
- Economy and Employment
- Travel Patterns
- Housing

4) Local Plan Vision

5) Local Plan Objectives

6) Identified Strategic Options

- Spatial Strategy
- Housing Target
- Employment Target
- Suggested Strategic Sites

7) Next stages and the Local Plan preparation timetable

1) Introduction

Why do we need a Local Plan, and what does a Local Plan do for us?

The development of the Local Plan starts by asking local people, businesses, and key interest groups how they want to see their communities develop over the next 15 years or so. It considers the overall likely levels of growth (for example increases in population), and the needs of people at different stages of their lives (for example people starting work, young families, or retired people). It draws on national and the Council's own ambitions for growth and change in the district. It translates these ambitions into a plan to help deliver the growth the district needs whilst preserving the characteristics people value and features they cherish. By allocating sites for development it provides certainty for both developers to invest in the district, and local residents to see how their area is likely to change. The Local Plan is not just concerned with allocating land, it is a vehicle to bring about change; it translates what people want into how their aspirations can be fulfilled.

In short, the Local Plan is about making life better for people. It helps to deliver places with a high quality of life where people want to live, work and visit. Perhaps most importantly it offers a means for people to shape the future of the communities in which they live.

Once formally adopted the Local Plan will form the key part of the Development Plan for Bolsover district. This means that planning applications will have to be determined in line with the policies in this Plan unless there is a very good reason not to do so.

Background

Bolsover District Council resolved to commence the preparation of a new single Local Plan for Bolsover District to replace the Bolsover District Local Plan (February 2000) on the 15th October 2014.

The timetable for the preparation of the Local Plan for Bolsover District was published in the Council's fifth Local Development Scheme which was approved on the 15th October 2014 and came into effect on the 17th October 2014.

Purpose of this document

The purpose of this document is to set out the Council's work so far in developing the overall strategy of the new Local Plan and invite public comment. This document sets the context for the emerging Plan outlining the key evidence, national policy and spatial characteristics underpinning it. These factors have influenced the Vision and Objectives for the Plan which in turn have influenced the identification of the strategic options. The Identified Strategic Options relate to the potential scale of growth and alternatives for its distribution across the settlements within the District. At this stage we are not looking at precise levels of growth by settlement and we are not looking at specific sites.

Whilst there is no statutory requirement to undertake consultation at this stage in the process, the Council considers that it is an important stage in the development of the Plan and it is crucial that we seek the views of local communities and other key stakeholders on the alternatives. This is because following consultation the Council will need to take a key

decision to select its preferred strategy approach and growth levels, in order to inform the next stages in the Plan's preparation including detailed policies and site allocations.

How has it been prepared?

The Council is preparing its Local Plan for Bolsover District in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's own Statement of Community Involvement.

Regulation 18 of the 2012 Regulations requires the Council to:

- notify interested parties what the new Local Plan is intended to contain; and
- invite them to tell the Council what its Local Plan ought to contain.

This formal consultation stage commenced on the 20th October 2014 and closed on the 28th November 2014. The Council received 128 submissions from a wide range of national and local organisations, planning agents acting on behalf of landowners developers promoting sites and members of the public from across the District. These submissions represent in the region of 700 representations.

These representations have all been considered and have informed the contents of this document and more information on this is set out below in sections xxxx and xxxx.

Findings of the Evidence Base

[précis text] Link to evidence base webpage, providing a summary of the evidence base situation, i.e. new Settlement Hierarchy Study, new Economic Development Needs Assessment, updated Sites lists; outlining what evidence base work will take place next year, i.e. infrastructure and transport evidence, more up-to-date viability study. Probably explain a bit about the evidence base studies we will be doing following the Reg 18 consultation, i.e. Playing Pitches Strategy, Heritage Strategy.

Findings of Initial Consultation Exercise

[précis text] Summary of comments received, again linking out to website and summary documents and consultation database.

Findings of Sustainability Appraisal work

[précis text] Summary of SA process to date, linking out to SA Scoping Report and Options SA Report

Findings of Duty to Co-operate work

[précis text] Summary of DtC process to date, listing the identified Strategic Matters and how we have worked on these during our plan making.

2) Policy Framework for the Local Plan for Bolsover District

National Planning Policy Framework

[précis text] *Summary of 3 roles of planning*

National Planning Practice Guidance

[précis text] *Summary of plan making guidance*

Strategic Planning

[précis text] *Explanation of Strategic Matters and work to date*

Housing Market Area

[précis text] *Explanation of the HMA, with map, and how it means meeting SHMA targets is a Strategic Matter. Explain requirement across the HMA, how this has been approached to date.*

Functional Economic Area

[précis text] *Explanation of the FEA, with map, and how it means meeting employment target within this context is a Strategic Matter. Explain how we have worked to co-operate over this across the FEA to date.*

Sheffield City Region Local Economic Partnership

[précis text] *Explanation of the SCR, with map, and what its aspirations are and how this relates to our plan. Explain how we have worked to co-operate over this with SCR partners to date.*

D2 N2 Local Economic Partnership

[précis text] *Explanation of the D2 N2 area, with map, and what its aspirations are and how this relates to our plan. Explain how we have worked to co-operate over this with D2 N2 partners to date.*

Local Aspirations and Initiatives

[précis text] *Explain aspirations of Community Strategy, Corporate Plan, Growth Strategy, etc. and how these relate to our plan.*

Neighbourhood Planning

[précis text] *Explain current situation in relation to Neighbourhood Plans and how this situation relates to our plan.*

3) Characteristics of Bolsover District (Spatial Portrait)

Character is a way of describing an area in terms of what makes it different or special. There are a number of different ways of describing an area. It can be defined by:

- Physical characteristics, such as landscape or landmarks;
- Physical connections; the roads and other infrastructure that link places together;
- Local features such as the level and types of wildlife spaces and important buildings that make up the district's environmental and cultural heritage;
- Where people live, and the available facilities;
- The characteristics of the people who live in Bolsover district; their age, health, and whether they are employed;
- The economy and job opportunities; what employment opportunities are available for people;
- By the patterns of where people work; whether they work in the area where they live or whether they travel to work;
- The type of housing available in an area.

The key factors that give Bolsover district its character and that have implications for its future development are set out in the description below.

Physical Setting

Bolsover District covers an area of 160.3 square kilometres and sits in the north-east corner of Derbyshire. It shares a long eastern boundary with Nottinghamshire. It is situated at the top of the East Midlands region, with the Yorkshire Region adjoining it to the north.

The geology of the district has underpinned settlement patterns. Parts of the district were inhabited during the last ice age, and the limestone gorge at Creswell Crags contains examples of the northernmost cave art in Europe. Creswell Crags is an important archaeological site which is open to visitors and is on the UK tentative List for World Heritage Sites Status.

Most of the district falls within two landscape types: the Derbyshire Coalfield in the west and south of the district, and the magnesian plateau in the north and east. The magnesian plateau is a dominant physical feature within the district and the escarpment and ridge provides the setting to two of the district's most impressive buildings: Bolsover Castle, and Hardwick Hall.

Whilst many settlements in the district date from early times, it was during the 19th century that population grew and settlements in the district expanded based on the needs of agriculture and coal mining.

Today the district contains two small towns (Bolsover and Shirebrook) and villages of a wide range of sizes. The rest of the district is predominantly rural with smaller settlements in the countryside.

Following the closure of collieries many former sites have been reclaimed and put to beneficial use as country parks or industrial estates. The district still has a number of brownfield sites remaining, although not all of these are close to services and facilities.

Physical Connections

Bolsover benefits from excellent north-south road links, and is strategically located adjacent to the M1 'growth corridor'. However, proximity to motorway can be a mixed blessing, due to the associated congestion, noise, and air quality issues that can act as a constraint or deterrent to development.

The busiest roads in Bolsover District are those that form part of the strategic highway network, i.e. the M1 and A38. The key congestion issues are in the south of the district and in particular where the A38 meets the M1 at J28.

A network of 'A' roads runs across the district from east to west, linking the district with nearby sub-regional centres. Elsewhere the local transport networks reflect the semi rural dispersed nature of the district.

The nearest main line stations on the rail network are located in Chesterfield, Mansfield, Worksop, and Alfreton. To the east of the district the Robin Hood railway line runs roughly north/south linking Nottingham and Mansfield with Worksop, with stations in the district at Shirebrook, Whaley Thorns / Langwith, Creswell and Whitwell.

Environmental and Cultural Heritage

The district contains 7 Sites of Special Scientific Interest, together with 3 local nature reserves, 119 local wildlife sites, and 15 Regionally Important Geological Sites. The range of wildlife sites is diverse and includes ancient woodland, ponds, and water meadows. These sites are home to a range of plant and animal species, some of which are rare. The district also contains country trails, and a network of greenspaces linked by footpaths (green infrastructure). Part of the Sheffield/North East Derbyshire Greenbelt extends into the district around Barlborough/Clowne.

In terms of the built environment, the district contains 379 listed buildings, and 28 Conservation Areas. The district is home to a number of 'model village' developments, which have been renovated and improved. Some of the most important buildings in the district are also tourist attractions and include Bolsover Castle (one of English Heritage's top ten sites in the country); and Hardwick Hall, the district's most popular visitor destination.

Where people live and services

Bolsover district is unusual in that it does not contain a single large or dominant town. Instead there are two small towns, Bolsover and Shirebrook. Just over half of the population of the district (around 53%) live in the main settlements of: Bolsover, Clowne, Shirebrook and South Normanton. There are a number of large towns and sub-regional centres just outside the district which offer a wide range of goods and services.

There is no general hospital in the district. Services such as secondary schools and health facilities tend to be concentrated in the towns. A recent analysis showed that the settlements with the highest population also had the highest number of services and facilities. A recent survey suggested that a high percentage of residents in the four towns visited their town centres at least once a week. Almost half of the respondents thought their town could have a more distinctive character. The change most people wanted was a wider variety of shops and more independent shops.

Whilst some of the larger villages provide for local needs, some of the district's smaller settlements are without basic facilities such as a shop, school or post office. Residents in many settlements who do not have access to a car can find their choices about employment, shopping or other activities to be very limited. (The Settlement Hierarchy Study 2015 provides detailed information on the services available in each settlement).

Regular surveys suggest that on the whole people in the district are satisfied with their area as a place to live, with an overall 69% satisfaction recorded in the most recent survey

People

The population of Bolsover district in 2011 was 75,866. This is predicted to rise by around 7.8% to 81,906 by 2033.

The percentage of people living in Bolsover who were born in the UK is higher than the regional and English average. The district is not particularly ethnically diverse, with 96.3% of people describing themselves as 'white British'.

The district has above average population in all age groups over 40 compared to the East Midlands and England averages. The percentage of retired households is also higher than the Region and England as a whole.

Health is a significant issue for people in the district with 24.7% of people saying that their day to day activities are limited by their health, and 8.6% saying they have 'bad' health. Residents of Bolsover district have the highest obesity rates and lowest healthy eating rates in the county. It has high levels of smoking, and high levels of early deaths from cancer and circulatory deaths compared to the rest of the county and England as a whole.

Although there has been real progress in reducing the number of people in the district without any educational qualifications, this still lags behind the regional and national averages. Similarly, the number of people with a degree or diploma in the district is also below the regional and national averages.

Economy and Employment

Gross Value Added (GVA) for Bolsover is forecast to rise by an average of 2.9% pa to 2030. This is significantly above the projected Derbyshire, East Midlands and UK rates of growth, and reflects recent high growth rates in the district. Most of the jobs in the district are in 'micro-enterprises' – businesses employing less than 9 employees. This is in line

with regional average. In contrast the district has few 'large' enterprises – those employing 250 people or more.

At 2013 there were 30,100 employee jobs in the district. Of these 78.1% were full time jobs and 21.9% part time jobs. In terms of the breakdown between full and part time jobs, the percentage of full time jobs is higher than that in the rest of the East Midlands Region and Great Britain). Conversely there are fewer part time jobs in the district compared to the Region and GB.

The jobs density within the district (i.e. level of jobs per resident aged 16 – 64) is lower than that in the region or country as a whole.

In terms of the type of jobs in the district, the percentage of jobs in manufacturing is considerably higher Bolsover than the rest of GB. A lower percentage of people are employed in the district in the service sector and in public administration, education and health (Compared to other local authorities in GB). The Council's Economic Development Strategy aims to both increase the overall number of jobs in the district and re-balance the type of jobs in the district by also aiming to increase the number of higher paid jobs.

Bolsover is currently forecast to enjoy the fastest rate of employment growth within Derbyshire with a net additional 4,100 jobs forecast by 2030.

Travel Patterns

The district has fewer than average people working from home than the regional or national levels.

Bolsover District does not have high frequency or extensive public transport services, and use of public transport is low. It is therefore unsurprising that more people than average travel to work in a car. The average distance people travel to work is 16.7km (6.7 miles).

There is a substantial level of out commuting by residents in the district to work. This increased between 2001 – 2011. Alongside this there is substantial in-commuting of people from neighbouring areas to work in the district. This too has increased between 2001 and 2011. Combining these two pictures shows that Bolsover District has more people leaving the district to travel for work to surrounding local authority areas than people travelling to the District for work from surrounding areas.

In relation to the destinations for both in and out-commuting the District's commuting patterns are strongest with the neighbouring Derbyshire and Nottinghamshire authorities rather than the city and larger authorities of Sheffield, Nottingham, Rotherham, or Derby. In terms of journeys, this picture suggests a greater number of out-commuting journeys along the A632, A38, A617, and A619 corridors rather than the M1.

In terms of leisure travel, the district has an extensive network of trails that provide good access to the countryside, and there is potential to further enhance this network.

Housing

At April 2015 there were 35,040 dwellings in the district. In terms of tenure the 2011 Census shows that the majority of homes in the district (67.2%) were owner occupied. This is in line with regional figures, and is more than national figures.

In terms of the type of accommodation, the percentage of detached and terrace dwellings are roughly in line with the regional/national proportions. However, the district has a slightly higher percentage of semi-detached houses, and low levels of flats/apartments (5.9% compared to 11.7% East Mids, and 22.1% England). 78% of the District's stock falls within the lower council tax bands A and B, with just 4% of the District's properties being in the higher bands of E and above.

Whilst there is a significant theoretical need for affordable housing in the district, in reality the private rented sector plays an important role in meeting housing need.

The condition of the District's housing stock varies between tenures, but generally the highest levels of hazards, disrepair and poor energy efficiency are in private rented stock and pre 1919 stock.

Viability is a key issue for the district with housing viability being generally marginal. This means that there are likely to be issues around the delivery of affordable housing in the district.

The average age of first time buyers in the district is a relatively young 28. In terms of affordability, the district enjoys some of the cheapest housing in the East Midlands.

4) Local Plan Vision

[précis text] *Explanation of how the Vision has been developed, drawing upon Government policy and guidance, the Council's own policies and strategies, evidence and consultation feedback.*

The Local Plan Vision

By 2033, Bolsover will be a growing district, undergoing an economic and visual transformation.

Economic Role

By 2033, Bolsover District will be an attractive location for new and growing businesses. The economy of the District will have benefited from wider initiatives in the Sheffield City Region and D2N2 as well as more local initiatives to improve the quantity, range and quality of jobs in the district. Employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors. The increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the District.

Brownfield sites in the District will have been remediated. Development will have taken place in the towns and larger villages and the town centres that serve local residents will be vibrant, attractive and distinctive places. Rural settlements will also have benefited from appropriate and sensitive development to meet the needs of their local communities.

Social Role

A range of new housing will have met the needs of a growing and aging population. New infrastructure such as schools, roads, health facilities and open space provision will have been planned and delivered at the same time as new developments. Access to outdoor recreation space and a network of footpaths and other facilities will have all been improved.

Environmental Role

The District's rich variety of environmental and historic assets (including their settings) will have been protected and enhanced and will be enjoyed by more people through increased tourism.

Increased open spaces, green infrastructure and biodiversity networks will have improved settlements and their settings in the District, allowing wildlife to thrive, and contributing to a sense of place whilst creating opportunities for outdoor recreation.

The high quality of design in new developments will have helped to address climate change and reduced the potential for anti-social behaviour. It will also have helped to create places that people want to live and reinforced the distinctive character of settlements in the District.

Overall, through the provisions of the Local Plan by 2033 the District's valuable natural and

built assets will have been retained and enhanced. Local people will have benefited from the opportunities for a healthier lifestyle, improved job opportunities, more housing, and the increase in facilities that this can help to deliver.

5) Local Plan Objectives

[précis text] *Explanation of how the Objectives have been developed to deliver the Local Plan Vision, drawing upon Government policy and guidance, the Council's own policies and strategies, evidence and consultation feedback.*

The Local Plan Objectives
Objective A: Sustainable Growth
To support sustainable growth and the prudent use of resources through: <ul style="list-style-type: none">• sustainable patterns of development;• a careful consideration of the impacts of proposed development;• provision of appropriate infrastructure to support development.
Reason
<p>The Council is seeking both residential and employment growth. Therefore, as the NPPF requires that Local Plans are prepared with the objective of contributing to the achievement of sustainable development, it is considered critical that the Local Plan has an objective to guide its policies and proposals and to achieve sustainable growth.</p> <p>Respondents during the Initial Consultation were also strongly in favour of a careful consideration of impacts, particularly in relation to any possible loss of green areas/green spaces/ agricultural land and open gaps. A number of respondents also recognised the need to provide infrastructure to help accommodate new development. This ranged from the need to ensure that the highway network was improved to cope with new development to the need for new health facilities and the provision of green infrastructure.</p>

Objective B: Climate Change
To mitigate against and adapt to climate change through: <ul style="list-style-type: none">• the increased use of renewable energy resources;• energy reduction to minimise pollution including greenhouse gas emissions;• minimising carbon emissions in new development;• promoting sustainable design;• avoiding unnecessary pressure on flood risk areas;• protecting and supporting the ability of wildlife to respond to change.
Reason
The Council's Local Plan needs to address wider issues in relation to development and its sustainability, namely the need to mitigate the impact of climate change. The NPPF requires local authorities to have a positive strategy to promote energy from renewable

and low carbon sources; maximise renewable and low carbon energy development; and take account of climate change over the longer term, including factors such as flood risk, and changes to biodiversity and landscape.

Respondents during the Initial Consultation also expressed general support for the development and use of renewable energy, and minimising energy usage through sustainable design. The range and proximity to wildlife in the District was a key feature that many respondents valued.

Objective C: Countryside, Landscape Character & Wildlife

To protect and enhance the quality and character of the countryside, its landscapes and villages.

Ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character.

Protecting and enhancing the character and quality of local landscapes.

Protecting and enhancing wildlife and habitats.

Reason

Bolsover District has unique landscape characteristics and settlement patterns that are important to protect when planning growth. The NPPF gives support to this approach. Therefore, it is considered important that the Local Plan has an objective to ensure that new development enhances this special character and sits comfortably alongside these assets.

A key feature of the Initial Consultation is a high number of people saying that they valued access to the countryside and wildlife. Landscape was also an important issue for many respondents, with a number of specific references to the need to protect the Magnesian Limestone ridge. Respondents also valued landscape in its functional role of: providing open gaps; helping to keep settlements from coalescing; and retaining local identities.

Objective D: Historic Environment

To safeguard, enhance, and where necessary regenerate the District's distinctive historic environment, including the wider settings associated with the District's outstanding heritage assets.

Reason

Bolsover District contains internationally / nationally important heritage assets, together with a rich heritage of distinctive local heritage assets and conservation areas. The NPPF also identifies the conservation and enhancement of the historic environment as a

strategic priority, recognising that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. This objective aims to ensure that both these key assets and the wider local features and their settings are protected and that new development respects and enhances them.

A high number of respondents during the Initial Consultation said that they valued key heritage assets in the District, with a significant number saying that the settings of these assets (particularly Bolsover Castle, Creswell Crags, and Hardwick Hall) should be protected. Several respondents referred to Conservation Areas in the District and the need to expand / protect / update them.

Objective E: Regeneration

To support the regeneration needs of urban and rural settlements.

To support suitable deliverable opportunities for the comprehensive redevelopment of brownfield sites.

Reason

The Council wants to continue the regeneration of the District, both to improve the local economy, to address the legacy of former industrial brownfield land and to improve the District's physical appearance. On this basis it is considered important to include this as an objective of the new Local Plan.

A high number of respondents during the Initial Consultation said that brownfield sites should be developed before/instead of greenfield sites. A significant number of the respondents on this issue referred specifically to the need to improve the former Coalite site.

Objective F: Tourism

To increase the attraction of Bolsover District as a tourist attraction through the protection of identified international and national assets, and supporting the growth of suitable tourist facilities.

Reason

The Council's Growth Strategy and Action Plan seek to grow the business base and widen the range of job opportunities in the District, including those related to tourism. The NPPF also identifies tourism as a way of helping to ensure the vitality of town centres. Therefore, an objective that seeks to capitalise on the identified tourist assets in the District and utilise them to help build the local economy and diversify the employment base in the District is considered necessary.

Amongst the responses to the Initial Consultation, a significant number referred to the

tourism / heritage value of the District and the need to improve facilities and / or town centres to capitalise on and expand tourism in the District.

Objective G: Infrastructure
To provide the necessary infrastructure to support new development.
Reason
<p>The Council acknowledges that new developments do not take place in isolation. Therefore, it is consider appropriate to include this objective to ensure that new development is supported by the provision of the necessary physical (for example new roads and water supply) and social (for example health facilities) infrastructure in the right place, at the right time, to enable much needed development to take place. The NPPF acknowledges that Local Planning Authorities need to work with other authorities and providers to ensure the provision of necessary infrastructure.</p> <p>Amongst the responses to the Initial Consultation, a number expressed the view that development should not take place until there had been improvements to local highway networks. A smaller number of people referred to the need to provide general infrastructure, including schools and health services.</p>

Objective H: Sustainable Transport
To reduce the need for people to travel by car through: <ul style="list-style-type: none">• Directing growth towards the most sustainable settlements;• Providing more employment in the District;• Working with others to improve public transport (bus and rail) services in the District.
Reason
<p>The Council recognises the need to improve sustainability by reducing dependence on private cars as part of the overarching need to encourage sustainability and contribute to reducing the effects of climate change described in Objective C above. This objective is supported by the NPPF and aims to help to provide people with the facilities they need close to their homes and empower them by giving real choices and alternatives to using private cars.</p> <p>Amongst the responses to the Initial Consultation, a number highlighted the need for sustainable travel and walkable communities. Respondents also referred to the role of the settlement hierarchy in delivering sustainable transport patterns and growth. A number of respondents were unhappy with the current levels of public transport in the District, and</p>

public transport links (the lack of services to the Royal Hospital was a specific example).

Objective I: Green Spaces and Green Infrastructure
To recognise the value of open space within communities and to protect, and where possible expand an integrated network of green infrastructure as set out in the Council's Green Infrastructure Study.
Reason
<p>The Council recognises the value of open space and green infrastructure within the District. It also notes the findings of the Green Infrastructure Study and Green Space Strategy which seek to protect existing open spaces and expand the Green Infrastructure network accordingly. This is considered consistent given the NPPF requires Councils to plan positively for the creation, protection enhancement and management of networks of biodiversity and Green Infrastructure, and recognise the role and importance of open spaces.</p> <p>Amongst the responses to the Initial Consultation, a number expressed support for maintaining and improving Green Infrastructure in the District. Specific references were also made to the role of Green Infrastructure in supporting and encouraging people to become more physically active.</p>

Objective J: Rural Areas
To support rural areas by protecting the character of rural settlements, and ensuring that development outside the main settlements reflects the existing size of villages whilst sustaining local services; supporting the diversification of rural businesses; and making provision for affordable housing.
Reason
<p>There is a distinctive rural nature to much of Bolsover District and therefore it is considered appropriate to include an objective to conserve the distinctive character of rural areas whilst providing opportunities for appropriate rural enterprises to grow and flourish. This aligns with the requirements of the NPPF which requires Councils to support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.</p> <p>Amongst the responses to the Initial Consultation, a few wanted recognition of the challenges faced by the rural economy and the need to diversify rural businesses, together with the flexible re-use of rural buildings.</p>

Objective K: Health and Well Being
<p>To improve health outcomes, and increase life expectancy for residents by addressing the economic and environmental factors underpinning health and well being.</p> <p>Through working with healthcare partners to deliver new and improved health and social care facilities.</p> <p>By improving access to the countryside and leisure and cultural activities.</p>
Reason
<p>The Council recognises that poor health is a significant issue for many residents in Bolsover District. Therefore, it is considered important that the Local Plan has an objective to deliver qualitative changes in health outcomes for residents in the district over the life of the Local Plan. This also reflects the NPPF which requires Councils to work with public health leads and health organisations to understand and take account of the health status and needs of the District including information about relevant barriers to improving health and well being.</p> <p>Amongst the responses to the Initial Consultation, a number identified a need for the provision of indoor and outdoor sports and leisure facilities. One respondent referred to the need to create ‘an environment in which exercise is considered a normal part of a healthy lifestyle because leisure facilities are visible, accessible and affordable’, suggesting the possible creation of outdoor gyms and / or trails as one way helping to achieve this.</p>

Objective L: Economic Prosperity
<p>To promote economic prosperity by encouraging the growth of high value manufacturing businesses, business services, tourism, appropriate rural diversification initiatives and the cultural and creative industries.</p> <p>Recognising that environmental quality can help to attract inward investment.</p>
Reason
<p>The Council’s Growth Strategy and Action Plan prioritise the need to improve the economy of the District and to encourage new economic growth in a number of sectors. Environmental quality can play a part in securing inward investment. This also reflects the NPPF which sets out the need for local authorities to pro-actively meet the development needs of businesses.</p> <p>Amongst the responses to the Initial Consultation, several acknowledged the need for economic development, specifically to reduce out commuting, and the role that creating attractive and vibrant town centres can play in attracting economic growth in the District.</p>

Objective M: Employment Opportunities
<p>To create employment opportunities within the District through supporting the development of new enterprises and the growth of existing businesses</p> <p>To help to deliver a diverse range of sites that are attractive to new investors in the District and also to enable the growth of existing businesses.</p>
Reason
<p>The Council's transport evidence notes that the District has a high number of residents who commute out of the District to work, and that the economic activity rate in the District is low. Therefore, it is considered important that the Local Plan has an objective to give people access to a wide range of jobs locally. This also reflects the NPPF, which identifies the delivery of the jobs needed in the District as a strategic priority, and the objectives of the Council's own Growth Strategy and Action Plan.</p> <p>Amongst the responses to the Initial Consultation, several identified the need for a broad range of employment opportunities and the need for a range of sites.</p>

Objective N: Meeting Housing Needs
<p>To provide housing that addresses the needs of all sectors of the community.</p> <p>To help to build / expand communities rather than just providing new housing.</p>
Reason
<p>With the Council's growth agenda, the population of the District is expected to increase over the plan period. Therefore, it is considered important that the Local Plan has an objective to ensure that there is both sufficient overall housing and also a diverse range within the District so that people can access suitable housing regardless of their income, stage of life, or disability. The NPPF also requires the Council to boost significantly the supply of housing and to ensure that meet the full, objectively assessed needs for market and affordable housing in the housing market area.</p> <p>Amongst the responses to the Initial Consultation, a number of respondents reminded the Council of the requirement to plan for the full objectively assessed housing needs of the District. A number of residents also expressed concern at the possible expansion of settlements, and the impact on village character and local communities, referring to the need to build communities rather than just housing.</p>

Objective O: Place Making
<p>To ensure that place making is at the heart of the delivery of high quality well designed neighbourhoods and developments, and reflects the aspirations of local people.</p>

<p>To ensure that development takes place in a way that protects local amenity and does not undermine environmental quality.</p>
<p>Reason</p>
<p>The Council recognises the importance of making places and helping to build communities. Therefore, it is considered important that the Local Plan has an objective to facilitate regeneration by creating places that people will want to live and work in, and to visit. This approach reflects the NPPF which states that good design is indivisible from good planning and should contribute positively to making places better for people.</p> <p>Amongst the responses to the Initial Consultation, a number referred to the character of their town or village as being something that they valued and wanted to retain where new development took place. A number of respondents favoured a masterplan approach, and also wanted to see the implementation of previous masterplans.</p>
<p>Objective P: Town Centres</p>
<p>To sustain and improve retail, service, and leisure provision in town and local centres, and create distinctive places.</p>
<p>Reason</p>
<p>The Council recognises the need to retain and enhance the character of town and village centres in the District. Therefore, it is considered important that the Local Plan has an objective to help to create vibrant, attractive town centres; aid sustainability by reducing the need to travel for shopping and leisure purposes; help build communities; and help community cohesion. This approach reflects the NPPF which wants authorities to recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.</p> <p>Amongst the responses to the Initial Consultation, a number referred to the need to retain the character of their town centre, and valued the small independent shops.</p>

6) Identified Strategic Options

Background

[précis text] *Further explanation of the evidence base and in particular the current position regarding housing and employment land delivery, setting out the quantum of commitments and how this has informed development of the options. Also explanation of the submitted sites, links to the interim SHLAA update on the website, and explaining that four strategic sites have been also submitted.*

Spatial Strategy

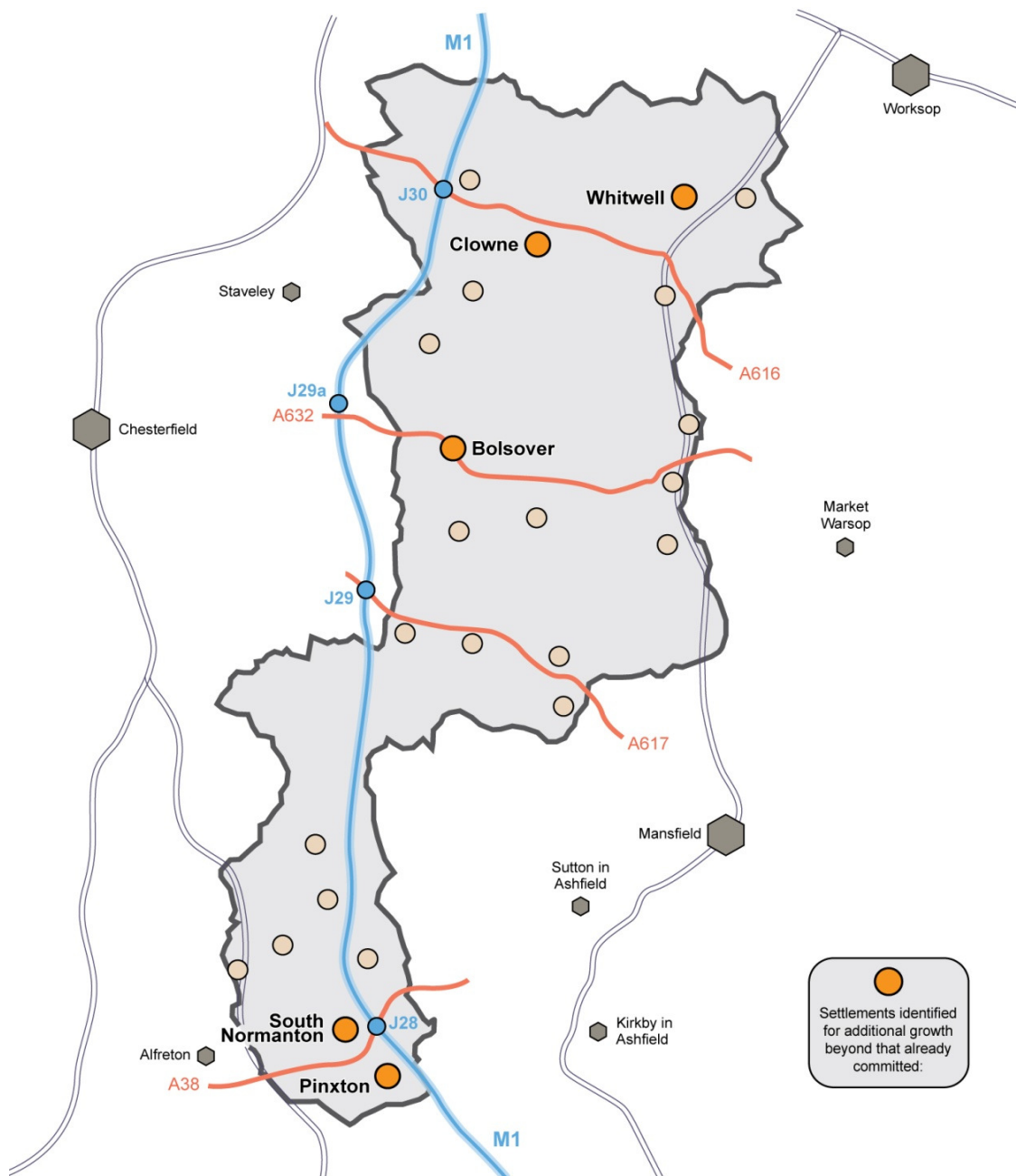
[précis text] *Further explanation of the evidence base and in particular the current position regarding housing and employment land delivery, setting out the quantum of commitments and how this has informed development of the options. Also explanation of the submitted sites, links to the interim SHLAA update on the website, and explaining that four strategic sites have been also submitted.*

Spatial Option A: Focus on the more sustainable settlements
<u>Justification:</u> <ul style="list-style-type: none">• To achieve higher levels of growth in the more sustainable settlements;• To take advantage of their greater employment opportunities, better transport links and services and facilities;• To direct growth away from less sustainable settlements.
<u>Key Evidence:</u> <p>Settlement Hierarchy Study identifies most sustainable settlements as:</p> <ul style="list-style-type: none">• South Normanton• Shirebrook• Bolsover• Clowne• Barlborough• Pinxton• Creswell• Tibshelf• Langwith• Whitwell
<u>Implications:</u> <p>Involves allocating additional sites in:</p> <ul style="list-style-type: none">• Bolsover• Clowne• South Normanton• Pinxton• Whitwell

Issues / Links:

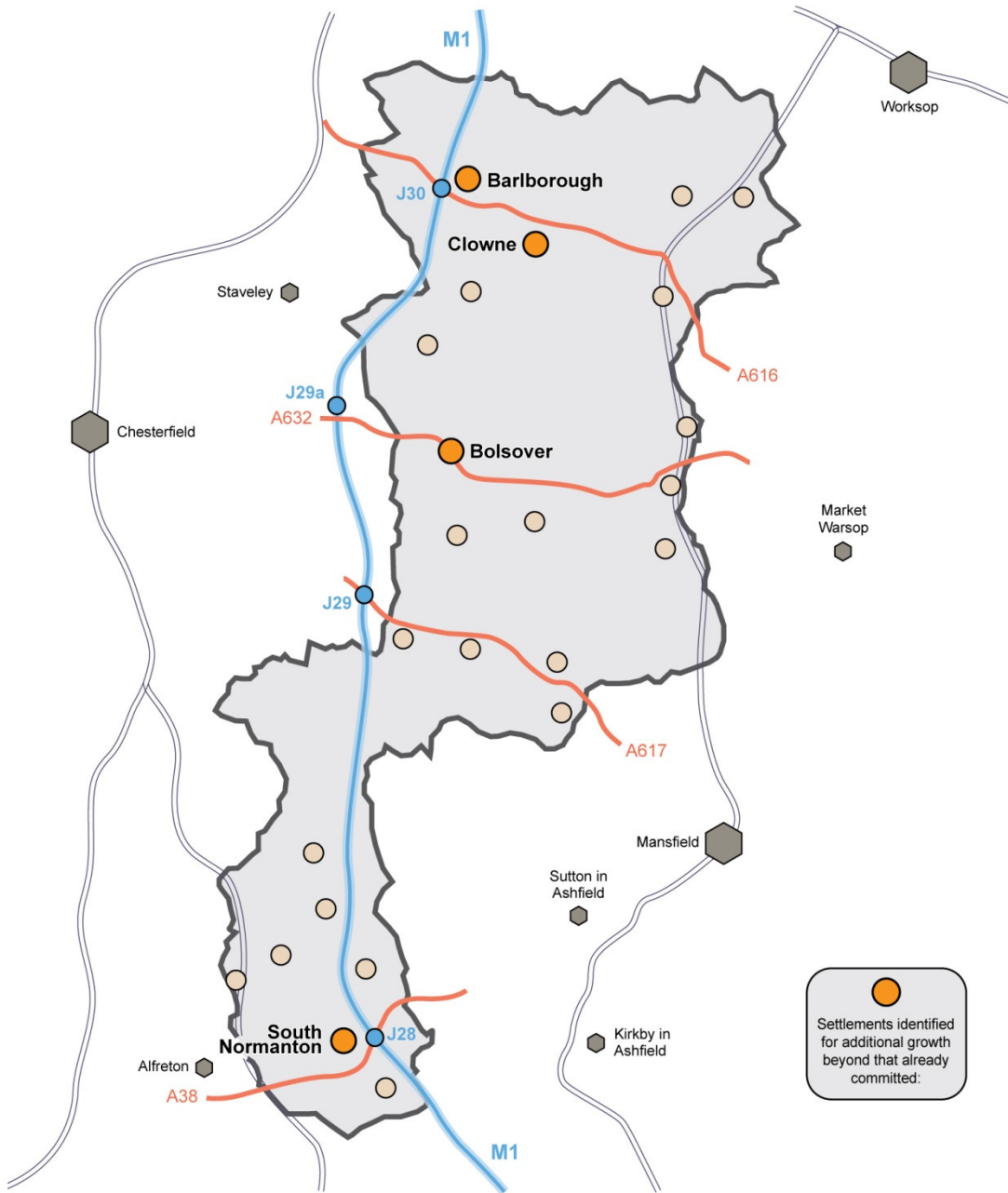
- Good links to the NPPF;
- Links to Council's aspiration for an M1 Strategic Growth Corridor;
- Links the spatial distribution of growth to all of the Council's largest settlements, rather than just a few;
- Links to suggested sites;
- Some settlements less viable;
- Weak links to aspiration to improve East-West links through the District.

Potential Key Diagram:



Spatial Option B: Focus on the most viable settlements
<p><u>Justification:</u></p> <p>Addresses desire for deliverable economic growth by focussing the remaining required growth to the settlements identified as being the most attractive to house builders i.e. most viable.</p>
<p><u>Key Evidence:</u></p> <p>Housing Viability Study & Authority Monitoring Reports (recent building rates). These identify the more viable settlements as:</p> <ul style="list-style-type: none"> • Barlborough • Clowne • Bolsover • South Normanton (parts) •
<p><u>Implications:</u></p> <p>Involves allocating additional sites in:</p> <ul style="list-style-type: none"> • Barlborough • Clowne • Bolsover • South Normanton
<p><u>Issues / Links:</u></p> <ul style="list-style-type: none"> • Likely to require a review of the Green Belt; • Good viability should lead to good delivery; • Good links with M1 Strategic Growth Corridor; • Development concentrated in fewer locations; • Relates well to suggested sites; • Not well related to regenerating brownfield sites or aspiration for improved East - West links.

Potential Key Diagram:



Spatial Option C: Focus on those settlements with key regeneration needs

Justification:
Addresses desire for regeneration of former industrial sites by focussing the remaining required growth to those settlements with large brownfield sites or deprivation hotspots and complementary greenfield land to help transform the local housing market.

Key Evidence:
Council’s Growth Strategy & Authority Monitoring Reports. These identify the settlements with key regeneration needs as:

- Bolsover
- Shirebrook
- Creswell
- Whitwell

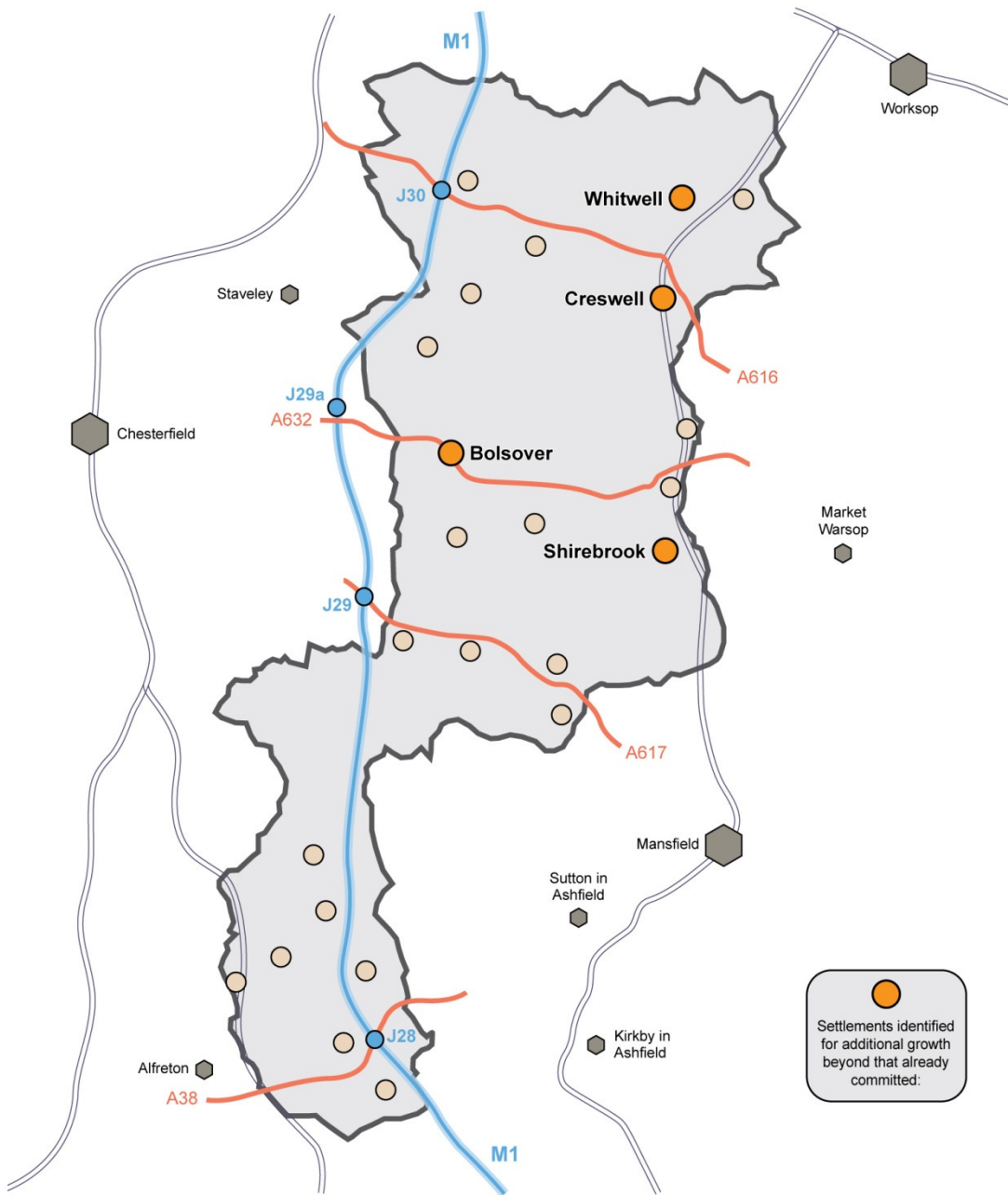
Implications:
Involves allocating additional sites in:

- Bolsover
- Shirebrook
- Creswell
- Whitwell

Issues / Links:

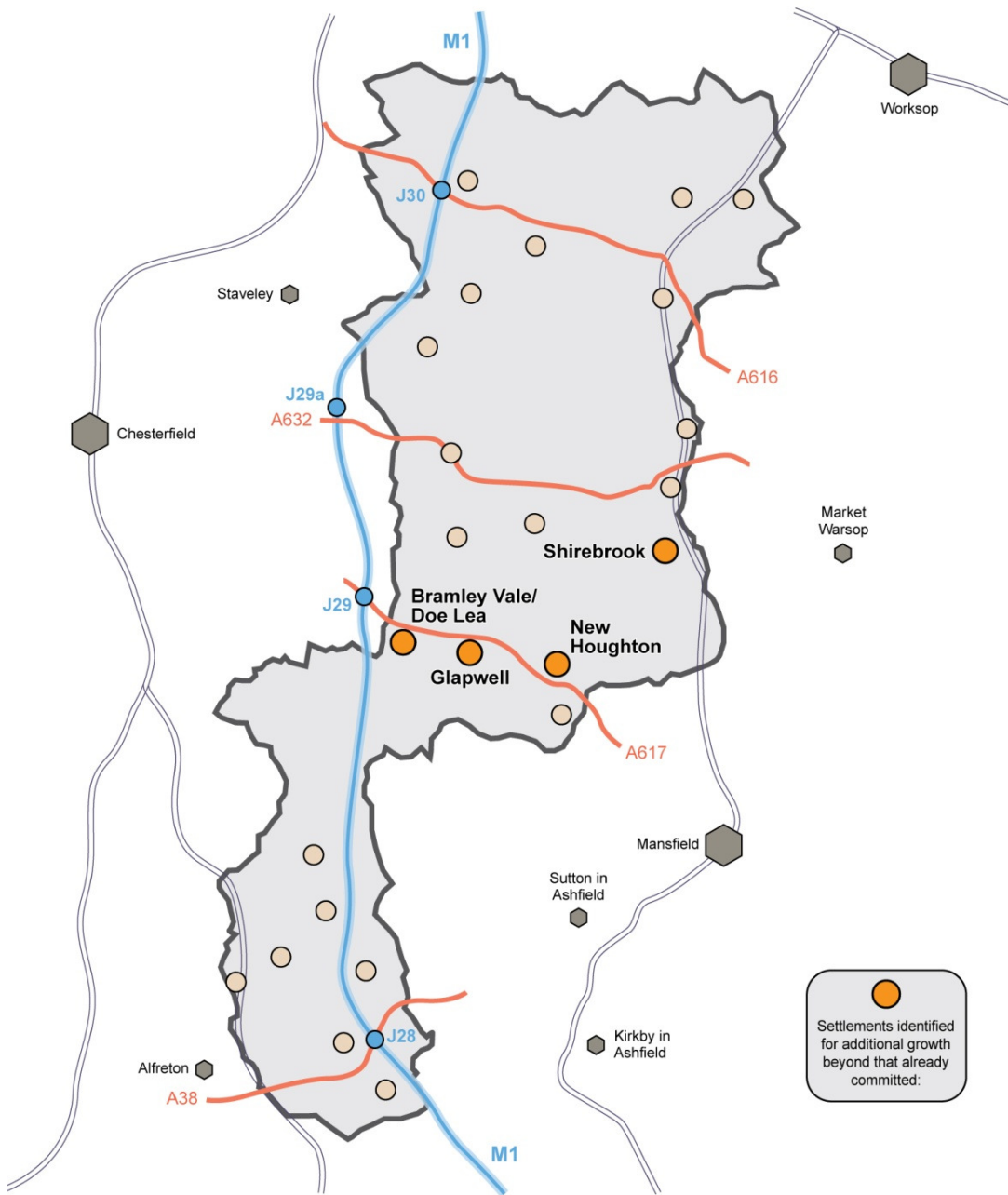
- Supports regeneration of post industrial brownfield land;
- Supports improvement of East-West links through the District;
- Generally relates suggested brownfield strategic sites (but not enough in Shirebrook);
- Growth focused on least viable locations which may affect delivery.

Potential Key Diagram:



Spatial Option D: Focus on an East-West growth corridor
<p><u>Justification:</u></p> <p>Addresses desire for improved East-West links by focussing the remaining required growth to those settlements along the A617 from M1 J29 to Shirebrook that could potentially support a new Shirebrook Regeneration route.</p>
<p><u>Key Evidence:</u></p> <p>Council's Growth Strategy</p>
<p><u>Implications:</u></p> <p>Involves allocating additional sites in:</p> <ul style="list-style-type: none"> • Glapwell • Bramley Vale / Doe Lea • New Houghton • Shirebrook
<p><u>Issues / Links:</u></p> <ul style="list-style-type: none"> • Supports improvement of East-West links through the District; • Insufficient development sites along the corridor; • Study required to explore the business case for a new link road; • Focus on less viable settlements may affect delivery; • Weaker links to the Council's aspiration for an M1 Strategic Growth Corridor.

Potential Key Diagram:



Housing Target

[précis text] *Further explanation of the evidence base and in particular in relation to housing regarding how the three target options have been developed.*

The identified realistic housing target options are:

	Option A	Option B	Option C
Dwellings Per Annum (dpa)	185	240	350
Total 2018 - 2033	2,775	3,600	5,250
Comments	Below OAN	Meets OAN	Above OAN
	In line with recent and long term housing delivery rates	Baseline figure, but uplift relative to past trends	Significantly above past trends

Employment Target

[précis text] *Further explanation of the evidence base and in particular in relation to employment regarding how the three target options have been developed.*

The identified realistic employment target options are:

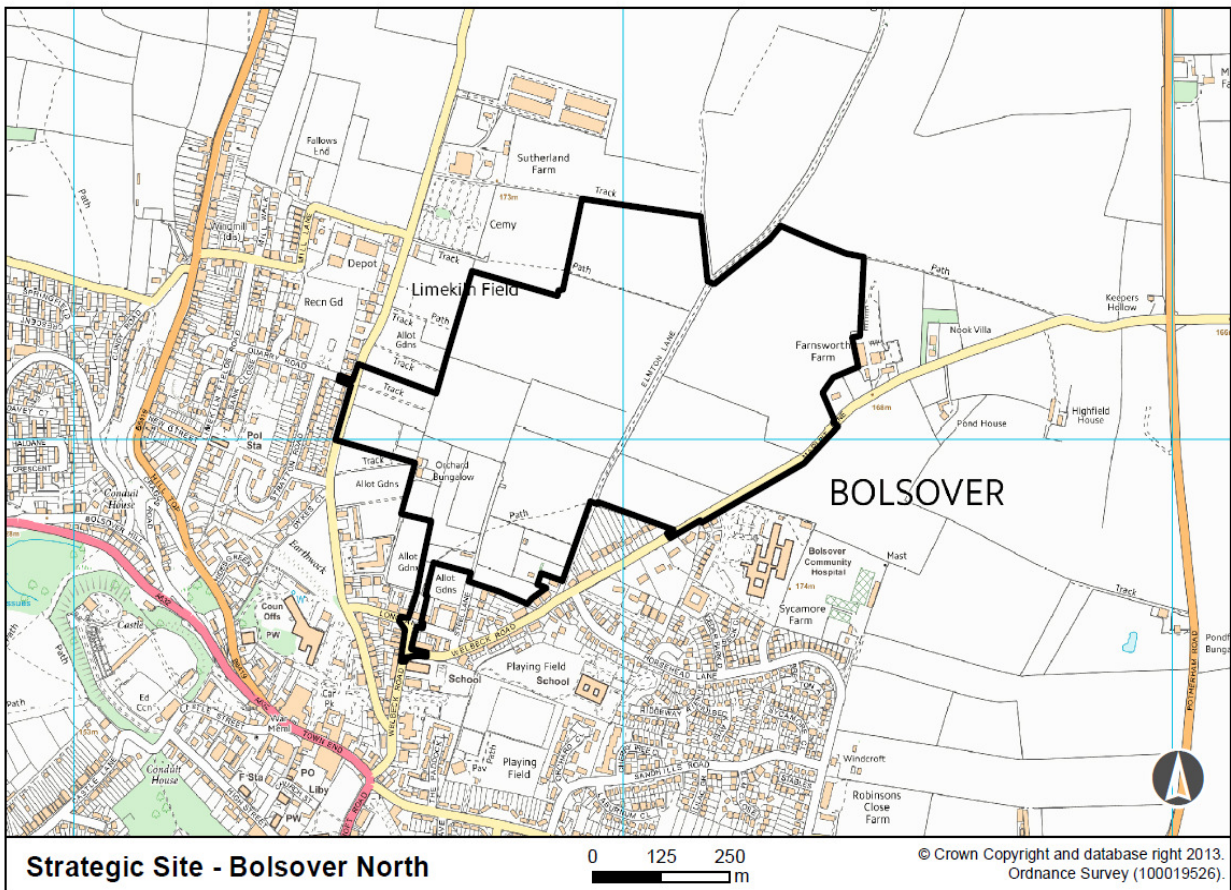
	Option A	Option B	Option C
Employment Land Per Annum (ha)	3.6	4.4	5.5
Total 2015 - 2033 (ha)	65	80	100
Comments	Bottom of range & below current supply of land with PP	Mid-range (= current PP's)	Top of range & above current supply (min of 2 large logistic sites required)

Suggested Strategic Site Options (each for consideration)

[précis text] Further explanation of the submitted strategic sites options, what they involve, how they would influence the strategy. Explanation of how each suggested strategic site will be considered for inclusion, rather than selected at the expense of the others.

Bolsover North

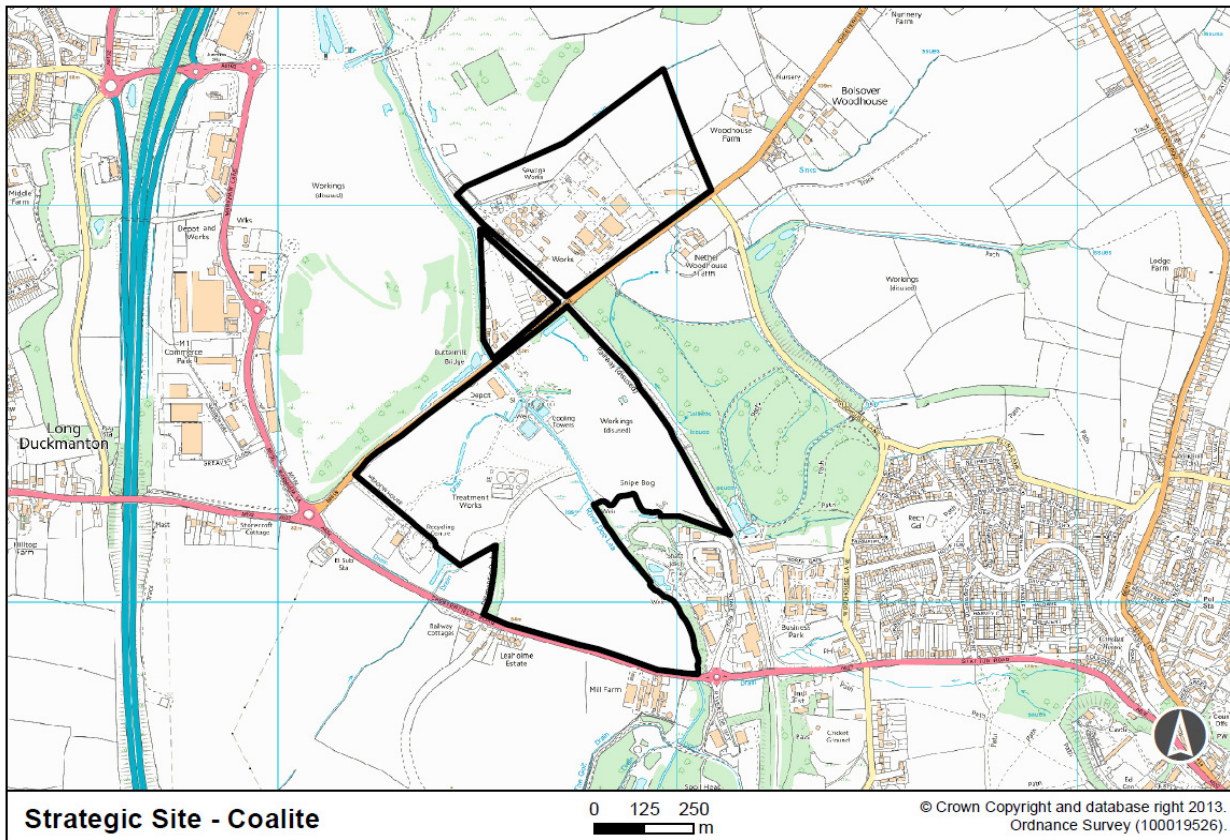
Potential for 900 dwellings



Former Coalite Chemical Works

Potential for:

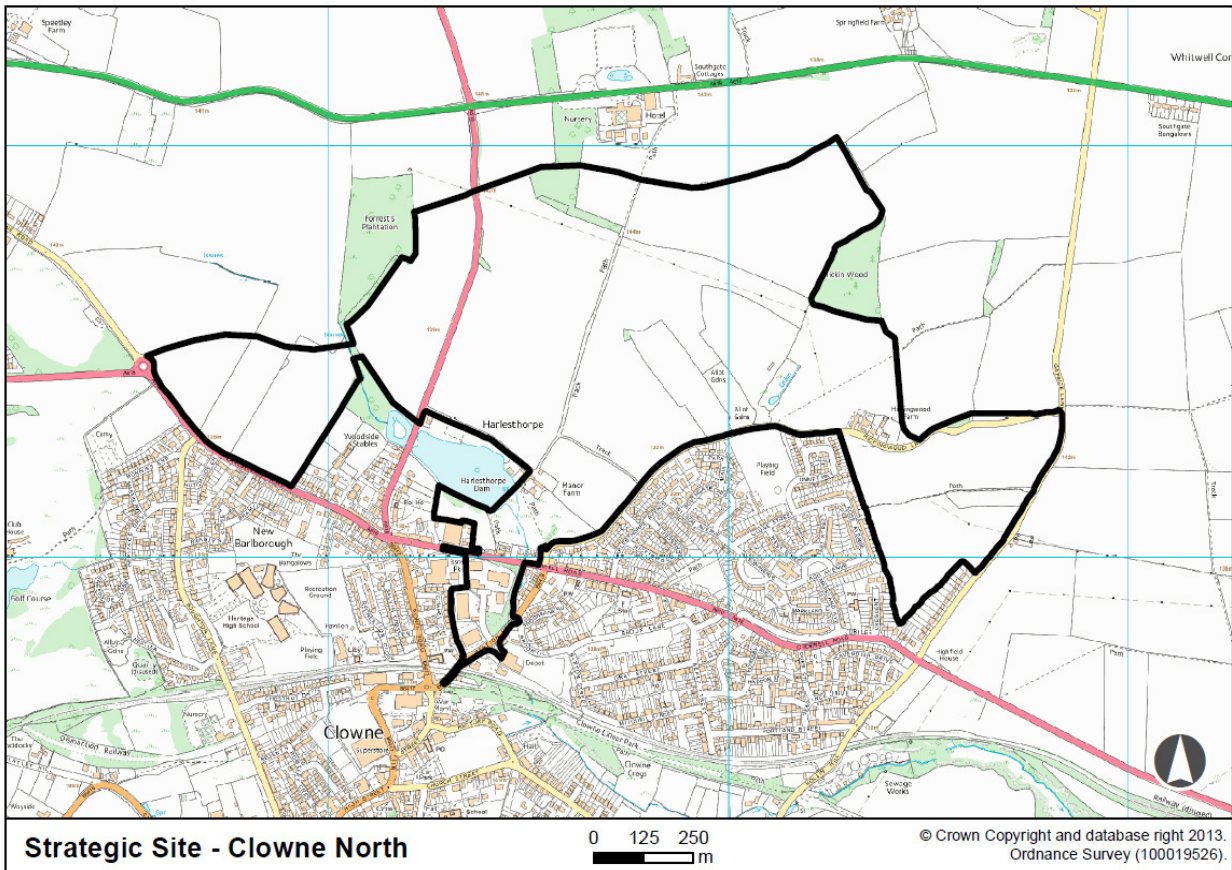
- 800 dwellings (NEDDC)
- 31 ha of employment land (BDC)



Clowne North

Potential for:

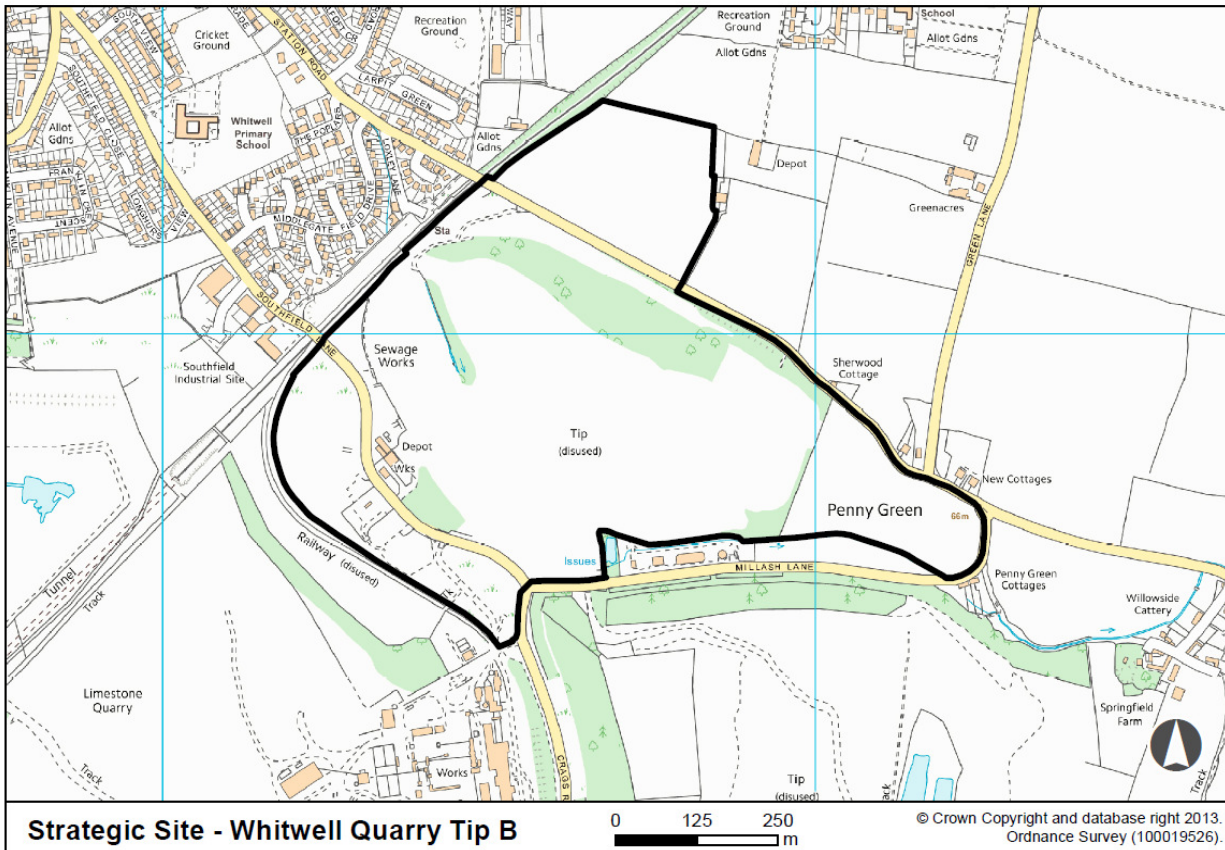
- 1,800 dwellings
- 78 ha employment land



Former Whitwell Colliery site

Potential for:

- 390 dwellings
- 5.2 ha of employment land



7) Next stages and the Local Plan preparation timetable

[précis text] *Explain format and purpose of this consultation exercise, timetable towards draft Local Plan and explaining this next stage will contain the detailed allocations and policies.*

Appendix 2

A	Note of LPSG meeting 5 th February 2015
B	Note of LPSG meeting 8 th July 2015
C	Note of LPSG meeting/workshop 28 th July 2015
D	Note of LPSG meeting/workshop 4 th August 2015
E	Note of members Briefing Session 16 th September 2015

Appendix 2A

Minutes of a Local Plan Steering Group of the Bolsover District Council held on Thursday 5th February 2015 at 1000 hours in Chamber Suite 1, The Arc, Clowne.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors J.A. Clifton, D. Kelly, A.F. Tomlinson and G.O. Webster.

Officers:-

J. Arnold (Assistant Director of Planning and Environmental Health), H. Fairfax (Planning Policy Manager), C. McKinney (Principal Planner), A. Rhodes (Principal Planner) and A. Brownsword (Governance Officer).

16/14 APOLOGIES

Apologies for absence were received from Councillors C. Munks and S. Wallis.

17/14 NOTES – 24TH SEPTEMBER 2015

AGREED that the notes of a meeting of the Local Plan Steering Group held on 24th September 2015 be approved as a true and correct record.

18/14 OUTCOME OF THE INITIAL CONSULTATION ON THE NEW LOCAL PLAN

The Planning Policy Manager presented the report which updated Members on the outcome of the initial consultation exercise on the new Local Plan, outlined the evidence base work now required and identified the relevant Duty to Co-operate issues.

It was noted that the closing date for submissions was 28th November 2014 and the Council had received 122 submissions from a wide range of national and local organisations. This was significantly higher than the number of submissions received when working on the Publication version of the Local Plan Strategy. It was noted that the consultation had been based around a series of questions to provide more focussed responses. Four late responses had been received and would be included. It was noted that although the formal consultation had concluded, Officers were open to ongoing dialogue, especially with the Parish Councils. All development sites raised would be included as the Council was duty bound to identify what was raised in the consultation.

The Assistant Director of Planning and Environmental Health explained that the process needed to be right so that there was no possibility of a challenge. The Council also needed to be clear on deliverability.

The Planning Policy Manager advised that through the submissions it had been confirmed by a number of statutory bodies that a large proportion of the policy framework developed for the Local Plan Strategy was still considered to be sound. This was welcomed and should enable the Council to move forward on certain policy areas more quickly.

Submissions had been received from a number of Parish Councils and other local community organisations in relation to visions for the District's settlements. These comments would be considered, together with the comments from members of the public, landowners and businesses, and would inform the work on the new Local Plan.

The Planning Policy Manager advised that a large number of the submissions proposed sites, including three suggested strategic sites.

Members asked whether the current planning application on the North East Derbyshire District Council (NEDDC) part of the Coalite site would cause any problems. The Assistant Director of Planning and Environmental Health gave reassurances that NEDDC would be consulting with Bolsover District Council (BDC) and the issues would be discussed.

The Planning Policy Manager asked the Principal Planner to expand on the geographic spread of sites and he outlined a number of the sites put forward. The Principal Planner advised that the Council would need to investigate the merits of the sites put forward and that this work would inform the options that the Council would need to select from when identifying its preferred options.

Cllr Kelly expressed concern that some representations sought to prevent growth around Clowne given that it was noted that landowners had put forward sites for consideration. The Planning Policy Manager advised that the Council would need to look at these options during the preparation of the Local Plan to ensure that the Council's Local Plan is robust and prepared soundly. Comments from communities would inform this.

Cllr Tomlinson advised that a meeting had been held between Clowne Members and the proponents of the Clowne North site, Waystone. The Principal Planner advised that it was necessary to look at all reasonable options and that the Council will need to decide whether the Clowne North site forms part of its preferred options when it publishes them in October. It was noted that no submission had yet been received from Clowne Parish Council.

The Chair noted that a lot of the current planning applications centred around the four main towns which did not help the smaller communities. Members felt that it was not just

housing that was needed, but also employment. Quality sites were needed for quality jobs.

A discussion took place regarding the Bolsover North site and it was noted that the application was close to being submitted to Committee. There would be two developers and close to 1000 homes.

The Planning Policy Manager then raised a number of specific policy areas for consideration so that priority could be given to developing the Council's evidence base.

Regarding a hot food takeaways policy, the Planning Policy Manager noted the concerns of members at past Planning Committee meetings and advised that officers could work on developing such a policy. The Planning Policy Manager noted that the preparation of evidence to support such a policy could cost in the region of £20,000 but that this could be prioritised if desired by members. Cllr Clifton advised that in light of this developing a policy for hot food takeaways was not a priority. This view was supported by Members at the meeting.

Regarding evidence to underpin efforts to secure East-West transport connections between the M1 and Shirebrook, Cllr Tomlinson advised that this was still considered necessary for the regeneration of Shirebrook and that this should be prioritised. This view was supported by Members at the meeting.

In light of this discussion, the Planning Policy Manager set out the following work tasks for the Planning Policy team:

- establishing an overall vision and objectives for the Local Plan for Bolsover District;
- development of the stated policy areas (taking into account where appropriate work undertaken on the Local Plan Strategy and a review of the Council's adopted policies in the Bolsover District Local Plan);
- updating or commissioning new evidence required to inform policy development and justify policies going forward;
- development of the visions for the District's settlements and options for the spatial strategy;
- review the Strategic Housing Land Availability Assessment and Employment Land Portfolio in light of the submitted and non-submitted sites;
- setting out strategic cross boundary matters and programme for co-operation;
- continue to appraise the identified strategic matters and the need for co-operation as the options for the Council's spatial strategy are identified and as the Council chooses its preferred options.

The Planning Policy Manager advised that should support for these be given by Members of the Steering Group, updates on progress will be made at future meetings.

Moved by Councillor D. McGregor and seconded by Councillor A.F. Tomlinson.
AGREED that (1) the Local Plan Steering Group note the outcome of the Initial Consultation exercise as set out in the report,

(2) the key work tasks be approved.

(Planning Policy Manager)

19/14 FIVE YEAR HOUSING SUPPLY (PLANNING COMMITTEE REPORT)

The Planning Policy Manager presented the report which gave details of the background to the assessment of the Council's five year supply of deliverable housing and reaffirmed the guidelines used for the assessment of applications for residential development when the Council does not have a five year supply of deliverable sites.

It was noted that the Council could now set its own target, which was 240 homes per annum, however, due to the fact that the Council had failed to deliver against this target in the period since 2011 and that any under delivery must be reconciled within the 5 year supply in addition to a 20% buffer. This meant that the actual yearly total was much higher.

The Assistant Director of Planning and Environmental Health noted that the five year supply was fundamental to the Local Plan, as the growth agenda was the main issue to the Council.

The need for a Five Year Supply could override Development Plan policies and needed to be taken into account when considering planning applications. The ability to refuse applications was reduced while the Authority did not have a five year housing supply. Only sites with granted planning permission could be included in the figures.

A discussion took place regarding the need to keep the figures as up to date as possible.

Members asked questions regarding certain sites within the 5 year supply schedule. The Planning Policy Manager asked the Principal Planner to respond and she provided the latest information on the sites in question and on how they had been categorised and when dwellings were expected to be delivered.

Moved by Councillor D. McGregor and seconded by Councillor A. Tomlinson.
AGREED that the report be noted.

20/14 EVIDENCE BASE

The Planning Policy Manager reported that a Sustainability Appraisal was an important part of the legal test and asked the Principal Planner to advise on the progress made to date on this.

The Principal Planner advised that since the last meeting of the Local Plan Steering Group, an event had been held with PAS (Planning Advisory Service) to ensure the Council was fully informed of the latest best practice. Following this, officers had worked with the Joint Procurement Unit and a tender exercise had been carried out between 28th November 2014 and 9th January 2015, leading to seven tenders being received. The Tender Evaluation Panel took place on 16th January and had involved both the Portfolio Holder and Chair of the Steering Group and that the outcome of this was scheduled to be reported to the meeting of the Executive on 13th February. It was hoped to be in a position to appoint a consultant by the end of February 2015. The first stage of the Sustainability Appraisal work would be for the appointed consultant to prepare a draft Scoping Report and progress towards this would be reported at the next meeting of the Steering Group.

The Planning Policy Manager reported that the brief for the new Economic Needs Assessment had also been completed and sent to the Procurement Unit to enable this key work to progress.

The Planning Policy Manager also advised that progress was being made on a new Retail Needs Study. This was to be a joint study with NEDDC and Chesterfield Borough Council (CBC) and that it would be led by CBC due to their larger economic base.

AGREED that the report be noted.

21/14. DUTY TO COOPERATE

The Planning Policy Manager reported that a training session for Members had been carried out by PAS. The session had been held jointly with NEDDC. Feedback from Members was that the session had been informative and follow up support was offered by PAS.

The Principal Planner noted that the meeting of the Local Plan Liaison Group had discussed a paper from Derbyshire County Council (DCC) on the Duty to Cooperate. She advised that DCC was looking to formalise a joint understanding on planning and housing information.

Meetings had been held with other local authorities such as Mansfield District Council (MDC) to exchange information, such as updates on the progress of the proposed World Heritage Site at Creswell Crags. Officers had also attended a workshop on the Nottingham Outer Strategic Housing Market Area Assessment with MDC, Ashfield District Council (ADC) and NEDDC. The Principal Planner advised that the Council would need to be clear on how this market area was defined.

The Assistant Director – Planning and Environmental Health noted that a Joint Member Group with its own Terms of Reference had been formulated to discuss the Coalite site.

Moved and seconded.

AGREED that the report be noted.

22/14. NEIGHBOURHOOD PLANS

The Planning Policy Manager noted that a Neighbourhood Planning Protocol had been adopted by the Council's Executive and that this set out the amount of time Officers were able to commit to work with each Parish Council (PC). There would be a two hour initial meeting to decide whether a Neighbourhood Plan was the right course of action for each individual PC.

In accordance with the Protocol, the Planning Policy Manager advised that she had and the Principal Planner had met with both Shirebrook Town Council and Pinxton Parish Council. From these discussions, the Town and Parish Councils had both advised that a Neighbourhood Plan would not be the best method for achieving their aspirations and instead the Town and Parish Councils had submitted their comments for consideration as part of the new Local Plan.

The Planning Policy Manager advised that the Principal Planner had met with Old Bolsover Town Council and asked him to advise further. The Principal Planner advised that similar to Shirebrook Town Council and Pinxton Parish Council, Old Bolsover Town Council had decided that they would rather engage with the Local Plan, rather than formulate their own Neighbourhood Plan.

The Planning Policy Manager invited the Assistant Director – Planning and Environmental Health to update regarding discussions with Clowne Parish Council. The Assistant Director – Planning and Environmental Health advised that the Parish Council were keen to progress with a Neighbourhood Plan if this could be used to allocate land quicker than the Local Plan. He advised that he was seeking to establish a pilot project to see if this could be achieved and that the Parish Council were considering the resources it could dedicate to such a project.

Moved and seconded

RESOLVED that the report be noted.

23/14. ANY OTHER BUSINESS

There was no other business to consider.

24/14. DATE OF NEXT MEETING

The next meeting of the Local Plan Steering Group would be held on Tuesday 14th April 2015 at 1400 hours.

The meeting concluded at 1150 hours.

Appendix 2B

Minutes of a Local Plan Steering Group of the Bolsover District Council held on 8th July 2015 at 1000 hours in Chamber Suite 1, The Arc, Clowne.

PRESENT:

Members: -

Councillors S. W. Fritchley, R. A. Heffer, D. McGregor, T. Munro, B. R. Murray-Carr and B. Watson

Officers: -

J. Arnold (Assistant Director of Planning and Environmental Health), H. Fairfax (Planning Policy Manager), C. McKinney (Principal Planner), A. Rhodes (Principal Planner), J. Hendy (Assistant Planner) and A. Bluff (Governance Officer).

01/15. ELECTION OF CHAIR

Moved and seconded

RESOLVED that Councillor McGregor be elected Chair of the Local Development Steering Group for the ensuing year.

Councillor D. McGregor in the Chair

02/15. APPOINTMENT OF VICE CHAIR

Moved and seconded

RESOLVED that Councillor T. Munro be appointed as Vice Chair of the Local Development Working Group for the ensuing year.

03/15. APOLOGY FOR ABSENCE

An apology for absence was received on behalf of Councillor T. Connerton.

The Chair welcomed the newly elected Members to the Group.

04/15. MINUTES OF THE LAST MEETING HELD ON 14TH APRIL 2015

The minutes of a Local Plan Steering Group meeting held on 14th April 2015 were agreed as a correct record, although only Councillor D. McGregor in attendance from the meeting.

05/15. TERMS OF REFERENCE

Moved by Councillor D. McGregor, seconded by Councillor B.R. Murray-Garr
RESOLVED that the Terms of Reference for the Local Plan Steering Group be agreed.

06/15. DRAFT SPATIAL STRATEGY UPDATES:-

A) POSITION STATEMENT

For the benefit of new Members, Chris McKinney, Principal Planner, provided an explanation of the position to date with regard to the Authority's Local Plan.

There had been four options on how to proceed with a local plan; Option 1: Prepare a joint Local Plan with one or more neighbouring authorities; Option 2: Choose not to prepare a Local Plan; Option 3: Prepare the Local Plan in two parts; or Option 4: Prepare a single Local Plan. After considering the relative merits of each approach and the advantages and disadvantages, the Authority had chosen to proceed with a single Local Plan, which had been approved at Planning Committee on 15th October 2014, along with a timetable for completion which would be published on the Authority's website.

A consultation exercise ran until 28th November 2014 and the outcome presented to the Steering Group. 128 submissions were received from a wide range of national and local organisations, planning agents acting on behalf of landowners, developers promoting sites and members of the public from across the District.

At its meeting on 5th February 2015, the Steering Group note the outcome of the Initial Consultation exercise and endorse the following work tasks for Officers:

- establishing an overall vision and objectives for the Local Plan for Bolsover District;
- development of the stated policy areas (taking into account where appropriate work undertaken on the Local Plan Strategy and a review of the Council's adopted policies in the Bolsover District Local Plan);
- updating or commissioning new evidence required to inform policy development and justify policies going forward;
- development of the visions for the District's settlements and options for the spatial strategy;
- review the Strategic Housing Land Availability Assessment and Employment Land Portfolio in light of the submitted and non-submitted sites;
- setting out strategic cross boundary matters and programme for co-operation;
- continue to appraise the identified strategic matters and the need for co-operation as the options for the Council's spatial strategy are identified and as the Council chooses its preferred options.

At its meeting on 14th April 2015, the Steering Group:

- noted the update to the Settlement Hierarchy Study evidence base document;
- considered the identified initial strategic options for the Local Plan for Bolsover District and endorsed them for further consideration;

B) LOCAL PLAN VISION AND OBJECTIVES

Presentation by Adele Rhodes, Principal Planner.

The National Planning Policy Framework (NPPF) advises that, “Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities.” (paragraph 150); and “Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.” (paragraph 155)

The NPPF emphasises the role of sustainability in guiding plans and policies and sets out three key dimensions to ‘sustainable development’ which the Local Plan is intended to help to deliver:

- **An economic role:** contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A Social role:** supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well being: and
- **An environmental role:** contributing to protecting and enhancing our natural, built and historic environment: and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Using the three dimensions listed above as a framework, the representations received have been grouped and summarised below to help develop an overall vision for the District.

Economic role representations:

- promote tourism, recreation and the visitor economy;
- provide a positive demonstration of support for local employment with the opportunities for development now that Junction 29A of the M1 is in situ;
- growth should be sustainable and the best way to achieve this is to provide jobs and services locally rather than develop sites that are dependent on private vehicles;
- there should be a supportive stance to rural businesses and mixed use schemes in former mining villages in tandem with new housing development and community infrastructure;
- viability and deliverability are major constraints across the district and the Council should be looking at how its policy formulation can be supportive of achieving new housing development within its towns and villages;

- general support for the development of brownfield land before (or instead of) greenfield sites where possible;
- need to allow the development of farmsteads and encourage re-use.

Social role representations:

- measures to recognise the potential to improve the health of the local population;
- improve the quality of new development rather than just increasing quantity.

Environmental role representations:

- the need to retain the rural character of the District;
- protect open countryside;
- the need to maintain a high quality natural environment;
- the need to protect the Magnesian Limestone ridge;
- the need to protect open breaks;
- support for new public footpaths and greenways;
- the need to protect key heritage assets and their settings (Hardwick Hall, Bolsover Castle and Creswell Crags were all mentioned).

Based on this information, the following Draft Local Plan Vision has been developed:

The Local Plan Vision

By 2033, Bolsover will be a growing District, undergoing an economic and visual transformation.

Economic Role

By 2033, Bolsover District will be an attractive location for new and expanding businesses. The economy of the District will have benefited from wider initiatives in the Sheffield City Region and D2N2 as well as more local initiatives. The increased employment opportunities in the District mean that people will have access to a greater number and range of jobs without having to commute outside the District.

Brownfield sites in the District will have been improved. Development will have taken place in the towns and larger villages and the town centres that serve local residents will be vibrant, attractive and distinctive places. Rural settlements will also have benefited from appropriate and sensitive development to meet the needs of their local communities.

Social Role

A range of new housing will have met the needs of a growing and aging population. New infrastructure such as schools, roads, health facilities and open space provision will have been planned and delivered at the same time as new developments. Access to outdoor recreation space and a network of footpaths and other facilities will have all been improved.

Environmental Role

The District's rich variety of environmental and historic assets (including their settings) will have been protected and enhanced and will be enjoyed by more people through increased tourism.

Increased open spaces, green infrastructure and biodiversity networks will have improved settlements and their settings in the District, allowing wildlife to thrive, and contributing to a sense of place whilst creating opportunities for outdoor recreation.

The high quality of design in new developments will have helped to address climate change and reduced the potential for anti-social behaviour. It will also have helped to create places that people want to live and reinforced the distinctive character of settlements in the District.

Overall, through the provisions of the Local Plan by 2033 the District's valuable wildlife, environmental and historic assets will have been protected and enhanced where practicable. Local people will have benefited from the opportunities for a healthier lifestyle, improved job opportunities, more housing, and the increase in facilities that this can help to deliver.

A discussion took place on the following issues:

- Economic Role. Noted that Shirebrook has recently experienced rapid growth, however there was a need to be mindful of the social and infrastructure impacts of more economic development.
- Economic Role – The type of employment opportunities the district attracts, and the need to broaden these, including the image of the district. Noted that the first draft of the Economic Development Needs Assessment is due shortly.
- The need to link the work the Council does as a whole to the Local Plan and ensure the Local Plan is deliverable.
- Possible government funding for brownfield sites.

Draft Objectives for the Local Plan for Bolsover District

In order to achieve this vision, the Local Plan would need a number of overarching guiding objectives that would provide the reasoned justification for the policies and proposals contained in the Local Plan.

Based on the outlined Local Plan Vision, the Council's evidence base and the representations received, the following objectives were proposed. (NB the objectives are not ranked in any order of importance);

Objective A: Sustainable Growth

To support sustainable growth and the prudent use of resources through:

- sustainable patterns of development;
- a careful consideration of impacts;
- provision of appropriate infrastructure to support development.

Reason

The Council is seeking both residential and employment growth. Therefore, as the NPPF requires that Local Plans are prepared with the objective of contributing to the achievement of sustainable development, it is considered critical that the Local Plan has an objective to guide its policies and proposals and to achieve sustainable growth.

Respondents during the Initial Consultation were also strongly in favour of a careful consideration of impacts, particularly in relation to any possible loss of green areas/green spaces/ agricultural land and open gaps. A number of respondents also recognised the need to provide infrastructure to help accommodated new development. This ranged from the need to ensure that the highway network was improved to cope with new development to the need for new health facilities and the provision of green infrastructure.

Objective B: Climate Change

To mitigate against and adapt to climate change through:

- the increased use of renewable energy resources;
- energy reduction to minimise pollution including greenhouse gas emissions;
- minimising carbon emissions in new development;
- promoting sustainable design;
- avoiding unnecessary pressure on flood risk areas;
- protecting and supporting the ability of wildlife to respond to change.

Reason

The Council's Local Plan needs to address wider issues in relation to development and its sustainability, namely the need to mitigate the impact of climate change. The NPPF requires local authorities have a positive strategy to promote energy from renewable and low carbon sources; maximise renewable and low carbon energy development; and take account of climate change over the longer term, including factors such as flood risk, and changes to biodiversity and landscape.

Respondents during the Initial Consultation also expressed general support for the development and use of renewable energy, and minimising energy usage through sustainable design. The range and proximity to wildlife in the district was a key feature that many respondents valued.

A discussion took place on the following issues:

- Whether there was a need for windfarms and where these should be sited.

- The need to build more energy efficient buildings, and costs associated with this.
- The need to have regard to the Strategic Flood Assessment and avoid building on flood plains.
- Fracking. Noted that this is a ‘county matter’ and any applications would be determined by the County Council, although the District Council would be consulted. The Local Plan will not contain policies on fracking.

Objective C: Countryside, Landscape Character & Wildlife

To protect and enhance the quality and character of the countryside, its landscapes and villages.

Ensuring that development which takes place to meet identified rural development needs contributes positively to countryside character.

Protecting and enhancing the character and quality of local landscapes.

Protecting and enhancing wildlife and habitats.

Reason

Bolsover District has unique landscape characteristics and settlement patterns that are important to protect when planning growth. The NPPF gives support to this approach. Therefore, it is considered important that the Local Plan has an objective to ensure that that new development enhances this special character and sits comfortably alongside these assets.

A key feature of the Initial Consultation high number of people saying that they valued access to the countryside and wildlife. Landscape was also an important issue for many respondents, with a number of specific references to the need to protect the Magnesian Limestone ridge. Respondents also valued landscape in its functional role of: providing open gaps; helping to keep settlements from coalescing; and retaining local identities.

Objective D: Historic Environment

To safeguard, enhance, and where necessary regenerate the District’s distinctive historic environment, including the wider settings associated with the District’s outstanding heritage assets.

Reason

Bolsover District contains internationally / nationally important heritage assets, together

with a rich heritage of distinctive local heritage assets and conservation areas. The NPPF also identifies the conservation and enhancement of the historic environment as a strategic priority, recognising that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance. This objective aims to ensure that both these key assets and the wider local features and their settings are protected and that new development respects and enhances them.

A high number of respondents during the Initial Consultation said that they valued key heritage assets in the district, with a significant number saying that the settings of these assets (particularly Bolsover Castle and Hardwick Hall) should be protected. Several respondents referred to Conservation Areas in the district and the need to expand / protect / update them.

A short discussion took place regarding Conservation Areas:

- That Conservation Areas were valued and important. However, the work involved in designation involves costs.
- JA cited the work currently being undertaken in Bolsover Model Village as a successful example of what Conservation Areas could achieve.

Objective E: Regeneration

To support the regeneration needs of urban and rural settlements.

To support suitable deliverable opportunities for the comprehensive redevelopment of brownfield sites.

Reason

The Council still wants to secure the regeneration of the District, both to improve the local economy, to address the legacy of former industrial brownfield land and to improve the District's physical appearance. On this basis it is considered important to include this as an objective of the new Local Plan.

A high number of respondents during the Initial Consultation said that brownfield sites should be developed before/instead of greenfield sites. A significant number of the respondents on this issue referred specifically to the need to improve the former Coalite site.

Objective F: Tourism

To increase the attraction of Bolsover District as a tourist attraction through the protection of identified international and national assets, and supporting the growth of suitable tourist facilities.

Reason

The Council's Growth Strategy and Action Plan seek to grow the business base and widen the range of job opportunities in the District, including those related to tourism. The NPPF also identifies tourism as a way of helping to ensure the vitality of town centres. Therefore, an objective that seeks to capitalise on the identified tourist assets in the District and utilise them to help build the local economy and diversify the employment base in the district is considered necessary.

Amongst the responses to the Initial Consultation, a significant number referred to the tourism / heritage value of the District and the need to improve facilities and / or town centres to capitalise on and expand tourism in the District.

Objective G: Infrastructure

To provide the necessary infrastructure to support new development.

Reason

The Council acknowledges that new developments do not take place in isolation. Therefore, it is considered appropriate to include this objective to ensure that new development is supported by the provision of the necessary physical (for example new roads and water supply) and social (for example health facilities) infrastructure in the right place, at the right time, to enable much needed development to take place. The NPPF acknowledges that local planning authorities need to work with other authorities and providers to ensure the provision of necessary infrastructure.

Amongst the responses to the Initial Consultation, a number expressed the view that development should not take place until there had been improvements to the highway network (particularly in relation to Clowne). A smaller number of people referred to the need to provide general infrastructure, including schools and health services.

A short discussion took place.

- Suggested and agreed that it is not helpful to refer to specific settlements in these broad based Objectives, and that such references should be avoided in future versions of the Objectives.

Objective H: Sustainable Transport

To reduce the need for people to travel by car through:

- Directing growth towards the most sustainable settlements;
- Providing more employment in the District;
- Working with others to improve public transport (bus and rail) services in the District.

Reason

The Council recognises the need to improve sustainability by reducing dependence on private cars as part of the overarching need to encourage sustainability and contribute to reducing the effects of climate change described in Objective C above. This objective is supported by the NPPF and aims to help to provide people with the facilities they need close to their homes and empower them by giving real choices and alternatives to using private cars.

Amongst the responses to the Initial Consultation, a number highlighted the need for sustainable travel and walkable communities. Respondents also referred to the role of the settlement hierarchy in delivering sustainable transport patterns and growth. A number of respondents were unhappy with the current levels of public transport in the District and public transport links (the lack of services to the Royal Hospital was a specific example).

A discussion took place on the following issues:

- The extent it was possible to influence preferred modes of travel through a Local Plan.
- The importance of having a bus service that linked employment and housing sites, with a regular service. Noted that some services are provided by DCC, and some by private operators.
- The importance of the Robin Hood line.
- The need to provide charging points for electric cars.
- The possibility of future Governments investing public transport.

Objective I: Green Spaces and Green Infrastructure

To recognise the value of open space within communities and to protect, and where possible expand an integrated network of green infrastructure as set out in the Council's Green Infrastructure Study.

Reason

The Council recognises the value of open space and green infrastructure within the

District. It also notes the findings of the Green Infrastructure Study and Green Space Strategy which seek to protect existing open spaces and expand the Green Infrastructure network accordingly. This is considered consistent given the NPPF require Councils to plan positively for the creation, protection enhancement and management of networks of biodiversity and Green Infrastructure, and recognise the role and importance of open spaces.

Amongst the responses to the Initial Consultation, a number expressed support for maintaining and improving Green Infrastructure in the district. Specific references were also made to the role of Green Infrastructure in supporting and encouraging people to become more physically active.

Objective J: Rural Areas

To support rural areas by protecting the character of rural settlements, and ensuring that development outside the main settlements reflects the existing size of villages whilst sustaining local services; supporting the diversification of rural businesses; and making provision for affordable housing.

Reason

There is a distinctive rural nature to much of Bolsover District and therefore it is considered appropriate to include an objective to conserve the distinctive character of rural areas whilst providing opportunities for appropriate rural enterprises to grow and flourish. This aligns with the requirements of the NPPF which requires Councils to support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

Amongst the responses to the Initial Consultation, a few wanted recognition of the challenges faced by the rural economy and the need to diversify rural businesses, together with the flexible re-use of rural buildings.

Objective K: Health and Well Being

To improve health outcomes, and increase life expectancy for residents by addressing the economic and environmental factors underpinning health and well being.

Through working with healthcare partners to deliver new and improved health and social care facilities.

By improving access to the countryside and leisure and cultural activities.

Reason

The Council recognises that poor health is a significant issue for many residents in Bolsover District. Therefore, it is considered important that the Local Plan has an objective to deliver qualitative changes in health outcomes for residents in the district over the life of the Local Plan. This also reflects the NPPF which requires Councils to work with public health leads and health organisations to understand and take account of the health status and needs of the district including information about relevant barriers to improving health and well being.

Amongst the responses to the Initial Consultation, a number identified a need for the provision of indoor and outdoor sports and leisure facilities. One respondent referred to the need to create 'an environment in which exercise is considered a normal part of a healthy lifestyle because leisure facilities are visible, accessible and affordable', suggesting the possible creation of outdoor gyms and / or trails as one way helping to achieve this.

Objective L: Economic Prosperity

To promote economic prosperity by encouraging the growth of high value manufacturing businesses, business services, tourism, appropriate rural diversification initiatives and the cultural and creative industries.

Recognising that environmental quality can help to attract inward investment.

Reason

The Council's Growth Strategy and Action Plan prioritise the need to improve the economy of the District and to encourage new economic growth in a number of sectors. Environmental quality can play a part in securing inward investment. This also reflects the NPPF which sets out the need for local authorities to pro-actively meet the development needs of businesses.

Amongst the responses to the Initial Consultation, several acknowledged the need for economic development, specifically to reduce out commuting, and the role that creating attractive and vibrant town centres can play in attracting economic growth in the District.

A short discussion took place on this Objective and it was noted that the Objective is aimed at helping to meet the Council's Growth Agenda.

Objective M: Employment Opportunities

To create employment opportunities within the District through supporting the development of new enterprises and the expansion of existing businesses

To help to create a diverse range of sites that are attractive to new investors in the district and to also enable the expansion of existing businesses.

Reason

The Council's transport evidence notes that the District has a high number of residents who commute out of the district to work, and that the economic activity rate in the district is low. Therefore, it is considered important that the Local Plan has an objective to give people access to a wide range of jobs locally. This also reflects the NPPF, which identifies the delivery of the jobs needed in the district as a strategic priority, and the objectives of the Council's own Growth Strategy and Action Plan.

Amongst the responses to the Initial Consultation, several identified the need for a broad range of employment opportunities and the need for a range of sites.

Objective N: Meeting Housing Needs

To provide housing that addresses the needs of all sectors of the community.

To help to build / expand communities rather than just providing new housing.

Reason

With the Council's growth agenda, the population of the District is expected to increase over the plan period. Therefore, it is considered important that the Local Plan has an objective to ensure that there is both sufficient overall housing and also a diverse range within the district so that people can access suitable housing regardless of their income, stage of life, or disability. The NPPF also requires the Council to boost significantly the supply of housing and to ensure that meet the full, objectively assessed needs for market and affordable housing in the housing market area.

Amongst the responses to the Initial Consultation, a number of respondents reminded the Council of the requirement to plan for the full objectively assessed housing needs of the District. A number of residents also expressed concern at the possible expansion of settlements, and the impact on village character and local communities, referring to the need to build communities rather than just housing.

Objective O: Place Making

To ensure that place making is at the heart of the delivery of high quality well designed neighbourhoods and developments.

To ensure that development takes place in a way that protects local amenity and does not undermine environmental quality.

Reason

The Council recognises the importance of making places and helping to build communities. Therefore, it is considered important that the Local Plan has an objective to facilitate regeneration by creating places that people will want to live and work in, and to visit. This approach reflects the NPPF which states that good design is indivisible from good planning and should contribute positively to making places better for people.

Amongst the responses to the Initial Consultation, a number referred to the character of their town or village as being something that they valued and wanted to retain where new development took place. A number of respondents favoured a masterplan approach, and also wanted to see the implementation of previous masterplans.

A short discussion took place on whether some of the Objectives could be combined and / or re-ordered. It was accepted that this would be done following public consultation as part of the next iteration of the Objectives.

Objective P: Town Centres

To sustain retail, service, and leisure provision in town and local centres, and create distinctive places.

Reason

The Council recognises the need to retain and enhance the character of town and village centres in the district. Therefore, it is considered important that the Local Plan has an objective to help to create vibrant, attractive town centres; aid sustainability by reducing the need to travel for shopping and leisure purposes; help build communities; and help community cohesion. This approach reflects the NPPF which wants authorities to recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.

Amongst the responses to the Initial Consultation, a number referred to the need to

retain the character of their town centre, and valued the small independent shops.

Subject to approval of the LPSG it is proposed that initial internal consultation takes place on the draft vision and objectives with all Members and other Service Areas within the Council to help inform and refine them prior to wider public consultation later this year.

It should be noted that the development of the vision and objectives is an iterative process and it is expected that they will continue to be refined as the Local Plan progresses and new evidence becomes available. Any proposed refinements will be reported to the Local Plan Steering Group

Moved by Councillor D. McGregor, seconded by Councillor B.R. Murray-Carr

RESOLVED that internal consultation on the draft vision and objectives to help inform further work on these in advance of the publication of the Preferred Options and Reasonable Alternatives scheduled for October 2015 be approved.

(Assistant Director of Planning and Environmental Health)

C) LOCAL HOUSING TARGET

Report presented by Adele Rhodes, Principal Planner

The Steering Group considered a report on the identification of a preferred Local Housing Target as a basis for further discussion/informal consultation with authorities in the Housing Market Area and other neighbouring authorities.

Housing was a central issue in the development of a new local plan. The housing target was used to plan the level of housing development in the District and deliver sites for the market to develop over the plan period. The overall housing target and sites for housing are often the most contentious issues in the local plan process.

The planned delivery of housing can help to:

- support the economic growth of an area;
- to meet the housing needs of present and future generations;
- to ensure that people moving into the district to work can live in the area;
- create more sustainable communities by reducing the need to travel to work;
- provide sufficient housing so that people can stay or move within their local area.

Until recently (2013) housing targets for the District were set in the East Midlands Regional Plan, with a target of 400 dwellings a year for Bolsover. The development of the new Local Plan provides an opportunity to put forward a new local housing target.

Having a realistic housing target was important because:

- it meant that the new development the District needs is not held back due to a lack of housing;
- it allows the Authority to allocate the right amount of land to help to ensure that new homes get built;

- it allows service providers (for example the education authority and water companies) to plan and provide the necessary infrastructure;
- it does not cause a shortage of housing land or new homes due to the insufficient allocation of land;
- it does not cause a situation where there is an oversupply of land leading to uncertainty for local people (not knowing whether a site is likely to be developed), or a situation that allows developers to cherry pick sites that are easier to develop, whilst avoiding more difficult but important sites that have wider benefits for the environment or regeneration.

Essentially, a realistic housing target was a balance between under providing and possibly stifling much needed development in the district; and over providing, where the market was unable to deliver the target and the Council was unable to demonstrate a five year supply of deliverable housing.

It was also critical to note that a housing target was a floor not a ceiling. Consequentially, if the Council was meeting its target and a planning application was made which was acceptable in all other respects, having a five year supply would not be a reason on its own to refuse planning permission.

A paper attached to the agenda set out the background to the development of a new housing target for the District, including a summary of the Strategic Housing Market Assessment (SHMA) findings and recent work undertaken with partners in the Sheffield City Region Local Enterprise Partnership. The paper evaluated the likely consequences of a range of three different housing targets: low (185 dwellings per annum), medium (240 dwellings per annum) and high (350 dwellings per annum).

Based on current evidence, it was proposed to put forward a preferred target of 240 dwellings a year. However, it was recommended that the testing of spatial options through the Sustainability Appraisal process considered all three potential housing targets. Therefore, it was recommended that the Local Plan Steering Group notes the identification of the preferred housing target (240 dwellings per annum) and approves its use in developing further work on the Local Plan, including informal consultation with neighbouring authorities in line with ongoing work and implementation of the Duty to Co-operate in advance of the publication of the Preferred Options and Reasonable Alternatives in October 2015.

Moved by Councillor T. Munro, seconded by Councillor D. McGregor

RESOLVED that (1) the context on the report and the identification of three realistic options for selecting a Local Housing Target be noted,

(2) the identification of the preferred housing target (240 dwellings per annum) and its use in developing further work on the Local Plan be approved,

(3) informal consultation on the draft paper with neighbouring authorities in line with ongoing work and implementation of the Duty to Co-operate be approved.

(Assistant Director of Planning and Environmental Health)

D) REFINED SPATIAL OPTIONS – DEFERRED

This item was deferred.

**** 7D) REGENERATION FRAMEWORKS**

Development Process BDC

The Assistant Director of Planning and Environmental Health presented information to the Group in relation to the Regeneration Frameworks (RFs) development process. The information had been collated by the Regeneration Team who was leading on the Frameworks.

The decision to produce four Regeneration Frameworks emerged from the production of the Housing and Economic Development Strategy in March 2015, which highlighted the need for spatial documents which reflected the different needs of our communities across the District. This approach also underpins the corporate focus on growth by developing documents which can be used to both protect and drive change in our communities. The Frameworks can be used to facilitate conversations with LEP's, CA's, investors, developers and house builders and to promote our key sites (in all ownerships) for development. In addition, this work effectively informs the Local Plan ensuring areas identified for protection as well as development are incorporated.

The four RF's would cover the following areas:

- Bolsover South, West, Scarcliffe, North West
- Shirebrook North West, South West, South East, East Langwith, Pleasley
- Clowne South, North, Whitwell, Barlborough, Elmton with Creswell
- South Normanton East, West , Blackwell, Tibshelf , Pinxton

Each Framework would be delivered against a brief approved by Executive. Key features within the town would also be acknowledged so that a picture was built up of the areas assets as well as opportunities for the areas development. The brief would incorporate an understanding of each area considering issues such as:

- character and context
- heritage
- public realm
- legibility
- diversity
- adaptability
- movement
- connectivity

Connecting themes may include:

- public art
- green infrastructure
- community engagement

The final document would identify opportunities and action areas for retail, housing, mixed use employment, leisure etc., aligned to short medium and long term objectives. The next key step would be how the Council uses the frameworks to stimulate discussion with

relevant partners to bring forward change. A further report to Members setting out how we achieve this would follow.

The Regeneration Framework Development Process would be as follows:-

1

- Invite quotes for enabling work June 2015
- Brief Executive Members June 2015

2

Confirm Appointment of the Enabler

- Provide a draft brief and enabling timetable July 2105
- Agree process for briefing Executive leads, members, parish and town councils July /August 2015
- Approve at Executive the final brief for each Framework

3

Confirm tender process and agree invitation list

- Appoint single or multiple consultants August 2015
- Consultants to commence on site September 2015

4

Process for framework development commences September 2015 to July 2016)

- Agree a detailed process timetable
- Draft proposals/initial ideas and thinking presented to members Executive, Local, Parish and Town Councils
- Consultation exercises held within the four townships- to include displays as well as discussions with
- Frameworks modified if required following consultation
- Frameworks adopted by Council/Executive
- Spatial elements of Framework dropped into the Local Plan

Members requested that the Steering Group be engaged in the development of the brief.

Moved by Councillor D. McGregor, seconded by Councillor B.R. Murray-Carr

RESOLVED that (1) the Regeneration Frameworks (RFs) development process be approved,

(2) the Steering Group be engaged in the development of the brief.

(Assistant Director of Planning and Environmental Health)

07/15. EVIDENCE BASE UPDATES:-

A) ECONOMIC DEVELOPMENT NEEDS ASSESSMENT

The Assistant Planner informed the Group of the revised timetable for the Economic Development Needs Assessment (EDNA) 2015.

17th July – receipt of estimate of future employment needs

4th/5th August – workshop to discuss initial finding
24th August – receive draft report (we have two weeks to provide comments)
7th September – Meeting or workshop to discuss final report
21st September – receipt of final report

Members agreed that they would like to be involved in the workshops and the Assistant Planner would provide dates to Members.

(Assistant Director of Planning and Environmental Health/Assistant Planner)

B) RETAIL CENTRES STUDY

The Planning Policy Manager informed the Group that as only one submission had been received for consultants to undertake a retail study, a further tender exercise would be undertaken.

C) SUSTAINABILITY APPRAISAL

The Principal Planner informed the Group that a sustainability appraisal was a legal process that had to be undertaken.

The Consultant had produced a scoping report which had been published for consultation approximately six weeks before this meeting. Twenty Eight submissions had been received.

The Consultant was now looking at representations;

- How the Council performs against those tasks.
- The Council would pick its preferred option and the Inspector would need to see evidence on how the Council chose the preferred option.

D) REGENERATION FRAMEWORKS

See **7D above.

08/15. DUTY TO COOPERATE

The Planning Policy Manager informed the Group that DCC were working on a paper with regard to the Duty to Cooperate and how it could look across the authorities regarding D2N2. DCC were leading on how we can minimise resource implications. Setting out how we can agree on issues etc, for example, transport.

09/15. NEIGHBOURHOOD PLANS

A) PROTOCOL UPDATE

The Principal Planner presented a report which provided an update to Members on the implications of the Neighbourhood Planning (General) (Amendment) Regulations 2015 on the agreed Neighbourhood Planning Protocol in advance of reporting to Executive.

As Members were aware, Executive approved the Neighbourhood Planning Protocol at its meeting on the 5th January 2015.

The Protocol outlined the level of support Parish and Town Councils could expect from the District Council based on the requirements of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012.

At the time of the preparation of the Protocol, the Coalition Government was consulting on the introduction of revised timescales for the Designation of Neighbourhood Areas in order to speed up this early stage of the process. This was known to the Council and the Protocol was specifically prepared to follow the revised timescales being consulted on in order to 'future-proof' the Protocol.

Despite this, following the consultation exercise, the Coalition Government amended its proposals from that being consulted upon to reduce even further the timescales for the Designation of Neighbourhood Areas in most cases.

These amended proposals were carried forward and introduced through the making of the Neighbourhood Planning (General) (Amendment) Regulations 2015, which came into force on the 9th February 2015.

As a result, the Neighbourhood Planning Protocol needs to be updated to follow the requirements of the new Regulations.

Changes

The Neighbourhood Planning (General) (Amendment) Regulations 2015 introduced two changes:

- 1) changes to the timetable for determining applications for the Designation of a Neighbourhood Area; and
- 2) changes to clarify that a Sustainability Appraisal Report should be a submission document if the Neighbourhood Plan is likely to have significant environmental effects.

Regarding the first change, the 2012 Regulations stated that the timetable for determining applications for the Designation of a Neighbourhood Area was "as soon as possible", with at least a 6 week consultation period on the application.

The 2015 Regulations introduced the following more sophisticated provisions:

- a) where the application to designate a Neighbourhood Area falls in two or more LPA areas - a 20 week period for determining applications;
- b) where the application to designate a Neighbourhood Area is the whole Parish / Town Council area - a 8 week period for determining applications;
- c) all other cases - a 13 week period for determining applications.

Within this, in case b) at least a 4 week consultation period on the application, and in cases a) and c) at least a 6 week consultation period on the application.

Regarding the second change, the 2012 Regulations did not explicitly say whether Neighbourhood Plans needed to be subject to the Sustainability Appraisal process. The 2015 Regulations now make this more explicit. However, in practice a judgement is required once the scope of a Neighbourhood Plan has been established, e.g. whether it intends to allocate land for development, under the Sustainability Appraisal Regulations and this is not changed.

The main implication of these changes for the Council is that it reduces the time for the Governance Team to determine an application to designate a Neighbourhood Area. The Governance Team is aware of the changes to legislation and the implications for the protocol.

Based on these changes, the Neighbourhood Planning Protocol needs to be updated in order to reflect the changes to the timetable and consultation period.

Therefore, it is proposed to shorten the period for the Designation of Neighbourhood Areas from 10 weeks to 8 weeks, unless the application relates to more than one Parish / Town area, in which case the whole stage will take no longer than 13 weeks if both areas are within the District, or 20 weeks if one of the areas is outside the District.

Based on this situation, the Protocol has been updated and this is attached at Appendix 7a) i to this report (the proposed updates are shown in track changes) for information. It is intended that following reporting this to the Steering Group the revised protocol will be reported to Executive for consideration and adoption.

Moved by Councillor D. McGregor, seconded by Councillor B.R. Murray-Carr
RESOLVED that the Local Plan Steering Group notes the proposed updates to the Neighbourhood Planning Protocol in light of the Neighbourhood Planning (General) (Amendment) Regulations 2015.

10/15. ANY OTHER BUSINESS

The Planning Policy Manager would arrange an interim meeting/workshop for early September to identify a preferred strategic option. Members would be informed of the date.

(Planning Policy Manager)

11/15. DATE OF NEXT MEETING

Wednesday 30th September 2015.

The meeting concluded at 1140 hours.

Appendix 2C

BOLSOVER DISTRICT COUNCIL

LOCAL PLAN STEERING GROUP

Notes of a Local Plan Steering Group of the Bolsover District Council held on 28 July 2015 at 0930 hours in Chamber Suite 3, The Arc, Clowne.

PRESENT:

Members: -

Councillor D McGregor in the Chair

Councillor T Munro

Officers: -

J Arnold (Assistant Director of Planning and Environmental Health), H Fairfax (Planning Policy Manager), C McKinney (Principal Planner), A Rhodes (Principal Planner), J Hendy (Assistant Planner) and A Westray-Chapman (Assistant Director of Economic Growth).

APOLOGIES

No apologies received.

Cllr McGregor noted the importance to not delay the preparation of the Local Plan for Bolsover District and therefore it would be necessary to proceed with the workshop.

However, Cllr McGregor also noted the absence of the other members of the Local Plan Steering Group and advised it was important to ensure they were given the opportunity to hear the presentation about the Council's strategic options. As a result, it would be appropriate to re-run the workshop as soon as possible. JA advised a second workshop would be scheduled.

STRATEGIC OPTIONS FOR THE COUNCIL'S LOCAL PLAN (DRAFT)

HF introduced the purpose of the workshop and advised that CM would set out some of the background to the strategic options and then she would run through the options.

CM outlined the background to the housing target and the levels of residential growth to date. He continued to outline the level of granted planning permissions for residential development (commitments).

CM outlined the various factors that will influence the strategic options, namely:

- 1) The Vision and Objectives discussed at the recent meeting of the LPSG and currently out for internal consultation;
- 2) The Evidence Base developed by the Council;
- 3) The Consultation Responses received in October and November 2014.

CM then ran through a series of plans showing residential and employment commitments in some of the District's largest settlements.

HF then outlined the baseline for all of the Council's forthcoming strategic options and the levels of growth, on paper, across the District's settlements based on decisions already made by the Council.

HF advised that this baseline left the Council somewhere between 1,000 and 2,000 further dwellings to allocate. HF added that at this stage, it was not certain how much employment the Council would need to allocate. However, the initial findings of the Economic Development Needs Assessment would be incorporated into the re-run workshop should they be received in time.

HF outlined Option A – Focus on the more sustainable settlements, drawing attention to the intention to grow those settlements identified as being the most sustainable in the updated Settlement Hierarchy Settlement. HF explained this option would link well with the 'achieve sustainable development' elements of the drafted Vision and Objectives. The option would see high levels of growth in Clowne and Bolsover in particular.

Cllr McGregor advised he could see the sense in planning to grow the District's largest and more sustainable settlements, particularly if the benefits of growth reached more settlements. Cllr Munro noted the lower levels of growth in South Normanton and advised this made sense given the constraint of the Rough Close Works. Both Cllrs agreed that Option A represented a sensible option for the Council to explore through the sustainability appraisal process.

HF then outlined Option B – Focus on the more viable settlements, drawing attention to the intention to grow those settlements identified as being the most viable in the 2012 Viability Study. HF explained this option could support potentially greater amounts of economic growth by taking advantage of locations attractive to the house builder market. The option would see high levels of growth in Clowne, Barlborough and Bolsover in particular.

Cllr McGregor advised that a review of the Green Belt around Barlborough might be problematic and in particular if only to enable a relatively small number of dwellings. Higher levels of growth in Clowne may also prove difficult to accommodate for infrastructure reasons. Cllr Munro advised that the lack of growth to support brownfield sites was a concern but noted the need to explore this option.

HF outlined Option C – Focus on those settlements with brownfield sites, drawing attention to the intention to grow those settlements with large former industrial sites to help meet their regeneration needs. HF explained this option would link well with the 'regeneration' elements of the drafted Vision and Objectives. The option would see high levels of growth in Bolsover and Whitwell in particular.

Cllr McGregor advised that seeking to address those remaining brownfield sites was important to the Council and welcomed the emphasis given to this objective in this option. It was noted that brownfield sites were often challenging to bring forward and that viability concerns would be critical. In addition transport links are a key factor in the re-development of brownfield sites. However, it was agreed that this option should be appraised.

HF then outlined Option D – Focus on an East-West growth corridor, drawing attention to the intention to grow those settlements along the A617 in order to help facilitate a new road linking Shirebrook better to the M1. HF explained this option would link well with the desire in the Council's Growth Strategy for better links for Shirebrook. The option would see high levels of growth in Glapwell and Shirebrook in particular.

Cllr Munro advised that this option appeared challenging given the concerns over viability in Shirebrook. Sports Direct was currently operating from Shirebrook without a by-pass which paradoxically reduces the case for a by-pass. Cllr McGregor advised that the support for the Council's Growth Strategy was welcome provided it ensured the Council could get its Local Plan adopted.

AWC welcomed the chance to attend the Steering Group meeting. She added that her department's work on the Regeneration Frameworks was intended to follow the Council's preferred strategy for the Local Plan and so the background information and the discussion on the options were both very helpful in this work. AWC added that investment decisions across the Sheffield City Region and D2N2 were progressing quickly and that we needed to proceed quickly also to take full advantage. A devolution deal was currently being worked up by both LEP's. Cllr McGregor thanked AWC for her input and noted the need to proceed as quickly as possible to ensure the District does not miss out.

NEXT STEPS

JA commented that the options were being explored at this stage and it was intended that members of the Steering Group would input into this process. He added that in light of the Chair's desire to re-run the meeting officers will take on board these comments in advance of the second session.

HF outlined the that the next steps following the re-run workshop would involve sending the identified strategic options for sustainability appraisal and undertaking informal consultation on them with neighbouring authorities in line with the Duty to Co-operate.

Beyond this, HF advised that officers would bring back to Steering Group the findings of the sustainability appraisal and other discussions in September so that the Steering Group could identify its preferred option for the Local Plan for Bolsover District.

RECOMMENDATIONS

Cllr McGregor noted the recommendations and the need to progress the preparation of the Local Plan. As a result, Cllr McGregor supported the recommendations but stated they should not be acted upon until after the Steering Group meeting is re-run, provided the meeting can be re-run within the next week.

Appendix 2D

BOLSOVER DISTRICT COUNCIL

LOCAL PLAN STEERING GROUP

Notes of a Local Plan Steering Group of the Bolsover District Council held on 4 August 2015 at 1300 hours in Chamber Suite 3, The Arc, Clowne.

PRESENT:

Members: -

Councillor D McGregor in the Chair

Councillors T Munro, T Connerton, B Murray-Carr, B Watson

Officers: -

J Arnold (Assistant Director of Planning and Environmental Health), C McKinney (Principal Planner), A Rhodes (Principal Planner) and J Hendy (Assistant Planner).

APOLOGIES

An apology for absence was received on behalf of Councillor S Fritchley.

STRATEGIC OPTIONS FOR THE COUNCIL'S LOCAL PLAN (DRAFT)

JA introduced the purpose of the workshop and advised that CM would set out some of the background to the strategic options and then he would run through the options.

CM outlined the background to the housing target and the levels of residential growth to date. He continued to outline the level of granted planning permissions for both residential and employment development (commitments).

CM outlined the various factors that will influence the strategic options, namely:

- 1) The Vision and Objectives discussed at the recent meeting of the LPSG and currently out for internal consultation;
- 2) The Evidence Base developed by the Council;
- 3) The Consultation Responses received in October and November 2014.

CM then ran through a series of plans showing residential and employment commitments in some of the District's largest settlements.

JA then outlined the baseline for all of the Council's forthcoming strategic options and the levels of growth, on paper, across the District's settlements based on decisions already made by the Council.

JA advised that this baseline left the Council approximately 2,000 further dwellings to allocate. He added that at this stage, it was not certain how much employment the Council would need to allocate but that it was clear that the Council had a lot of employment land with either planning permission or allocated within the Bolsover District Local Plan (2000). However, work on an employment target will be reported to the Steering Group in September.

JA outlined Option A – Focus on the more sustainable settlements, drawing attention to the intention to grow those settlements identified as being the most sustainable in the updated Settlement Hierarchy Settlement. JA explained this option would link well with the ‘achieve sustainable development’ elements of the drafted Vision and Objectives. The option would see high levels of growth in Clowne and Bolsover in particular.

Cllr McGregor advised he could see the sense in planning to grow the District’s largest and more sustainable settlements, particularly if the benefits of growth reached more settlements. Cllr Munro noted the lower levels of growth in South Normanton and advised this made sense given the constraint of the Rough Close Works. Growth in South Normanton is not seen as a major priority. It was agreed that Option A represented a sensible option for the Council to explore through the sustainability appraisal process.

JA then outlined Option B – Focus on the more viable settlements, drawing attention to the intention to grow those settlements identified as being the most viable in the 2012 Viability Study. JA explained this option could support potentially greater amounts of economic growth by taking advantage of locations attractive to the house builder market. The option would see high levels of growth in Clowne, Barlborough and Bolsover in particular.

Cllr McGregor advised that a review of the Green Belt around Barlborough might be problematic and in particular if only to enable a relatively small number of dwellings. Higher levels of growth in Clowne may also prove difficult to accommodate for infrastructure reasons. Cllr Watson agreed that from his experience as a local member a review of the Green Belt would prove unpopular to the residents of Barlborough. General consensus in favour of retaining the Green Belt at Barlborough. However, it was agreed that Option B represented one that the Council needed to explore through the sustainability appraisal process.

JA outlined Option C – Focus on those settlements with brownfield sites, drawing attention to the intention to grow those settlements with large former industrial sites to help meet their regeneration needs. JA explained this option would link well with the ‘regeneration’ elements of the drafted Vision and Objectives. The option would see high levels of growth in Bolsover and Whitwell in particular.

Cllr McGregor advised that seeking to address those remaining brownfield sites was important to the Council and welcomed the emphasis given to this objective in this option. It was noted that brownfield sites were often challenging to bring forward and that viability concerns would be critical. It was agreed that this option should be appraised.

JA then outlined Option D – Focus on an East-West growth corridor, drawing attention to the intention to grow those settlements along the A617 in order to help facilitate a new road linking Shirebrook better to the M1. JA explained this option would link well with the desire in the Council’s Growth Strategy for better links for Shirebrook. The option would see high levels of growth in Glapwell and Shirebrook in particular.

Cllr Murray-Carr asked whether this option would include highway improvements to existing roads in Shirebrook, adding that Portland Drive would benefit from improvements. The challenges, such as the cost of large scale highway improvements, and benefits of this option were discussed. Cllr Munro questioned whether it would be more appropriate to link Shirebrook via the A632 to J29A of the M1. Cllr Murray-Carr noted the concerns about

deliverability but advised this option had merits. JA confirmed that this option will be considered.

NEXT STEPS

Cllr McGregor advised that at the Steering Group meeting on the 28th July the recommendations were approved, albeit it was agreed to wait until after this meeting so that the other members of the Steering Group could contribute.

CM outlined the that the next steps would now involve sending the identified strategic options for sustainability appraisal and undertaking informal consultation on them with neighbouring authorities in line with the Duty to Co-operate.

CM added that officers would bring back to Steering Group the findings of the sustainability appraisal and other discussions in September so that the Steering Group could identify its preferred option for the Local Plan for Bolsover District.

RECOMMENDATIONS

Members welcomed the discussion and Cllr McGregor moved the recommendations.

Appendix 2E

Note of members Briefing Session 16th September 2015 **to follow**.