

**Bolsover District Council**

**Planning Committee**

**9<sup>th</sup> December 2015**

**Eleventh Annual Monitoring Report**

**Report of the Joint Assistant of Planning and Environmental Health**

This report is public

**Purpose of the Report**

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

**Report Details**

**Background**

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

**Issues for consideration – co-operation**

- 1.4 This section of the report outlines ongoing work with neighbouring authorities.
- 1.5 The Council has continued to work with other authorities to identify common issues and to ensure development needs such as infrastructure are addressed across district boundaries, and that the development needs of the wider area are met.

- 1.6 In addition to continuing to work with established groups, in February 2015 the Strategic Alliance Joint Committee authorised the setting up of a Coalite Project Control Board<sup>1</sup>. The Board is made up of senior members and officers from both authorities to oversee the development of a Regeneration Strategy and Action Plan for this large cross boundary site. This represents a positive step to achieving the necessary co-operation in respect of this strategic cross-boundary site.
- 1.7 The initial stage of consultation in respect of the new Local Plan for Bolsover District on what the new Local Plan should contain was undertaken in October/November of the monitoring year. The consultation generated 122 submissions. These are being used to inform the next stages of the development of the Plan.
- 1.8 Work with neighbouring authorities has taken place both through a broad range of groups<sup>2</sup> and on a one to one basis. No formal requests to accommodate the development needs of another authority were received in the monitoring period.

### **Issues for consideration - Evidence Base**

- 1.9 The following studies and reports were completed in the monitoring year:

- New Local Development Scheme October 2014
- Updated Statement of Community Involvement October 2014
- Five Year Supply (2014 annual update) February 2015
- Schedule of Committed and Submitted Residential and Employment Sites March 2015
- 2014 Annual Monitoring Planning Monitoring Report April 2015

- 1.10 In addition, work commenced/ continued on the following studies in the monitoring year:

- Settlement Hierarchy Study (April 2015)
- Interim Transport Evidence Information Note (April 2015)
- Gypsy and Traveller Accommodation Assessment covering Derbyshire and East Staffordshire (June 2015)
- Economic Development Needs Assessment (October 2015)
- Local Plan for Bolsover District – Sustainable Appraisal Scoping Report (May 2015)

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<sup>1</sup> At their meeting on 16<sup>th</sup> February 2015. Minute SA 08/15 refers

<sup>2</sup> Local Enterprise Partnership wide; County wide; and Housing Market Area wide,

- Local Plan for Bolsover District: Identified Strategic Options – Sustainability Appraisal Report (October 2015)

### **Issues for consideration - milestones**

- 1.11 A statutory requirement of the Annual Planning Monitoring Report is to report on progress made against the timetable in the Council's Local Development Scheme (LDS). A new LDS came into force on 17<sup>th</sup> October 2014.
- 1.12 All of the milestones in the Local Development Scheme in the monitoring year were met.

### **Issues for consideration – Applications and Appeals**

- 1.13 2014/15 continued to see a significant increase in the number of planning applications determined (599 – up from 541 in the previous monitoring year). Despite the increased workload (as measured by the number of applications determined in time) performance has continued to improve across all types of application. The number of major housing applications determined again increased in the monitoring year. Overall 94% of all planning applications made were granted.

### **Issues for consideration - Contextual Indicators and Managing Development Impacts**

- 1.14 Contextual indicators describe broad, social, environmental, and economic trends in the district.
- 1.15 Bolsover is one of ten local authority districts across England that has experienced the greatest relative improvement in deprivation levels. There was a further slight fall (1 percentage point) in unemployment in the district in the monitoring year. The indicators show a disparity in wage levels in the district. Whilst the annual salary for people **living** in the district has fallen for the second consecutive year, salaries of people **working** in the district have continued to rise.
- 1.16 In the past life expectancy in Bolsover for both men and women has lagged behind national and regional averages. In recent years this gap has been narrowing. However, the latest figures are showing a slight decrease in life expectancy in the district.
- 1.17 The report shows that the targets in relation to flood defence and water quality, air quality, hazardous substances, and waste reduction have all been met again this year.

### **Issues for consideration – Housing**

- 1.18 253 (net) new dwellings were constructed in the district in the monitoring year. This is the highest number of new dwellings built in the district since 2005/06.

- 1.19 16 of the new dwellings constructed were affordable dwellings. Whilst below the monitoring target (60%) over 50% of the new dwellings were built on brownfield land.
- 1.20 Most of the dwellings built in the district were built in South Normanton (57 out of the net total of 253). 151 new dwellings were constructed in the four main settlements in the district (60%).
- 1.21 As shown in the report on the five year housing supply, the Council does not have a five year supply of affordable housing. The requirement and shortfall amounts to a supply of 3.3 years. This is an improvement on the 2.5 years of supply in the last monitoring year. Details of the sites included in the five year supply are set out in appendix 7 of the Annual Monitoring Report.

### **Issues for consideration – Employment**

- 1.22 2,944 square metres of floorspace were developed in the district in the monitoring year. This is lower than recent years. However, a large extension to the Sports Direct complex in Shirebrook is currently under construction, and this development will provide approximately 100,000 square meters of employment floorspace.
- 1.23 926 square meters of floorspace was developed for research and development at the Laing O'Rourke site on the former Steetley colliery site. 80.9% of employment floorspace was constructed on brownfield land. This is well above the target of 60% and a considerable improvement on the last two years (27% and 10.2%).
- 1.24 As creating new jobs is a priority for the Council planning policies aim to minimise the loss of employment land and premises. Only 0.26ha of employment land was lost to residential use in the year.
- 1.25 The monitoring of employment land shows not only that employment floorspace is being developed to provide new jobs, but also that there is still a wide range of land available to accommodate new employment uses throughout the district. The amount of land allocated or with planning permission amounts to 99.18 hectares or 10.72 years of supply.

### **Issues for consideration – Shopping and Town Centres**

- 1.26 1,076 square metres of new floorspace was created in the district for retail/town centre uses. New convenience stores were developed in Whitwell, Tibshelf, and South Normanton. However there was also a loss of 2,512 m<sup>2</sup> of town centre use floorspace. The losses were all due to conversions for residential use. These conversions created 21 new dwellings. However, they also resulted in an overall loss of 1,436m<sup>2</sup> of former retail and other town centre uses within the district in the monitoring year.

### **Issues for consideration – Community Facilities, Recreation, and Tourism**

- 1.27 Green spaces are an important part of many people's lives. They offer opportunities to exercise, play, relax and enjoy wildlife. 6,000m of new Greenway was created in the monitoring year (mainly along the Archaeological Way from South Shirebrook to

the north end of Poulter Country Park). This is a considerable increase on the last two years (1,090m and 693m).

- 1.28 This section also details the visitor numbers to key tourist attractions in the district (Hardwick Hall, Bolsover Castle and Creswell Crags). The figures for the monitoring year appear to show reductions in visitor numbers to Hardwick Hall and Creswell Crags. However, this year's figures should be treated with considerable caution for the purposes of comparison as the source of this information has changed this year. Hardwick Hall continues to be the most popular tourist destination, followed by Bolsover Castle and then Creswell Crags.

#### **Issues for consideration – Transport and Accessibility**

- 1.29 The indicators in this section help to assess how sustainable major<sup>3</sup> new housing developments in the district are by measuring the distances between sites and essential services. Once again all of the sites were within the targets for essential services. In addition there were improvements in the percentage of sites built within 2,000m of a secondary school (from 71% and 50% in the last 2 years to 80% this year).

#### **Issues for consideration - Conservation of the Historic and Built Environment**

- 1.30 The Council has a duty to protect buildings and places of historic interest. When well maintained older buildings can add character and help to create attractive places. All of the targets for the indicators in this section were met in the monitoring year, with no losses of listed buildings or developments affecting scheduled ancient monuments.
- 1.31 The Stage 2 bid to Heritage Lottery Fund for New Bolsover Model Village was submitted in August 2015, and a decision is expected this month (December 2015). If successful, the funding would allow for the enhancement of this important historic part of the district.

#### **Issues for consideration – Countryside and Natural Environment**

- 1.32 There has been no net loss of Sites of Special Scientific Interest for the eleventh year running. However, there were some losses (mainly parts of sites) of Local Wildlife sites in the monitoring year.

## **2 Conclusions and Reasons for Recommendation**

- 2.1 The Annual Planning Monitoring Report shows that the saved policies in the Bolsover District Local Plan are being used effectively. The level of housing being delivered in the monitoring year is the highest for almost a decade. New housing and employment land is in the process of being developed. New retail development is taking place in the district, but this was counterbalanced this year by the loss of retail and town centre floorspace to residential use.

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<sup>3</sup> Major new housing developments = 10 dwellings or more.

Overall, policies in the current Local Plan continue to be effective in helping to deliver much needed growth in the district.

### **3 Consultation and Equality Impact**

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

### **4 Alternative Options and Reasons for Rejection**

- 4.1 As noted at paragraph 1.1 above there is a requirement under Part 8 and paragraph 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 to produce an Annual Planning Monitoring Report.

### **5 Implications**

#### **Finance and Risk Implications**

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

#### **Legal Implications including Data Protection**

- 5.2 In addition to the above requirement under the regulations, the Council has a statutory duty under Part 2 and Section 13 of the Planning and Compulsory Purchase Act 2004 to keep under review the matters which may be expected to affect the development of their area.

#### **Human Resources Implications**

- 5.3 The assessment can be met within existing staffing resources.

### **6 RECOMMENDATIONS**

#### **6.1 That the Planning Committee:**

- 1) **Notes the content of the report and authorises the publication of the eleventh Annual Planning Monitoring Report on the Council's website.**
- 2) **Delegates authority to the Joint Assistant Director of Planning and Environmental Health in consultations with the Chair and Vice Chair of Planning Committee to make any minor textural changes prior to publication.**

## 7 Decision Information

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

## 8 Document Information

Appendix No	Title
A	Annual Planning Monitoring Report Eleventh Edition 1 <sup>st</sup> April 2014 – 31 <sup>st</sup> March 2015
<b>Background Papers</b> (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)	
<b>Report Author</b>	
<b>Contact Number</b>	
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