

Bolsover District Council

Local Plan Steering Group

Date of meeting - 25th January, 2016

<p>Report on Suggested Strategic Sites – Bolsover North</p>

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

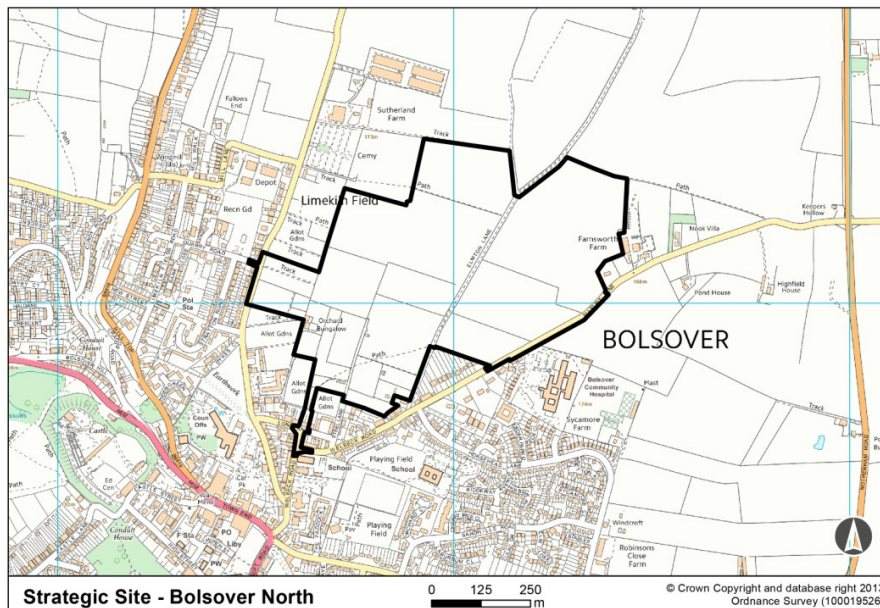
Purpose of the Report

- To outline the considerations relating to the Suggested Strategic Site of Bolsover North;
- To provide Members with a recommendation on whether the site should be taken forward for further consideration as part of the Local Plan Preferred Option.

1 Report Details

Background

- 1.1 Members will recall that one of the suggested strategic sites included in the Local Plan for Bolsover District: Identified Strategic Options consultation document was Bolsover North.
- 1.2 For information, the suggested Bolsover North strategic site (the suggested site boundary is shown below) is a mixed use development, incorporating approximately 900 dwellings, a relocated Infant School, an Extra Care Facility, a new town park and associated highway, greenway and cycle route improvements.



1.3 This report outlines the range of considerations that the Council will need to take into account when determining whether this suggested strategic site should influence the Council’s spatial strategy for the Local Plan. These are:

- Local Plan Vision and Objectives;
- Findings of the sustainability appraisal;
- Consultation responses.

Local Plan Vision and Objectives

1.4 The Local Plan Vision approved by Members and published in October 2015 for public consultation identified the Council’s desire for Bolsover District to be “a growing district, undergoing an economic and visual transformation”; that “a range of new housing will have met the needs of a growing and aging population”; that “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”; and that places will be created in which “people want to live” and that “reinforced the distinctive character of settlements in the District”.

1.5 Supporting this Vision are the published 16 Local Plan Objectives. Whilst all are relevant, Objective A: Sustainable Growth, Objective G: Infrastructure and Objective N: Meeting Housing Needs relate most to the identified statements within the Vision and support the Council’s desire for new housing growth and infrastructure provision. These are particularly derived from the Council’s Growth Strategy and its Economic Development and Housing Strategy.

1.6 As reported to Members earlier on the agenda, a relatively large number of representations were received on the Local Plan Vision and Objectives. However, none of these fundamentally undermine the elements of the Vision and the Objectives stated.

1.7 Whilst it is considered that the Local Plan Vision could be delivered by pursuing a number of strategies that would not necessarily include the suggested Bolsover North site, it is noted that the Bolsover North proposal would provide the opportunity

to grow the residential offer of Bolsover, one of the District's most sustainable settlements.

- 1.8 Members will be aware that the Bolsover North proposal has previously been considered by the Council in respect of the plan making work on the former Local Plan Strategy. Related to this, an application for outline planning permission for this site is currently awaiting determination (ref. 14/00080/OUTEA) and it is expected that this application will be reported to Planning Committee no earlier than March. Based on this background, it is known that the Bolsover North proposal is proposed by two house building companies and that it would be built out in at least six phases over 13 years from approval of reserved matters and that the proposal is sufficiently viable to deliver the majority of its infrastructure requirements.
- 1.9 On this basis, whilst it would be expected that the application will be determined prior to the submission of the Council's Local Plan for Examination and thus could become a reasonably fixed point within the strategy, at this stage it is considered that the Bolsover North site has the potential to contribute strongly to the delivery of the Local Plan Vision's statements regarding housing growth and infrastructure provision.

Findings of Sustainability Appraisal

- 1.10 The Sustainability Appraisal process is one of the legal tests for plan making. It is intended to be iterative with the findings of the Appraisal considered at key stages so that this informs the preparation of a Local Plan. The Council will be tested on its compliance with this legal test by an Inspector at the Local Plan Examination.
- 1.11 As reported to the meeting of the Steering Group in December, the Sustainability Appraisal Report advises that positive and significant positive effects have been identified for the Bolsover North site in the areas of housing, economy, education, regeneration and health. However, significant negative effects have been identified in respect of water (due to a lack of wastewater treatment capacity in the District) and for resource use (due to being in minerals consultation areas). As this residential proposal would result in the substantial loss of greenfield land, significant negative effects have been identified in respect of land use.
- 1.12 To help mitigate the potential negative effects and to enhance the positive effects associated with the implementation of this suggested strategic site, the Sustainability Appraisal Report identifies a range of measures for the Council to consider pursuing. These measures include in particular the provision of protection for existing wildlife sites, creation of new green biodiversity corridors, policies to ensure setting of heritage assets are protected, proposals for new uses for buildings at risk, green travel plans, sustainable drainage schemes and careful design requirements on settlement edges.
- 1.13 On this basis, it is considered that the Bolsover North site has a number of benefits but also a number of negative effects that would need to be addressed if pursued. However, as indicated above, measures have been identified as to how these negative effects could be addressed and these measures would form part of the discussions with the site proponent and should inform how the detailed proposals are developed if the Bolsover North site is supported at this stage.

Summary of consultation responses

- 1.14 In response to the Council's question on whether the suggested Bolsover North strategic site should influence the Council's spatial strategy either in whole or in part, 38 representations were received from a range of local residents and organisations, national organisations and local authorities, the site proponent and the proponents of other potentially competing sites, and other interested individuals.

Feedback from local residents

- 1.15 Feedback from local residents accounted for 27 of the 38 representations received and was predominantly in the form of objections (15 representations) to the suggested Bolsover North site influencing the Council's spatial strategy, although there was also some support for it also (12 representations). This feedback is summarised below:

Local objection -

- because the site is greenfield, priority should be given to brownfield sites;
- will destroy good quality agricultural land;
- the site is far too big for Bolsover;
- existing road network is poor, schools and health centre can't cope now, infrastructure will need to improve to accommodate the development;
- drainage concerns on the east of Steel Lane;
- best of the options but spoilt by not including employment uses;
- smaller stalled sites should be built on first.

Local support -

- support for spreading growth around the District and trying to give all communities something;
- opportunities for healthier living, extra care facility;
- development in line with town's needs but smaller sites needed too;
- this appears to come closest to building a complete sustainable community.

Feedback from national organisations and local authorities

- 1.16 Feedback from national organisations and local authorities was predominantly in the form of comments on the suggested Bolsover North site that the Council should take account of when determining whether to include the suggested strategic site within its Local Plan in principle, or comments that raise issues that would need to be addressed when examining the detail of the proposal to support an allocation. This feedback is summarised below:

Strategic issues -

- Highways England - the site approximately 3 miles from M1 J29a and thus its impacts on M1 J29a are likely to be limited but will contribute to cumulative impacts which may need to be reviewed in the context of previous M1 J29a assessments.

- Derbyshire County Council - this proposal is supported but some details need to be addressed (through application), in particular the proposal's relationship to the highway link associated with former Morrisons proposal.

Site issues -

- Historic England - Bolsover Conservation Area is nearby and currently categorised 'at risk' and therefore it would be helpful to consider how growth in the town could help address this issue.
- Environment Agency - the site is located on land adjacent to Sutherland Farm, an intensive poultry farm that is permitted and regulated by the Environment Agency. As a result, we are concerned that there will be houses in close proximity to the boundary of the intensive poultry farm, which has the potential to generate amenity issues for future occupants of the new houses. However, we are aware that the potential amenity issues should be addressed through determination of the planning application.

Feedback from the site proponent

- 1.17 The Bolsover North Consortium via their agent, set out their justification for the inclusion of Bolsover North and a number of infrastructure improvements that they consider their proposal could deliver. This feedback is summarised below:

Justification for the site's inclusion is:

- the package of community benefits and mitigation measures will ensure that an attractive and sustainable urban extension will be created delivering a range of homes as well as offering good and save access to a range of conveniently situated facilities and services;
- there are no insurmountable issues that cannot be overcome and the site is deliverable in the short term, with two willing house builders that will ensure the development can be built out over the plan period and deliver much needed housing to Bolsover town and the district as a whole;
- whilst the site is greenfield in character, it is very close to key services and facilities as well as the Bolsover Town Centre - other benefits of the scheme are the provision of 1 hectare of land for a single form entry school, the development of a Town Park, both of which will have a significant, positive, social effect on the community;
- whilst the loss of greenfield land maybe considered to have a negative effect in sustainability terms, the green infrastructure open space provision and mitigation measures identified on the proposal together with biodiversity enhancement throughout the scheme seeks to ensure that the impact of the development will not be significant;
- if approved, the construction activity will generate 110 direct Full Time Equivalent jobs over the build period in addition to 308 FTE jobs created in the wider community, with further jobs created in relation to the school and extra care facility as well as by the additional household expenditure for residents - this means the Bolsover North proposal will have a positive effect on the economy;

- there is a strong certainty that this well-conceived and planned strategic option will deliver additional houses for Bolsover in the short term to support the level of growth required to fulfil the vision and objectives set out within the Local Plan.

Feedback from the other site proponents

1.18 Feedback from other site proponents was limited but, unsurprisingly, in the form of objections to the suggested Bolsover North proposal. This feedback is summarised below:

- concern about delivery and how long it will take - there are many smaller potential site options that don't have this potential constraint to overcome;
- priority should be given to brownfield sites.

Overall feedback from consultation exercise

1.19 Overall, based on the feedback received it is concluded that the Bolsover North site will not form a popular decision with a number of local residents and potentially rival site proponents. However, the consideration of whether to make the site, either in whole or in part, a key building block of the Council's spatial strategy will hinge primarily upon the strategic merits of the suggested site and whether the Council considers that inclusion of the Bolsover North site will aid its efforts to prepare a Local Plan that will meet the soundness tests at Examination.

1.20 In terms of the merits for the Bolsover North site, it is noted that the proponents of the site make a number of statements about why the site should be included and what it could help deliver for Bolsover and the District as a whole. Whilst these have been tested to a degree through past plan making work and consideration of the application, they are not disputed at this stage given that the site proponent is a known entity. However, should it be decided in principle that the site should be included, either in whole or in part, the information provided by the site proponent will be tested further to ensure that the site is deliverable and can sufficiently contribute to the Council's requirements

1.21 It is also clear from the consultation exercise that the Bolsover North site, if included, will be challenged by potentially rival sites on the grounds listed above. However, the listed grounds, in particular the one relating to deliverability, relate well to the type of testing the Council would put any site through. Therefore, should the Council decide at this stage it wants to include the Bolsover North site, in whole or in part, within its Local Plan, the Council will need to ensure that the site proponents can demonstrate their proposal is deliverable.

2 Conclusions and Reasons for Recommendation

2.1 The information set out in the report about the suggested strategic Bolsover North site indicates that:

- the suggested proposal could contribute well to the Council's Growth Strategy and Economic Development and Housing Strategy and align with the

established Local Plan Vision and Objectives, in particular for Objective A: Sustainable Growth, Objective G: Infrastructure and Objective N: Meeting Housing Needs, within one of the District's most sustainable settlements;

- within the Sustainability Appraisal process, a number of benefits and a number of negative effects have been identified that would need to be addressed if the site was supported in principle. However, measures have been identified as to how this could be done and the identified measures would form part of the discussions with the site proponent about the form of the development and would inform how the detailed proposals are developed if the Bolsover North site is supported at this stage;
- support for the site would not be popular with those people living near the site and would be challenged through the plan making process by proponents of other sites.

2.2 As stated in item 4c, the need for Bolsover North within the overall Preferred Option for the Local Plan is partially dependent on the consideration of the preferred option for the Housing Target, given the large quantum of housing this site could potentially deliver.

2.3 Members will recall that during the development of the potential options for consultation and for Sustainability Appraisal, the Steering Group had expressed some support for a medium Housing Target (Option B: 240 dwellings per year) and a high Employment Target (Option C: 100 hectares of employment land over the plan period). However, Members also wanted to provide the opportunity for public consultation on all the options prior to providing a steer to Planning Committee in relation to the selection of the Preferred Options for the Local Plan for Bolsover District.

2.4 In light of this position, advice from officers is that given the Council's ambitions for growth the Bolsover North site would at this stage appear to represent a strategic development that could significantly help to deliver the Council's Local Plan Vision and Objectives and should be taken forward for further consideration and investigation.

2.5 Should Members support the inclusion of Bolsover North in whole or in part within the Local Plan, then officers would set about examining and testing the site proposals in more detail, feeding back to Members at future meetings of the Steering Group on progress, so that the Council can be suitably confident that the site warrants inclusion in the draft Local Plan for Bolsover District, scheduled to be published in September 2016 for public consultation.

3 Implications

Finance and Risk Implications

3.1 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

3.2 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

3.3 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.

4 Recommendations

4.1 That the Local Plan Steering Group:

- a) considers the contents of this report and considers reports 4c, 4d and 4i on this agenda in relation to the preferred options for the Housing and Employment Targets and Spatial Strategy Options;
- b) supports the proposal to take forward the suggested strategic Bolsover North site for further consideration as part of the Local Plan Preferred Option and that this forms part of the Steering Group’s recommendation to Planning Committee.

5 Document Information

Appendix No	Title
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)	
Consultation responses	
Report Author	Contact Number
Helen Fairfax	Ext 2299/7168

Report Reference –

Bolsover District Council

Local Plan Steering Group

Date of meeting - 25th January, 2016

Report on Suggested Strategic Sites – Former Coalite Chemical Works site

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

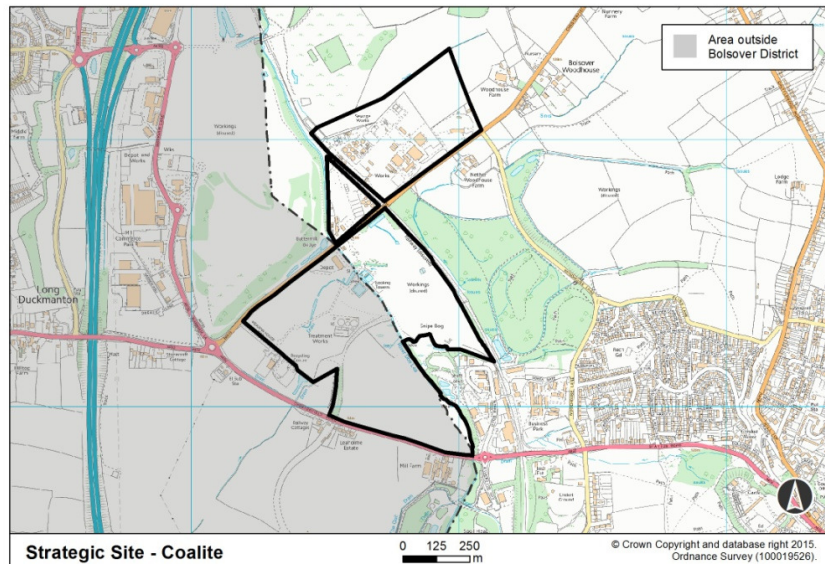
Purpose of the Report

- To outline the considerations relating to the Suggested Strategic Site of the former Coalite Chemical Works site;
- To provide Members with a recommendation on whether the site should be taken forward for further consideration as part of the Local Plan Preferred Option.

1 Report Details

Background

- 1.1 Members will recall that one of the suggested strategic sites included in the Local Plan for Bolsover District: Identified Strategic Options consultation document was the former Coalite Chemical Works site.
- 1.2 For information, the suggested the former Coalite site strategic site (the suggested site boundary is shown below) is a mixed use development, incorporating 70,000 sq.m. of employment land, a transport hub, an energy centre and a visitor centre / museum in Bolsover District, and approximately 800 dwellings and a local centre in North East District..



1.3 This report outlines the range of considerations that the Council will need to take into account when determining whether this suggested strategic site should influence the Council’s spatial strategy for the Local Plan. These are:

- Local Plan Vision and Objectives;
- Findings of the sustainability appraisal;
- Consultation responses.

Local Plan Vision and Objectives

1.4 The Local Plan Vision approved by Members and published in October 2015 for public consultation identified the Council’s desire for Bolsover District to be “an attractive location for new and growing businesses”; that there would be “local initiatives to improve the quantity, range and quality of jobs in the District”; that “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”, that “brownfield sites in the District will have been remediated”, that “a range of new housing will have met the needs of a growing and aging population” and that “increased open spaces, green infrastructure and biodiversity networks will have improved settlements and their settings”. The Local Plan Vision also identifies that “development will have taken place in the towns and larger villages”.

1.5 Supporting this Vision are the published 16 Local Plan Objectives. Whilst all are relevant, Objective E: Regeneration, Objective I: Green Spaces and Green Infrastructure, Objective M: Employment Opportunities, Objective N: Meeting Housing Needs and Objective O: Place Making relate most to the identified statements within the Vision and support the Council’s desire for the remediation of brownfield sites, new employment opportunities and improved green infrastructure.

1.6 As reported to Members earlier on the agenda, a relatively large number of representations were received on the Local Plan Vision and Objectives. However, none of these fundamentally undermine the elements of the Vision and the Objectives stated.

- 1.7 Whilst it is considered that the Local Plan Vision could be delivered by pursuing a number of strategies that would not necessarily include the suggested the former Coalite site, it is noted that the proposal would provide the opportunity to remediate one of the few remaining large scale brownfield sites in the District. Its location on the North-West edge of Bolsover means that the site is within one of the District's most sustainable settlements.
- 1.8 Members will be aware that the former Coalite proposal has previously been considered by the Council in respect of the plan making work on the former Local Plan Strategy. Related to this, the application for outline planning permission for the part of the site in Bolsover District has recently been determined (ref. 14/00089/OUTEA) and it is expected that the application for the part in North East Derbyshire District will be determined in due course. Based on this background, it is known that the now approved employment land in Bolsover District is speculative, with no end user is yet in place, but that significant decontamination is required in advance of development taking place.
- 1.9 Notwithstanding this, it is noted that the former Coalite site already forms part of the employment land commitments and therefore would be expected to contribute to the delivery of the Local Plan Vision's statements regarding regeneration, diversification of the District's economic base and provision of green infrastructure.

Findings of Sustainability Appraisal

- 1.10 The Sustainability Appraisal process is one of the legal tests for plan making. It is intended to be iterative with the findings of the Appraisal considered at key stages so that this informs the preparation of a Local Plan. The Council will be tested on its compliance with this legal test by an Inspector at the Local Plan Examination.
- 1.11 As reported to the meeting of the Steering Group in December, the Sustainability Appraisal Report advises that positive and significant positive effects have been identified for the former Coalite site in the areas of housing, economy, regeneration and health. However, significant negative effects have been identified in respect of water (due to a lack of wastewater treatment capacity in the District). As this mixed use residential and employment proposal would result in the redevelopment of brownfield land, significant positive effects have been identified in respect of land use.
- 1.12 To help mitigate the potential negative effects and to enhance the positive effects associated with the implementation of this suggested strategic site, the Sustainability Appraisal Report identifies a range of measures for the Council to consider pursuing. These measures include in particular the provision of protection for existing wildlife sites, creation of new green biodiversity corridors, policies to ensure setting of heritage assets are protected, proposals for new uses for buildings at risk, green travel plans, sustainable drainage schemes and careful design requirements on settlement edges.
- 1.13 On this basis, it is considered that the former Coalite site has a number of benefits but also a number of negative effects that would need to be addressed if pursued. However, as indicated above, measures have been identified as to how these negative effects could be addressed and these measures would form part of the

discussions with the site proponent and should inform how the detailed proposals are developed if the former Coalite site is re-supported at this stage.

Summary of consultation responses

- 1.14 In response to the Council's question on whether the suggested former Coalite strategic site should influence the Council's spatial strategy either in whole or in part, 50 representations were received from a range of local residents and organisations, national organisations and local authorities, the site proponent and the proponents of other potentially competing sites, and other interested individuals.

Feedback from local residents

- 1.15 Feedback from local residents accounted for 30 of the 50 representations received and was largely in the form of support (22 of the representations) for the suggested former Coalite site influencing the Council's spatial strategy, although a small number of objections were also received (8 representations). This feedback is summarised below:

Local support -

- because it is a brownfield site;
- because this blot on the landscape should be developed as quickly as possible, making the area an asset for the town;
- provided supporting infrastructure is put in place to support it;
- because it would reduce pressure on greenfield sites;
- because it would cause less disruption to the local road network.

Local objection -

- the geographic location of the site means it will need its own education and health services;
- transport links to the town centre are not good enough;
- the site might be suitable for commercial development, but not residential;
- the environmental problems of the site;
- the cost of remediation / decontamination will be prohibitive;
- the impact from HS2 makes this site undesirable;
- the site is too large, with little community benefit and will mirror Markham Vale which is unattractive;
- housing close to M1 would put new households at risk of harm from pollution and car based journeys would be likely.

Feedback from national organisations and local authorities

- 1.16 Feedback from national organisations and local authorities was predominantly in the form of comments on the suggested former Coalite site that the Council should take account of when determining whether to include the suggested strategic site within its Local Plan in principle, or comments that raise issues that would need to be addressed when examining the detail of the proposal to support an allocation. This feedback is summarised below:

Strategic issues -

- Highways England - the site will have impacts on J29A and as a result improvements have been required as conditions of any planning permission.
- Derbyshire County Council - we have strong concerns about landscape impact. Site has flooding issues although the transport impact can be managed. However, schools nearby are already under pressure.
- Chesterfield Borough Council - cross boundary issues need to be fully considered.
- North East Derbyshire District Council - cross boundary site. NEDDC position has been to safeguard the land from inappropriate, piecemeal development that would undermine the comprehensive remediation of the site. Due to the uncertainties associated with this, our approach was to ensure that the Local Plan would not be dependent on the site's delivery, so excluding it from how the housing or employment targets would be met during the plan period. Duty to Co-operate work needs to continue.

Site issues -

- Historic England - the development of this site is likely to impact on the setting of Bolsover Castle. This comment has been provided in respect of the two applications for outline planning permission but will need to be addressed through the Local Plan and at the reserved matters stage.
- The Coal Authority - the site is in an area of surface coal resource and as a consequence it has the potential to sterilise mineral resources that should be safeguarded in accordance with National Planning Policy Framework.
- Environment Agency - if progressed, site-specific policy should include reference to opportunities to enhance the River Doe Lea and its biodiversity, as well as achieving Water Framework Directive objectives.

Feedback from the site proponent

- 1.17 Bolsover Land Limited via their agent, set out their justification for the inclusion of the former Coalite site. This feedback is summarised below:

Justification for the site's inclusion is:

- the application, which has been approved by Members, will deliver 68,351sq.m of B2 / B8 industrial warehouse development, 19,464sq.m of open storage and a 1,095sq.m museum / visitor centre in Bolsover;
- the development will enable the delivery of a vacant brownfield site, and, perhaps most importantly, will ensure the remediation of the site;
- the redevelopment will have a significant positive effect on the economy given the scale of the employment land provision, which would attract inward investment, stimulate additional job growth and support proposals associated with the Sheffield City Region Strategic Economic Plan, the M1 Strategic Growth Corridor and the D2N2 Local Enterprise Partnership (2014) Strategic Economic Plan, which identifies the site as a specific development opportunity.

Feedback from the other site proponents

1.18 Feedback from other site proponents was, unsurprisingly, in the form of objections to the suggested former Coalite proposal. This feedback is summarised below:

- concern about delivery and how long it will take to happen;
- the site is not sustainably located in relation to Bolsover and housing will not contribute to BDC housing target anyway;
- contamination is a problem for residential development, although employment development is welcome but will have an adverse visual impact on surroundings;
- former use does not justify its development and the proposal is likely to be fraught with viability problems.

Overall feedback from consultation exercise

1.19 Overall, based on the feedback received it is concluded that the former Coalite site will form a popular decision with a number of local residents and other interested individuals. Whether the Council ultimately considers that inclusion of the site will aid its efforts to prepare a Local Plan that will meet the soundness tests at Examination is yet to be determined. However, at this stage the consideration of whether to include the site within the Local Plan is largely determined by the positive decision on the planning application.

1.20 In terms of the merits for the former Coalite site, it is noted that the proponents of the site make a number of statements about why the site should be included and what it could help deliver for Bolsover and the District as a whole. Whilst not fully tested yet in plan making terms, given the recent consideration and decision of the Planning Committee these statements are not disputed at this stage. However, should it be reconfirmed in principle that the site should be included, either in whole or in part, the information provided by site proponent will be tested further to ensure that the site is deliverable and can sufficiently contribute to the Council's requirements.

1.21 It is also clear from the consultation exercise that the former Coalite site, if ultimately included, will be challenged by potentially rival sites on the grounds listed above. However, the listed grounds, in particular the one relating to deliverability, relate well to the type of testing the Council would put any site through. Therefore, should the Council reconfirm at this stage it wants to include the former Coalite site, in whole or in part, within its Local Plan, the Council will need to ensure that the site proponents can demonstrate their proposal is deliverable.

2 Conclusions and Reasons for Recommendation

2.1 The information set out in the report about the suggested strategic former Coalite Chemical Works site indicates that:

- the suggested proposal could contribute well to the Council's Growth Strategy and Economic Development and Housing Strategy and align with the established Local Plan Vision and Objectives, in particular for Regeneration,

Green Infrastructure and Employment Opportunities, within one of the District's more sustainable settlements;

- within the Sustainability Appraisal process, a number of benefits and a number of negative effects have been identified that would need to be addressed if the site was supported in principle. However, measures have been identified as to how this could be done and the identified measures would form part of the discussions with the site proponent about the form of the development and would inform how the detailed proposals are developed if the former Coalite site is reconfirmed at this stage;
- support for the site would be popular with a relatively large number of people in Bolsover and elsewhere in the District, but would be challenged through the plan making process by proponents of other sites.

2.2 As stated in item 4d, the inclusion of the former Coalite site within the overall Preferred Option for the Local Plan is at this stage largely dictated by the recent granting of outline planning permission.

2.3 Members will recall that during the development of the potential options for consultation and for Sustainability Appraisal, the Steering Group had expressed some support for a medium Housing Target (Option B: 240 dwellings per year) and a high Employment Target (Option C: 100 hectares of employment land over the plan period). However, Members also wanted to provide the opportunity for public consultation on all the options prior to providing a steer to Planning Committee in relation to the selection of the Preferred Options for the Local Plan for Bolsover District.

2.4 In light of this position, advice from officers is that at this stage the former Coalite site will contribute to the employment land supply, unless when tested in more detail later this year the former Coalite site appears to not be deliverable within the Local Plan plan period.

2.5 Should Members support the inclusion of the former Coalite site within the Local Plan, then officers would set about examining and testing the site proposals in more detail, including continued joint working with North East Derbyshire District Council and Chesterfield Borough Council under the Duty to Co-operate, feeding back to Members at future meetings of the Steering Group on progress, so that the Council can be suitably confident that the site warrants inclusion in the draft Local Plan for Bolsover District, scheduled to be published in September 2016 for public consultation.

3 Implications

Finance and Risk Implications

3.1 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

3.2 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

3.3 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.

4 Recommendations

4.1 That the Local Plan Steering Group:

- a) considers the contents of this report and considers reports 4c, 4d and 4i on this agenda in relation to the preferred options for the Housing and Employment Targets and Spatial Strategy Options;
- b) supports the proposal to take forward the suggested strategic former Coalite site for further consideration as part of the Local Plan Preferred Option and that this forms part of the Steering Group's recommendation to Planning Committee.

5 Document Information

Appendix No	Title
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)	
Consultation responses	
Report Author	Contact Number
Helen Fairfax	Ext 2299/7168

Report Reference –

Bolsover District Council

Local Plan Steering Group

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

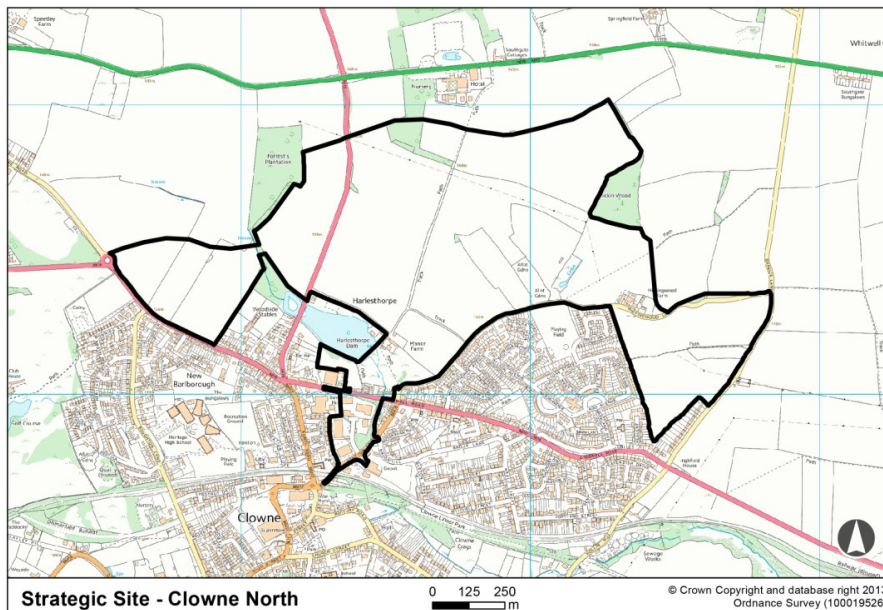
Purpose of the Report

- To outline the considerations relating to the Suggested Strategic Site of Clowne North;
- To provide Members with a recommendation on whether the site should be taken forward for further consideration as part of the Local Plan Preferred Option.

1 Report Details

Background

- 1.1 Members will recall that one of the suggested strategic sites included in the Local Plan for Bolsover District: Identified Strategic Options consultation document was Clowne North.
- 1.2 For information, the suggested Clowne North strategic site (the suggested site boundary is shown below) is a mixed use development, incorporating 78 hectares of employment land, potentially 1,800 dwellings and land for educational and recreational uses.



1.3 This report outlines the range of considerations that the Council will need to take into account when determining whether this suggested strategic site should influence the Council’s spatial strategy for the Local Plan. These are:

- Local Plan Vision and Objectives;
- Findings of the sustainability appraisal;
- Consultation responses.

Local Plan Vision and Objectives

1.4 The Local Plan Vision approved by Members and published in October 2015 for public consultation identified the Council’s desire for Bolsover District to be “a growing district, undergoing an economic and visual transformation” and “an attractive location for new and growing businesses”; that there would be “local initiatives to improve the quantity, range and quality of jobs in the District”; that “employment opportunities will have expanded into growing sectors such as advanced manufacturing, logistics and knowledge based sectors”; and that “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”. The Local Plan Vision also identifies that “development will have taken place in the towns and larger villages”; that “a range of new housing will have met the needs of a growing and aging population”; that “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”; and that places will be created in which “people want to live” and that “reinforced the distinctive character of settlements in the District”.

1.5 Supporting this Vision are the published 16 Local Plan Objectives. Whilst all are relevant, Objective A: Sustainable Growth, Objective G: Infrastructure, Objective N: Meeting Housing Needs, Objective L: Economic Prosperity, Objective M: Employment Opportunities and Objective O: Place Making relate most to the identified statements within the Vision and support the Council’s desire for growth of high value employment sectors and increased employment opportunities. These are particularly derived from the Council’s Growth Strategy and its Economic Development and Housing Strategy.

- 1.6 As reported to Members earlier on the agenda, a relatively large number of representations were received on the Local Plan Vision and Objectives. However, none of these fundamentally undermine the elements of the Vision and the Objectives stated.
- 1.7 Whilst it is considered that the Local Plan Vision could be delivered by pursuing a number of strategies that would not necessarily include the suggested Clowne North site, it is noted that the Clowne North proposal would provide the opportunity to grow the residential and employment offer of Clowne, one of the District's more sustainable settlements.
- 1.8 Based on what is known about the Clowne North proposal at the moment, the site could potentially provide sufficient land for 78 hectares of employment land and up to 1,800 houses, plus associated infrastructure. No details are available regarding the potential employment uses that could come forward on this site, i.e. advanced manufacturing, logistics or knowledge based sectors, but as the site proponent was behind Barlborough Links it is considered reasonable at this stage to assume that the employment uses will reflect those at their Barlborough links site. This would include engineering firms such as TBG Solutions and Vesuvius, service businesses such as BT IT Services and KoolAir Air Conditioning Supplies, logistics businesses such as Tritax Big Box PLC; and leisure / retail uses such as Hotel Ibis, Harvester Treble Bob and Dobbies Garden Centre.
- 1.9 On this basis, it is considered that the Clowne North site has the potential to contribute strongly to the delivery of the Local Plan Vision's statements regarding employment growth and diversification of the District's economic base.

Findings of Sustainability Appraisal

- 1.10 The Sustainability Appraisal process is one of the legal tests for plan making. It is intended to be iterative with the findings of the Appraisal considered at key stages so that this informs the preparation of a Local Plan. The Council will be tested on its compliance with this legal test by an Inspector at the Local Plan Examination.
- 1.11 As reported to the meeting of the Steering Group in December, the Sustainability Appraisal Report advises that positive and significant positive effects have been identified for the Clowne North site in the areas of housing, economy, education, regeneration and health. However, significant negative effects have been identified in respect of water (due to a lack of wastewater treatment capacity in the District) and for resource use (due to being in minerals consultation areas). As this mixed use residential and employment proposal would result in the substantial loss of greenfield land and its potential for intrusion into the Green Belt, significant negative effects have been identified in respect of land use and landscape.
- 1.12 To help mitigate the potential negative effects and to enhance the positive effects associated with the implementation of this suggested strategic site, the Sustainability Appraisal Report identifies a range of measures for the Council to consider pursuing. These measures include in particular the provision of protection for existing wildlife sites, creation of new green biodiversity corridors, policies to ensure setting of heritage assets are protected, proposals for new uses for buildings

at risk, green travel plans, sustainable drainage schemes and careful design requirements on settlement edges.

- 1.13 On this basis, it is considered that the Clowne North site has a number of benefits but also a number of negative effects that would need to be addressed if pursued. However, as indicated above, measures have been identified as to how these negative effects could be addressed and these measures would form part of the discussions with the site proponent and should inform how the detailed proposals are developed if the Clowne North site is supported at this stage.

Summary of consultation responses

- 1.14 In response to the Council's question on whether the suggested Clowne North strategic site should influence the Council's spatial strategy either in whole or in part, 50 representations were received from a range of local residents and organisations, national organisations and local authorities, the site proponent and the proponents of other potentially competing sites, and other interested individuals.
Feedback from local residents

- 1.15 Feedback from local residents accounted for 31 of the 50 representations received and was predominantly in the form of objections (17 representations) to the suggested Clowne North site influencing the Council's spatial strategy, although there was some support for it also (12 representations) and some undecided (2 representations). This feedback is summarised below:

Local objection -

- because the site is greenfield, priority should be given to brownfield sites;
- will destroy good quality agricultural land;
- the site is far too big for Clowne, the development would double the size of Clowne;
- existing road network is poor, schools and health centre can't cope now, infrastructure will need to improve to accommodate the development;
- concerns about development around Harlesthorne Dam;
- the proposal will give no community cohesion;
- flora and fauna, hedgerows, green corridors would also be lost;
- Harlesthorne is a hamlet, separate from Clowne;
- poor connectivity to Clowne town centre;
- the proposal has the potential to create all of the problems of Barlborough Links which is a new settlement separated from its host settlement by an A road and car dependant out commuting because of close proximity of M1;
- nothing has changed since this was rejected in 2010;
- loss of historic buildings to enable better connection from town centre is not desirable;
- whilst the general location away from the south of Clowne is welcome, the Clowne North site seems greatly excessive, doubling the number of households in Clowne and exacerbating the village's infrastructure problems;
- should be reduced in size to about 1,000 houses.

Local support -

- support for spreading growth around the District and trying to give all communities something;
- since the Council is building new leisure facilities in Clowne, and these will end up costing the Council money, the greater number of houses planned in Clowne the more financially viable the leisure facilities will be;
- the proposal will benefit from close proximity to M1 and station at Whitwell;
- additional commercial / employment development would be beneficial for Clowne;
- this site is considered acceptable due to current transport links, infrastructure, choice of supermarket and leisure facilities. The Council's relocation and building of new swimming pool indicates the Council considers Clowne as being suitable for development.

Feedback from national organisations and local authorities

- 1.16 It is considered that the feedback from national organisations and local authorities did not raise any fundamental issues that cannot be overcome during the plan making process and was predominantly in the form of comments on the suggested Clowne North site as consulted upon. The Council will need to take account of these comments both when determining whether to include the suggested strategic site within its Local Plan in principle and, if relevant, when examining the detail of the proposal to support an allocation. This feedback is summarised below:

Strategic issues -

- Highways England - the site is located just over one mile from J30. As a very large development, its impacts on the strategic road network will need to be assessed.
- Sheffield City Council - given our support for your lowest employment target, the potential 78 ha of employment land may be excessive and there may be potential for more land on the site to be given to housing.
- Rotherham Metropolitan Borough Council - we consider that this proposal would be unlikely to have any significant cross boundary issues for us. No preference over BDC pursuing this site.
- Derbyshire County Council - this proposal could provide a logical sustainable urban extension but it is considered to be disproportionately large in comparison with the existing scale, role and function of Clowne. The proposal would also involve land being taken from the Green Belt. Further investigation work needed.

Site issues -

- Historic England - the site includes Grade II listed Manor Farmhouse and includes part of Clowne Conservation Area which are both at risk. It could also affect the setting of the Grade II listed Southgate House and its associated Conservation Area. More widely, it could also affect highly graded assets at Barlborough Hall. Further investigation work needed.

- Woodland Trust - the site is adjacent to Hickin Wood which is ancient semi-natural woodland. This is an irreplaceable habitat which is strongly protected in NPPF (see paragraph 118). We would advise that this allocation is not proceeded with unless a significant area of buffering is put in place.
- Environment Agency - no objections in principle as site is not constrained by issues within our remit, although some biodiversity interest is known to exist. Development may be able to help address flooding issues downstream in Creswell and addressing water quality issues.

Feedback from the site proponent

- 1.17 Waystone Developments via their agent, set out their justification for the inclusion of Clowne North and a number of infrastructure improvements that they consider their proposal could deliver. This feedback is summarised below:

Justification for the site's inclusion is:

- significant contribution to housing and employment growth;
- deliver a good mix of new housing and significant new employment opportunities;
- supported by an extensive body of evidence;
- the scheme is deliverable;
- an attractive, proven location for employment growth with easy access to the M1 without the need for the traffic to cross the town centre;
- it would produce a number of strategic benefits for Clowne, such as housing and employment delivery and highway improvements, which omission from the new Local Plan would severely delay the delivery of.

Highway improvements that could be delivered by the development include:

- a series of junction improvements between Clowne and the M1;
- construction of a new access road / transport "gateway" route into the town centre of Clowne, which has the benefit of significantly taking pressure off the existing poor A616 route and junctions into the town from the west, as well as relieving pressure on North Road and Station Road in the centre;
- junction improvements / new roundabouts in Clowne town centre that would improve traffic flow and allow further growth in the centre.

Feedback from the other site proponents

- 1.18 Feedback from other site proponents was, unsurprisingly, in the form of objections to the suggested Clowne North proposal. This feedback is summarised below:

- site includes some Green Belt - there are many other potential site options elsewhere in Clowne and rest of District that don't have this constraint;
- concern about delivery and how long it will take - there are many smaller potential site options that don't have this potential constraint to overcome;
- there is no certainty over infrastructure delivery - all of which puts doubts over the delivery of the site;

- the site includes high quality agricultural land and sites of biodiversity value - there are better sites available;
- the proposal is too large at present and would appear to be subject to the same problems that led it to be rejected in 2010.

Overall feedback from consultation exercise

- 1.19 Overall, based on the feedback received it is concluded that the Clowne North site will not form a popular decision with a number of local residents and potentially rival site proponents. However, the consideration of whether to make the site, either in whole or in part, a key building block of the Council's spatial strategy will hinge primarily upon the strategic merits of the suggested site and whether the Council considers that inclusion of the Clowne North site will aid its efforts to prepare a Local Plan that will meet the soundness tests at Examination.
- 1.20 In terms of the merits for the Clowne North site, it is noted that the proponents of the site make a number of statements about why the site should be included and what it could help deliver for Clowne. Whilst these are generally a repeat of past statements which have previously been considered by the Council, they are not necessarily disputed at this stage given that the site proponent is a known entity with a track record of delivery in the District. However, should it be decided in principle that the site should be included, either in whole or in part, the information provided by the site proponent will be tested further to ensure that the site is deliverable and can sufficiently contribute to the Council's requirements.
- 1.21 It is also clear from the consultation exercise that the Clowne North site, if included, will be challenged by potentially rival sites on the grounds listed above. However, the listed grounds, in particular the one relating to deliverability, relate well to the type of testing the Council would put any site through. Therefore, should the Council decide at this stage it wants to include the Clowne North site, in whole or in part, within its Local Plan, the Council will need to ensure that the site proponents can demonstrate their proposal is deliverable and can overcome previous concerns.

2 Conclusions and Reasons for Recommendation

- 2.1 The information set out in the report about the suggested strategic Clowne North site indicates that:
- the suggested proposal could contribute well to the Council's Growth Strategy and Economic Development and Housing Strategy and align with the established Local Plan Vision and Objectives, in particular for Economic Prosperity and Employment Opportunities, within one of the District's more sustainable settlements;
 - within the Sustainability Appraisal process, a number of benefits and a number of negative effects have been identified that would need to be addressed if the site was supported in principle. However, measures have been identified as to how this could be done and the identified measures would form part of the discussions with the site proponent about the form of the development and would inform how the detailed proposals are developed if the Clowne North site is supported at this stage;
 - support for the site would not be popular with those people living near the site and would be challenged through the plan making process by proponents of

other sites, although there is some community support for the economic benefits that it could bring.

- 2.2 As stated in items 4c and 4d, the need for Clowne North within the overall Preferred Option for the Local Plan is partially dependent on the consideration of the preferred option for the Housing Target and, to a greater degree, for the Employment Target, given the large quantum of housing and employment land this site could potentially deliver.
- 2.3 Members will recall that during the development of the potential options for consultation and for Sustainability Appraisal, the Steering Group had expressed some support for a medium Housing Target (Option B: 240 dwellings per year) and a high Employment Target (Option C: 100 hectares of employment land over the plan period). However, Members also wanted to provide the opportunity for public consultation on all the options prior to providing a steer to Planning Committee in relation to the selection of the Preferred Options for the Local Plan for Bolsover District.
- 2.4 In light of this position, advice from officers is that given the Council's ambitions for growth the Clowne North site would at this stage appear to represent a strategic development that could significantly help to deliver the Council's Local Plan Vision and Objectives and should be taken forward for further consideration and investigation.
- 2.5 Should the steer from Members be to support the inclusion of Clowne North in whole or in part within the Local Plan, then officers would set about examining and testing the site proposals in more detail. This would help establish the relative scale of development, how it would relate to the Local Plan period and possibly beyond. Feedback would be provided to Members at future meetings of the Steering Group on progress, so that the Council can be suitably confident that the site warrants inclusion in the draft Local Plan for Bolsover District, scheduled to be published in September 2016 for public consultation.

3 Implications

Finance and Risk Implications

- 3.1 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

- 3.2 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

- 3.3 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.

4 **Recommendations**

4.1 That the Local Plan Steering Group:

- a) considers the contents of this report and considers reports 4c, 4d and 4i on this agenda in relation to the preferred options for the Housing and Employment Targets and Spatial Strategy Options;
- b) supports the proposal to take forward the suggested strategic Clowne North site for further consideration as part of the Local Plan Preferred Option and that this forms part of the Steering Group's recommendation to Planning Committee.

5 **Document Information**

Appendix No	Title
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.)	
Consultation responses	
Report Author	Contact Number
Helen Fairfax	Ext 2299/7168

Report Reference –

Bolsover District Council

Local Plan Steering Group

Date of meeting - 25th January, 2016

Report on Suggested Strategic Sites – Former Whitwell Colliery site

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

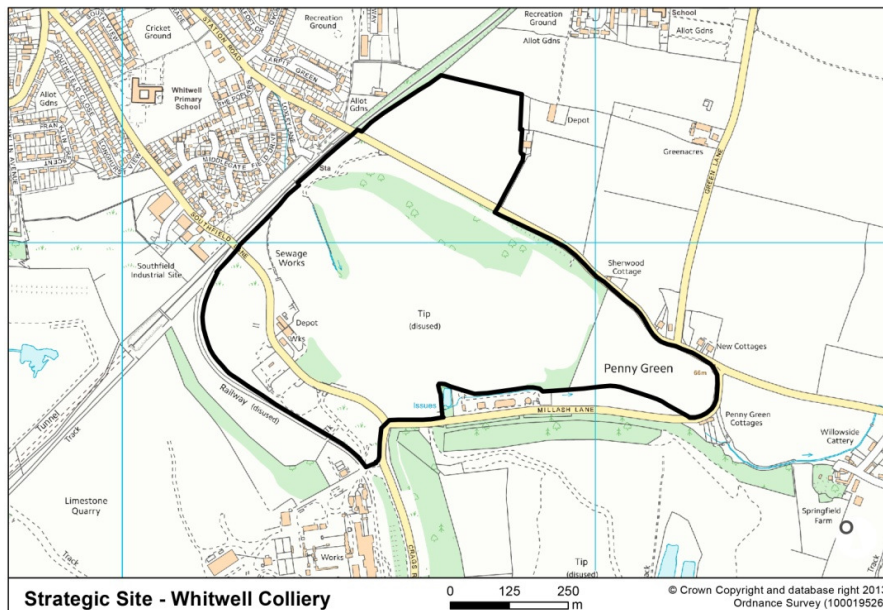
Purpose of the Report

- To outline the considerations relating to the Suggested Strategic Site of the former Whitwell Colliery site;
- To provide Members with a recommendation on whether the site should be taken forward for further consideration as part of the Local Plan Preferred Option.

1 Report Details

Background

- 1.1 Members will recall that one of the suggested strategic sites included in the Local Plan for Bolsover District: Identified Strategic Options consultation document was the former Whitwell Colliery site.
- 1.2 For information, the suggested the former Whitwell Colliery site strategic site (the suggested site boundary is shown below) is a mixed use development, incorporating 5.2 hectares of employment land, potentially 390 dwellings and a country park.



1.3 This report outlines the range of considerations that the Council will need to take into account when determining whether this suggested strategic site should influence the Council’s spatial strategy for the Local Plan. These are:

- Local Plan Vision and Objectives;
- Findings of the sustainability appraisal;
- Consultation responses.

Local Plan Vision and Objectives

1.4 The Local Plan Vision approved by Members and published in October 2015 for public consultation identified the Council’s desire for Bolsover District to be “an attractive location for new and growing businesses”; that there would be “local initiatives to improve the quantity, range and quality of jobs in the District”; that “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”, that “brownfield sites in the District will have been remediated”, that “a range of new housing will have met the needs of a growing and aging population” and that “increased open spaces, green infrastructure and biodiversity networks will have improved settlements and their settings”. The Local Plan Vision also identifies that “development will have taken place in the towns and larger villages”.

1.5 Supporting this Vision are the published 16 Local Plan Objectives. Whilst all are relevant, Objective E: Regeneration, Objective I: Green Spaces and Green Infrastructure, Objective M: Employment Opportunities, Objective N: Meeting Housing Needs and Objective O: Place Making relate most to the identified statements within the Vision and support the Council’s desire for the remediation of brownfield sites, new employment opportunities and improved green infrastructure.

1.6 As reported to Members earlier on the agenda, a relatively large number of representations were received on the Local Plan Vision and Objectives. However, none of these fundamentally undermine the elements of the Vision and the Objectives stated.

- 1.7 Whilst it is considered that the Local Plan Vision could be delivered by pursuing a number of strategies that would not necessarily include the suggested the former Whitwell Colliery site, it is noted that the proposal would provide the opportunity to remediate one of the few remaining large scale brownfield sites in the District. Its relative proximity to Whitwell, albeit separated by the Robin Hood railway line, means that the site is close to one of the more sustainable settlements.
- 1.8 Based on what is known about the former Whitwell Colliery proposal at the moment, the site could potentially provide realigned employment land and land for new housing on both parts of the existing brownfield site and adjoining greenfield land following significant mineral working through the tip mound. The site at present is a relatively uncharacteristic feature within the landscape, with the former colliery tip being overly regular in shape within a more natural undulating and rolling landscape. Discussions with Derbyshire County Council over the restoration of the tip as part of the original and wider minerals application has identified that this cannot be achieved, or technically required or enforced, via the conditions on the existing permission. As a result, the County Council have helped develop some landscape objectives to help guide the restoration of the landscape should built development be permitted by the District Council. Through informal discussions with Welbeck Estates and their agents prior to the commencement on the new Local Plan for Bolsover District, the proposals have incorporated the landscape objectives and this has led to the country park component of the proposal being a method of reintegrating this site back into its natural landscape. However, despite this, much of the delivery of this site remains uncertain.
- 1.9 On this basis, it is considered that the former Whitwell Colliery site has the potential to contribute to the delivery of the Local Plan Vision's statements regarding regeneration, diversification of the District's economic base and provision of green infrastructure.

Findings of Sustainability Appraisal

- 1.10 The Sustainability Appraisal process is one of the legal tests for plan making. It is intended to be iterative with the findings of the Appraisal considered at key stages so that this informs the preparation of a Local Plan. The Council will be tested on its compliance with this legal test by an Inspector at the Local Plan Examination.
- 1.11 As reported to the meeting of the Steering Group in December, the Sustainability Appraisal Report advises that positive and significant positive effects have been identified for the former Whitwell Colliery site in the areas of housing, economy, health and biodiversity. However, significant negative effects have been identified in respect of water (due to a lack of wastewater treatment capacity in the District) and for resource use (due to being in minerals consultation areas). As this mixed use residential and employment proposal would result in the redevelopment of brownfield land, significant positive effects have been identified in respect of land use.
- 1.12 To help mitigate the potential negative effects and to enhance the positive effects associated with the implementation of this suggested strategic site, the Sustainability Appraisal Report identifies a range of measures for the Council to consider pursuing. These measures include in particular the provision of protection for existing wildlife sites, creation of new green biodiversity corridors, policies to

ensure setting of heritage assets are protected, proposals for new uses for buildings at risk, green travel plans, sustainable drainage schemes and careful design requirements on settlement edges.

- 1.13 On this basis, it is considered that the former Whitwell Colliery site has a number of benefits but also a number of negative effects that would need to be addressed if pursued. However, as indicated above, measures have been identified as to how these negative effects could be addressed and these measures would form part of the discussions with the site proponent and should inform how the detailed proposals are developed if the former Whitwell Colliery site is supported at this stage.

Summary of consultation responses

- 1.14 In response to the Council's question on whether the suggested former Whitwell Colliery strategic site should influence the Council's spatial strategy either in whole or in part, 42 representations were received from a range of local residents and organisations, national organisations and local authorities, the site proponent and the proponents of other potentially competing sites, and other interested individuals.

Feedback from local residents

- 1.15 Feedback from local residents accounted for 26 of the 42 representations received and was almost exclusively in the form of support (24 representations) for the suggested former Whitwell Colliery site influencing the Council's spatial strategy, with little objection to it (2 representations). This feedback is summarised below:

Local support -

- because it is a brownfield site;
- because it is an eyesore;
- because it is in close proximity to the station at Whitwell;
- because it provides a country park.

Local objection -

- Whitwell is a large community gathered around one small convenience store - housing on the site would increase the imbalance and the site should just be for employment uses;
- the local roads need upgrading.

Feedback from national organisations and local authorities

- 1.16 Feedback from national organisations and local authorities was predominantly in the form of comments on the suggested former Whitwell Colliery site that the Council should take account of when determining whether to include the suggested strategic site within its Local Plan in principle, or comments that raise issues that would need to be addressed when examining the detail of the proposal to support an allocation. This feedback is summarised below:

Strategic issues -

- Highways England - the site's impacts on the strategic road network will need to be assessed.
- Rotherham Metropolitan Borough Council - we consider that this proposal would be unlikely to have any significant cross boundary issues for us. No preference over BDC pursuing this site.
- Derbyshire County Council - we have supported this proposal previously but the relationship with Whitwell Quarry and the mineral interest needs further discussion under the Duty to Co-operate.

Site issues -

- Historic England - the site is adjacent to Belph Conservation Area and nearby to the Welbeck Registered Park & Garden. The detailed policy for this site should recognise the above heritage assets and the proposed country park – which is considered to protect the assets.
- The Coal Authority - the site has coal mining legacy features which need to be taken into account.
- Environment Agency - no objections in principle as site presents an opportunity to remediate and clean-up a brownfield site and bring it back into productive use. Site has a 'Principle Aquifer' running through it and therefore groundwater issues need to be considered. A tributary of Millwood Brook also runs through the site, providing opportunity for biodiversity gains and SuDS.

Feedback from the site proponent

- 1.17 The Welbeck Estate via their agent, set out their justification for the inclusion of the former Whitwell Colliery site. This feedback is summarised below:

Justification for the site's inclusion is:

- the site would address the longstanding impact of the former colliery spoil; there is great community appreciation to regenerate what has been described in the past as an 'eyesore' and evolve the site with new land uses;
- the Welbeck Estate is a landowner with a positive longstanding relationship and significant residential and commercial property interests in and around Whitwell. They recognise the physical and economic constraints which affect the marketability and viability of their development land interests around the settlement.
- the scheme is deliverable to the full quantum of housing and commercial land proposed, and can be designed to harness the topography of the land available so that the former colliery spoil no longer remains a visible 'eyesore' in the local area and is instead reprofiled to a less dominant landform and brought into publicly accessible use as a nature reserve of both local and regional biodiversity importance;
- the site is a flagship example of everything the current planning direction is seeking to achieve; unlocking the potential of brownfield land for sustainable

growth, supporting rural productivity, economic regeneration and widespread environmental mitigation.

Feedback from the other site proponents

- 1.18 Feedback from other site proponents was, unsurprisingly, in the form of objections to the suggested former Whitwell Colliery proposal. This feedback is summarised below:
- given the limited sustainability of Whitwell, this site shouldn't come forward in advance of sites in more sustainable locations;
 - concern about delivery and how long it will take to happen;
 - poorly related to Whitwell as railway line separates it;
 - building in a village that has no infrastructure makes no sense;
 - the site has contamination and ground condition constraints that could inhibit viability and deliverability.

Overall feedback from consultation exercise

- 1.19 Overall, based on the feedback received it is concluded that the former Whitwell Colliery site will form a popular decision with a number of local residents and other interested individuals. However, the consideration of whether to make the site, either in whole or in part, a key building block of the Council's spatial strategy will hinge primarily upon the strategic merits of the suggested site and whether the Council considers that inclusion of the former Whitwell Colliery site will aid its efforts to prepare a Local Plan that will meet the soundness tests at Examination.
- 1.20 In terms of the merits for the former Whitwell Colliery site, it is noted that the proponents of the site make a number of statements about why the site should be included and what it could help deliver for Whitwell and the District as a whole. Whilst not fully tested yet, they are not necessarily disputed at this stage given that the site proponent is a known entity. However, should it be decided in principle that the site should be included, either in whole or in part, the information provided by site proponent will be tested further to ensure that the site is deliverable and can sufficiently contribute to the Council's requirements.
- 1.21 It is also clear from the consultation exercise that the former Whitwell Colliery site, if included, will be challenged by potentially rival sites on the grounds listed above. However, the listed grounds, in particular the one relating to deliverability, relate well to the type of testing the Council would put any site through. Therefore, should the Council decide at this stage it wants to include the former Whitwell Colliery site, in whole or in part, within its Local Plan, the Council will need to ensure that the site proponents can demonstrate their proposal is deliverable.

2 Conclusions and Reasons for Recommendation

- 2.1 The information set out in the report about the suggested strategic former Whitwell Colliery site indicates that:

- the suggested proposal could contribute well to the Council's Growth Strategy and Economic Development and Housing Strategy and align with the established Local Plan Vision and Objectives, in particular for Regeneration, Green Infrastructure and Employment Opportunities, within one of the District's more sustainable settlements;
- within the Sustainability Appraisal process, a number of benefits and a number of negative effects have been identified that would need to be addressed if the site was supported in principle. However, measures have been identified as to how this could be done and the identified measures would form part of the discussions with the site proponent about the form of the development and would inform how the detailed proposals are developed if the former Whitwell Colliery site is supported at this stage;
- support for the site would be popular with a number of people in Whitwell and elsewhere in the District, but would be challenged through the plan making process by proponents of other sites.

2.2 As stated in items 4c and 4d, the need for the former Whitwell Colliery site within the overall Preferred Option for the Local Plan is partially dependent on the consideration of the preferred option for the Housing Target and the Employment Target.

2.3 Members will recall that during the development of the potential options for consultation and for Sustainability Appraisal, the Steering Group had expressed some support for a medium Housing Target (Option B: 240 dwellings per year) and a high Employment Target (Option C: 100 hectares of employment land over the plan period). However, Members also wanted to provide the opportunity for public consultation on all the options prior to providing a steer to Planning Committee in relation to the selection of the Preferred Options for the Local Plan for Bolsover District.

2.4 In light of this position, advice from officers is that given the Council's desire to see the regeneration of the remaining large brownfield sites in the District, the former Whitwell Colliery site would at this stage appear to represent a strategic development that could help to deliver the Council's Local Plan Vision and Objectives and should be taken forward for further consideration and investigation.

2.5 Should Members support the inclusion of the former Whitwell Colliery site in whole or in part within the Local Plan, then officers would set about examining and testing the site proposals in more detail, feeding back to Members at future meetings of the Steering Group on progress, so that the Council can be suitably confident that the site warrants inclusion in the draft Local Plan for Bolsover District, scheduled to be published in September 2016 for public consultation.

3 Implications

Finance and Risk Implications

3.1 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

3.2 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

3.3 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.

4 Recommendations

4.1 That the Local Plan Steering Group:

- a) considers the contents of this report and considers reports 4c, 4d and 4i on this agenda in relation to the preferred options for the Housing and Employment Targets and Spatial Strategy Options;
- b) supports the proposal to take forward the suggested strategic former Whitwell Colliery site for further consideration as part of the Local Plan Preferred Option and that this forms part of the Steering Group's recommendation to Planning Committee.

5 Document Information

Appendix No	Title
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)	
Consultation responses	
Report Author	Contact Number
Helen Fairfax	Ext 2299/7168

Report Reference –

Bolsover District Council

Local Plan Steering Group

Date of meeting - 25th January, 2016

Report on Spatial Strategy Options

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

Purpose of the Report

- To outline the considerations relating to the consulted upon Identified Strategic Options;
- To provide Members with a recommendation on what Spatial Strategy Option should be taken forward for further consideration as part of the Local Plan Preferred Option.

1 Report Details

Background - General

- 1.1 Members will recall that the Council identified four spatial strategy options in the Local Plan for Bolsover District: Identified Strategic Options consultation document. These were:
- 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
- 1.2 These four options all took as their starting point the full list of sites that the Council has granted planning permission for both residential and employment use at 30th September 2015.
- 1.3 As touched upon in the reports on the Housing and Employment Target Options, this positive approach to the determination of applications has led to the Council already having sufficient permissions to account for a large proportion of the District's potential housing and employment supply requirements in the Local Plan for Bolsover District.
- 1.4 However, despite this favourable supply position, the Council finds itself without a 5-year supply of deliverable housing sites. This unexpected situation is due to a large number of the residential sites that were granted planning permission on the expectation that they will contribute to the 5-year supply have not been able to deliver.

1.5 Nevertheless, based on this committed residential and employment supply position, certain settlements already have substantial levels of growth approved and this information is set out below.

Expected housing growth at 30th September 2015 based on current permissions (residential commitments)

	Households at 2011	Total Completions	Total Households	Growth rate to date	Total Commitments	Potential growth rate
Bolsover	4,730	120	4,850	2.5%	730	18.0%
Shirebrook	4,639	41	4,680	0.9%	866	19.6%
South Normanton	4,570	184	4,754	4.0%	143	7.2%
Clowne	3,279	124	3,403	3.8%	267	11.9%
Creswell	2,330	8	2,338	0.3%	287	12.7%
Pinxton	1,862	5	1,867	0.3%	11	0.9%
Whitwell	1,634	18	1,652	1.1%	11	1.8%
Tibshelf	1,507	10	1,517	0.7%	170	11.9%
Barlborough	1,204	1	1,205	0.1%	150	12.5%
Blackwell	687	0	687	0.0%	0	0.0%
Newton	669	49	718	7.3%	40	13.3%
Glapwell	681	2	683	0.3%	33	5.1%
New Houghton	596	-3	593	-0.5%	52	8.2%
Langwith	474	1	475	0.2%	0	0.2%
Whaley Thorns	450	3	453	0.7%	0	0.7%
Pleasley	425	12	437	2.8%	23	8.2%
Shuttlewood	393	2	395	0.5%	146	37.7%
Bramley Vale / Doe Lea	304	51	355	16.8%	0	16.8%
Hodthorpe	290	3	293	1.0%	* 101	35.9%
Westhouses	279	0	279	0.0%	0	0.0%
Stanfree	249	2	251	0.8%	0	0.8%
Hilcote	193	1	194	0.5%	0	0.5%
Palterton	163	-12	151	-7.4%	0	-7.4%
Scarcliffe	151	3	154	2.0%	0	2.0%
Countryside		8			0	
Totals	31,759	633	32,392	2.0%	3,030	11.5%

* resolution at July 2015 Planning Committee to grant permission for 101 dwellings in Hodthorpe but decision notice not yet issued.

1.6 As this table demonstrates, based on residential sites that have already been granted, the following settlements are already expected to see substantial growth:

- Shuttlewood – approximately 38% growth in households
- Hodthorpe – approximately 35% growth in households
- Shirebrook – approximately 20% growth in households
- Bolsover – approximately 20% growth in households
- Bramley Vale / Doe Lea – approximately 17% growth in households

Expected employment growth at 30th September 2015 based on current permissions (employment commitments)

	With permission	BDLP Allocation (2000)	Total Commitment
Bolsover	36.23	4.07	40.30
Shirebrook	12.86	5.56	18.42
South Normanton	10.68	15.53	26.21
Clowne	0.00	0.00	0.00
Creswell	0.00	3.08	3.08
Pinxton	0.00	2.95	2.95
Whitwell	0.00	8.17	8.17
Tibshelf	0.00	0.00	0.00
Barlborough	6.71	0.42	7.13
Blackwell	0.00	0.00	0.00
Newton	0.00	0.00	0.00
Glapwell	0.00	0.00	0.00
New Houghton	0.00	0.00	0.00
Langwith	0.00	0.00	0.00
Whaley Thorns	0.00	1.67	1.67
Pleasley	0.00	0.00	0.00
Shuttlewood	0.00	0.00	0.00
Bramley Vale / Doe Lea	0.00	0.00	0.00
Hodthorpe	0.00	0.00	0.00
Westhouses	0.00	0.00	0.00
Stanfree	0.00	0.00	0.00
Hilcote	0.00	0.00	0.00
Palterton	0.00	0.00	0.00
Scarcliffe	0.00	0.00	0.00
Countryside	22.25	0.00	22.25
Totals	88.73 ha	41.45 ha	130.18 ha

1.7 As this table demonstrates, based on employment sites that have already been granted and excluding the unimplemented allocations in the adopted Local Plan, the following settlements are already expected to see substantial growth:

- Bolsover – approximately 36 hectares worth of new employment land
- Shirebrook – approximately 13 hectares worth of new employment land
- South Normanton – approximately 11 hectares worth of new employment land
- Barlborough – approximately 7 hectares worth of new employment land

- 1.8 Therefore, in each of the Identified Spatial Strategy Options, this existing distribution of growth would initially feature in each option and the decisions over where to distribute additional development through the Local Plan for Bolsover District now relate to a relatively small amount of development.

Background - Option A: Focus on the more sustainable settlements

- 1.9 From the Council's full range of evidence base documents, this option placed more emphasis on the findings of the Settlement Hierarchy Study (April 2015) regarding the relative sustainability of the District's settlements. For information, the most sustainable settlements are:

- South Normanton (this being identified as the most sustainable)
- Shirebrook
- Bolsover
- Clowne
- Barlborough
- Pinxton
- Creswell
- Tibshelf
- Langwith
- Whitwell

- 1.10 On this basis, this option would direct additional growth to these sustainable settlements in order to take advantage of their greater employment opportunities, better transport links and services and facilities. However, given the high levels of growth already approved in Shirebrook, Creswell, Tibshelf and Barlborough, this option would direct additional growth to those other sustainable settlements that do not have the same level of existing commitments or have the potential to accommodate more. These were:

- South Normanton
- Bolsover
- Clowne
- Pinxton
- Whitwell

Background - Option B: Focus on the most viable settlements

- 1.11 This option placed more emphasis on the findings of the Housing Viability Study (October 2012 and updated April 2014) and recent housing building rates within the Authority Monitoring Reports regarding the relative viability of the District's settlements. For information, the more viable settlements are:

- Clowne (this being identified as the most viable)
- Bolsover
- South Normanton
- Barlborough

- 1.12 On this basis, this option would direct additional growth to these viable settlements in order to take advantage of the expected attractiveness of available sites to house

builders. Again, this would take account of the high levels of growth already approved in other settlements but would focus additional large scale development to only these four viable settlements.

Background - Option C: Focus on those settlements with key regeneration needs

1.13 This option placed more emphasis on the findings of the Council's Growth Strategy (June 2014) and the existence of brownfield sites and deprivation hotspots as identified within the Authority Monitoring Reports regarding the key regeneration needs of the District. For information, the settlements with key regeneration needs are:

- Bolsover
- Shirebrook
- Creswell
- Whitwell

1.14 On this basis, this option would direct additional growth to these settlements in order to direct development to those settlements with large or a large number of brownfield sites or deprivation hotspots and where complementary greenfield land could help to transform the local housing market. Again, this would take account of the high levels of growth already approved in other settlements but would focus additional large scale development to only these four settlements.

Background - Option D: Focus on an East-West growth corridor

1.15 This option placed more emphasis on the desire for improved East-West links within the Council's Growth Strategy (June 2014) and focussed on the desire for a Shirebrook Regeneration Road in order to help explore the business case for funding for the new road.

1.16 This option would direct the additional growth to those settlements along the A617 from Shirebrook to M1 J29, namely:

- Shirebrook
- New Houghton
- Glapwell
- Bramley Vale / Doe Lea

1.17 Again, this would take account of the high levels of growth already approved in other settlements but would focus additional large scale development to only these four settlements.

Local Plan Vision and Objectives

1.18 The Local Plan Vision approved by Members and published in October 2015 for public consultation identified the Council's desire for Bolsover District to be "a growing district, undergoing an economic and visual transformation". As such, the Vision talks about growth, increased employment opportunities, the desire for brownfield sites to be remediated, town centres will be supported, rural settlements will have benefitted from sensitive development, infrastructure will be provided and

the rich variety of environmental and historic assets will have been protected and enhanced. Supporting this Vision are the published 16 Local Plan Objectives.

- 1.19 At the time of approval by Members, when no preferred spatial strategy had been selected, it was not possible to give a geographical dimension to the Vision and Objectives without potentially pre-empting decisions about which areas or settlements should be identified for growth.
- 1.20 As reported to Members earlier on the agenda, a relatively large number of representations were received on the Local Plan Vision and Objectives. However, none of these fundamentally undermine the elements of the Vision and the Objectives stated.
- 1.21 Whilst it is considered that the Local Plan Vision and Objectives could be delivered by pursuing any of the spatial strategy options, it is evident that the compatibility of the spatial strategy options with the Vision and Objectives differs slightly due to the emphasis on different parts of the evidence base underpinning the four spatial strategy options.
- 1.22 Given Option A's emphasis on directing growth to the more sustainable settlements, where greater services, facilities, public transport accessibility and job opportunities exist, it is considered that this option would deliver better the Local Plan Vision's statements and supporting Objectives about development taking "place in towns and larger villages" and supporting the District's "town centres that serve local residents"; that new infrastructure "will have been planned and delivered at the same time as new developments"; and that "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". Furthermore, due to a number of the sustainable settlements also being those identified as having key regeneration needs, such as Bolsover and Whitwell, Option A would have the potential to support the Vision's statement about "brownfield sites in the District will have been remediated". However, whilst under this option less development would probably be directed to the most viable settlements to enable growth to be distributed between a greater number of settlements, Option A should also support the Vision's statement about "Bolsover District will be an attractive location for new and growing businesses".
- 1.23 The key difference between Option A and Option B is that Option B has a greater emphasis on directing growth to those settlements that evidence demonstrates are more attractive to house builders. As a result, this option should deliver better the Local Plan Vision's statements and supporting Objectives about "Bolsover District will be an attractive location for new and growing businesses" than any of the other options. However, as a result, this would probably mean less support for the Vision's statement about "brownfield sites in the District will have been remediated", given Whitwell would not be prioritised for growth and there would be a greater emphasis on more deliverable greenfield sites in locations like Bolsover. Also, the focus on the most viable settlements should mean development's can deliver more of their infrastructure requirements and some affordable housings, given the likelihood of more viable development site proposals.
- 1.24 In relation to Option C, the greater emphasis on directing growth to those settlements with key regeneration needs, including those with brownfield sites,

means this option could deliver the Vision's statement and supporting Objectives about "brownfield sites in the District will have been remediated" most strongly. However, due to these settlements also being some of the least viable settlements in the District, where there is evidence of long-standing permissions that have stalled and existing Local Plan allocations that have not been implemented, Option C has the weakest potential to deliver the Local Plan Vision's statements about "Bolsover District will be an attractive location for new and growing businesses". Also, given the lower viability of the settlements identified in this option, any developments being delivered would be likely to not be able deliver their infrastructure requirements and affordable housings, so either exacerbating existing infrastructure deficiencies or making the deliverability of the Council's Local Plan more dependent on other public agencies or organisations to fund the required infrastructure.

- 1.25 Option D, which has a more targeted emphasis in order to assess whether the Local Plan can support the business case for a Shirebrook Regeneration Route, could support the Local Plan Vision's statements and supporting Objectives about "Bolsover District will be an attractive location for new and growing businesses" given it could open up Shirebrook for greater inward investment along the lines of Sports Direct. However, due to the focus on smaller settlements along the A617 that do not have as many services and facilities, this option would not provide as much support for the District's "town centres that serve local residents" component of the Local Plan Vision. Alongside this, given the aim of helping deliver a new large highway project, the Shirebrook Regeneration Route, there would be greater potential, depending on the eventual route selected, for greater risk to environmental and historic assets along the route. Furthermore, the need to help fund the highway project could draw funds away from other necessary infrastructure.
- 1.26 On this basis, it is considered that the delivery of the Local Plan Vision and Objectives, as written, would be best achieved through the pursuit of a spatial strategy focussed on the distribution of development through either Option A or Option C.

Findings of Sustainability Appraisal

- 1.27 The Sustainability Appraisal process is one of the legal tests for plan making. It is intended to be iterative with the findings of the Appraisal considered at key stages so that this informs the preparation of a Local Plan. The Council will be tested on its compliance with this legal test by an Inspector at the Local Plan Examination.
- 1.28 As reported to the meeting of the Steering Group in December, the Sustainability Appraisal Report advises that, on balance, Option A and Option C are considered to be the best performing options when assessed against the Appraisal objectives. This is principally due to that under these options, housing and employment growth would be directed to those settlements in the District with the greatest capacity to accommodate growth and where there is the potential to realise regeneration opportunities.
- 1.29 The Report continues that conversely the implementation of Option D would result in a larger proportion of future growth being directed to the District's smaller settlements which do not benefit from accessibility to a good range of community

facilities and services. Added to this, it is anticipated that more extensive greenfield land would be required to accommodate growth under Option D and also Option B so that the potential for significant negative effects on biodiversity, land use and landscape and townscape may be increased.

- 1.30 To help mitigate the potential negative effects and to enhance the positive effects associated with the selected spatial strategy option, the Sustainability Appraisal Report identifies a range of measures for the Council to consider pursuing. These measures include in particular the provision of protection for existing wildlife sites, creation of new green biodiversity corridors, policies to ensure setting of heritage assets are protected, proposals for new uses for buildings at risk, green travel plans, sustainable drainage schemes and careful design requirements on settlement edges.
- 1.31 On this basis, it is considered that the pursuit of a spatial strategy focussed on the distribution of development through either Option A or Option C would have the best performance from a Sustainability Appraisal perspective.

Summary of consultation responses

- 1.32 In response to the Council's questions on whether people supported or objected to the Local Plan for Bolsover District being focussed on one of the four spatial strategy options, 200 representations (roughly 50 per option) were received from a range of local residents and organisations, national organisations and local authorities, site proponents and other interested individuals.

Feedback from local residents

- 1.33 Feedback from local residents was largely dictated by whether they lived in one of the settlements identified for growth within one of the options, with residents generally, but not always, objecting to growth in their settlement.
- 1.34 As a rule, local residents favoured the idea of focussing on brownfield sites and thus the spatial options that directed growth to those settlements with regeneration needs, in particular Option C. However, within this general support there was some recognition that bringing about the remediation of brownfield sites was not easy and would be likely to make the Council's Local Plan harder to get adopted. Despite this, local residents often thought that the Council should aim to achieve things that needed addressing in the District and not just allow development to be dictated by developers.
- 1.35 Beyond Option C, Option A was the next most supported and largely due to this option's focus on guiding development to settlements that had greater employment opportunities, better transport links and services and facilities – essentially the key guiding principles of sustainable development.
- 1.36 Related to this, Option D was less supported and this was largely due to the focus on guiding development to settlements that did not have as many employment opportunities, had poor transport links and no real services and facilities. Whilst there was some support for addressing the regeneration needs of Shirebrook as indicated above, and some support for better transport links and a Shirebrook Regeneration Road, there were some concerns about whether this would lead to an

increase in the concentration of low-paid employment and the social tensions being experienced in the south of Shirebrook.

- 1.37 Finally, Option B was the least supported, with more objections than any other option. This was largely due to a rejection of the idea that the Council should select a spatial strategy that favoured developers. The lack of a focus on brownfield sites within this option also led to a higher number of objections.

Feedback from national organisations and local authorities

- 1.38 Feedback from national organisations and local authorities was predominantly in the form of comments on the spatial strategy options that the Council should take account of when developing its Preferred Option. Examples of this feedback are summarised below:

- Historic England - all options have implications for the historic environment which need to be carefully considered.
- Highways England - due to close proximity of growth settlements with the M1, this option will increase need for impacts of development to be considered at an early stage.
- Mansfield District Council - clearly, to accord with the NPPF sustainability needs to be a core consideration. That said, viability is also important and regeneration is a key concern too. Suggests preferred approach should be a linking of these three issues.
- Derbyshire County Council - the options have both positive and negative merits. Further collaborative working will be required between DCC and BDC to consider the impacts and how they can be addressed.

Feedback from site proponents

- 1.39 Feedback from site proponents was, unsurprisingly, guided by whether a spatial strategy option directed additional development to settlements in which their site is located. Within this feedback, there were a number of key points worth noting about the options:

- the SA identifies Option A as the best performing option - further growth in its identified settlements is likely to be the most sustainable form of development;
- growth should be distributed to other settlements to reduce impact on the infrastructure of the District's largest settlements;
- sustainable development is not just about the re-use of brownfield sites;
- allocations need to be deliverable;
- viability varies over time and needs to be considered for all sites, rather than be a spatial option in its own right;
- regeneration is laudable but undeliverable on the scale included in Option C;
- the NPPF strongly supports planning for strong, vibrant and healthy communities and high quality developments can safeguard the longevity of settlements in need of regeneration - the concern over viability should not take priority over good planning;

- strongly oppose Option C, given it does not provide for any growth in Clowne - this is unjustified given Clowne is identified as being both sustainable and viable;
- Option D is not supported as it would not deliver housing where people want to live, would exclude further growth in the south of the District where growth is being delivered, and concentrate new growth in settlements where the number of past completions has been lower and permissions have stalled;
- if Option D was pursued, the Local Plan would not be effective and not positively planned and thus not sound and would struggle at Examination.

Feedback on the Business Case for a Shirebrook Regeneration Route

- 1.40 As reported to the meeting of the Steering Group in December, a Business Case assessment for a Shirebrook Regeneration Route has been requested from Derbyshire County Council via their Professional Services Partnership 2 framework with the consultancy AECOM.
- 1.41 At the time of writing the Business Case assessment from AECOM via Derbyshire County Council has not been received.

Feedback on other spatial strategy options that should be considered

- 1.42 As part of the consultation exercise, the Council also asked for feedback on whether people thought there was a more realistic option or combination of options available that the Council should consider before selecting its Preferred Option.
- 1.43 This question was asked for two key reasons. The first is to ensure that the Council provided the opportunity for respondents to tell the Council of these at an early stage in the plan making process in order to reduce the chance of delays arising later on from having to halt progress to subject new options to the Sustainable Appraisal process. The second is more proactive and based on an interest in ensuring the Council's Preferred Option is the most appropriate way forward.
- 1.44 Feedback to this question largely fell into two categories: the first looking at a blend of the identified spatial strategy options; with the second suggesting new or alternative spatial strategy options.
- 1.45 In relation to the first category, a large number of respondents suggested the Preferred Option should clearly be guided by the principles of sustainable development, given the NPPF in its very first sentence states that "the purpose of planning is to help achieve sustainable development".
- 1.46 Alongside this focus on achieving sustainable development, a large number of respondents also said the approach with Option A should be adapted to include elements of the focus on regeneration with Option C, potentially including Stanfree in the list of prioritised settlements in order to aid the redevelopment of the former coal depot, with regard to the need for allocated developments to be deliverable expressed in Option B.
- 1.47 As such, a strong element of the feedback suggested a blend of Options A, B and C should be taken forward as the Council's Preferred Option.

- 1.48 In relation to the second category, a small number of respondents suggested new or alternative spatial strategy options. These were:
- focus on a new settlement to relieve pressures on existing settlements;
 - focus growth solely around Clowne to join it up with Stanfree, Creswell and Bolsover;
 - focus growth solely around the former Coalite site, utilising the spoil heaps around for new development.

- 1.49 These need to be given some consideration in advance of selection of a Preferred Option.

Consideration of the soundness of the available Spatial Strategy Options

- 1.50 Paragraph 182 of the NPPF sets out the tests that the Council's Local Plan for Bolsover District will be examined by, known as the "soundness tests". These are:

- **positively prepared** - based on a strategy that seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **justified** - the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence;
- **effective** - deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **consistent with national policy** - enabling the delivery of sustainable development in accordance with the policies in the Framework.

- 1.51 As indicated in the second soundness test, the key purpose of the identification of options during the plan making process is to demonstrate that the chosen option is justified. As part of this, the Council is required to identify 'reasonable' alternatives, not just 'possible' alternatives.

- 1.52 During the identification of the four strategic spatial options, consideration has been given to the NPPF soundness tests in order to ensure that the Council's work towards an eventual submission version Local Plan for Bolsover District is as streamlined as possible given the Council's pressing need to get a Local Plan adopted at the earliest opportunity.

- 1.53 In light of the recommendations regarding the Housing and Employment Targets, it is considered that the Council's selected spatial strategy will fare reasonably well against the 'positively prepared' soundness test no matter which spatial strategy is selected given that the Council is positively seeking growth.

- 1.54 However, the 'justified' and 'effective' soundness tests are more a test of whether the spatial strategy is appropriate and deliverable, so depend more on the findings of the Sustainability Appraisal process and the evidence demonstrating the Council's local plan is deliverable.

- 1.55 As stated above in paragraphs 1.27 to 1.31, the Sustainability Appraisal process finds that pursuit of a spatial strategy focussed on the distribution of development

through either Option A or Option C would have the best performance from a Sustainability Appraisal perspective. Options D and Option B perform less well and if pursued would increase the risk that the Council's Local Plan could be rejected by the Government on the 'justified' soundness test, particularly if the Local Plan is being challenged by third parties on these grounds.

- 1.56 In relation to the 'effective' soundness test, the Council's viability evidence demonstrates that development viability is better in settlements nearest the M1 and poorest in the East of the District. Numerous examples of stalled residential sites exist in Shirebrook and Creswell in particular, where viability is a serious barrier to development. As a result, it is considered that Options B and then A would be most likely to meet this soundness test, with Option C being the least likely closely followed by Option D.
- 1.57 Alongside this viability evidence, evidence for the availability of sufficient potential residential sites is key and at present there would appear to be sufficient sites for Options A, B and C. However, Option D would seek to increase levels of growth in Shirebrook to levels that would require the identification of additional sites via a further call for sites exercise.
- 1.58 Whilst this could be done, it would increase the risk of delays to the timetable for the preparation of the Local Plan to accommodate the additional call for sites exercise, so potentially delaying the draft Local Plan stage from September 2016. However, more significantly this would increase the risk of having to revisit the whole strategy and go back a stage should no additional sites come forward during the call for sites exercise. As a result, it is considered that Option D has the greatest inherent risk of not meeting the 'effective' soundness test.
- 1.59 Finally, regarding the suggested options listed in paragraph 1.48, Members will recall that during the development of the potential options for consultation and for Sustainability Appraisal the option of a new settlement was considered and ultimately discounted prior to the consultation on the Local Plan for Bolsover District: Identified Strategic Options in October 2015. The reason for its discounting was principally due to the lack of evidence to base an option upon, given the lack of potential land, viability concerns, the need to achieve a 5-year supply of deliverable housing land and the Council's pressing need to get a Local Plan adopted at the earliest opportunity. Despite the suggestion of this option again, given the lack of any new evidence to support the suggestion it is considered that this option does not represent a reasonable alternative at this stage. This would have significant implications against the NPPF soundness tests.
- 1.60 Regarding the other two suggested options listed in paragraph 1.48, these have been suggested by members of the public, rather than landowners in the mentioned locations, and are not accompanied by any evidence to support their suggestion. Furthermore, the suggestions would on the face of it be not compatible with the prepared Local Plan Vision and Objectives and would appear to suffer from the lack of potential land and a number of viability concerns. As a result, given the lack of any evidence to support the suggestions it is considered that these two options do not represent reasonable alternatives at this stage. This too would have significant implications against the NPPF soundness tests.

2 Conclusions and Reasons for Recommendation

- 2.1 The information set out in the report about the Identified Strategic Options indicates that:
- the delivery of the Local Plan Vision and Objectives would be best achieved through the pursuit of a spatial strategy focussed on the distribution of development through either Option A or Option C;
 - within the Sustainability Appraisal process, Option A and Option C are considered to be the best performing options when assessed against the Appraisal objectives;
 - feedback during the consultation exercise was:
 - Option C was the most popular with local residents due to its focus on brownfield sites;
 - growth should be distributed to other settlements to reduce impact on the infrastructure of the District's largest settlements;
 - regeneration is laudable but undeliverable on the scale included in Option C;
 - a blend of Options A, B and C should be considered for approval as the Council's preferred Spatial Strategy Option.
 - against the NPPF soundness tests, it is considered that Option A performs the best, with Options C and B performing overall less well due to elements of their focus, with Option D having significant issues that would put at risk the adoption of the Council's Local Plan for Bolsover District.
- 2.2 As stated in items 4e, 4f, 4g and 4h, the consideration of the suggested strategic sites will influence the overall preferred Spatial Strategy Option for the Local Plan given their geographic locations and the large quantum of housing and employment land that the sites could potentially deliver.
- 2.3 However, from the information above it is clear that Option A with elements of Options C and B has significant merits in terms of trying to achieve a sound Local Plan, given the strong focus on sustainable development with an appropriate balance between more difficult regeneration aims and immediately viable developments.
- 2.4 In part, this outcome is not unsurprising given that the Identified Spatial Options were developed by focussing on separate parts of the Council's extensive evidence base to enable meaningful testing and consultation. However, it is noted that at Examination the Council will be scrutinised by the Inspector over the full evidence base and whether the selected approach in the Local Plan for Bolsover District meets the legal and soundness tests.
- 2.5 Despite this strong evidence for selecting Option A with elements of Options C and B for the Spatial Strategy Option for the Local Plan, given that the Business Case Assessment from AECOM via Derbyshire County Council regarding a Shirebrook Regeneration Route has not been received it is difficult to reach firm conclusions in respect of Option D.
- 2.6 In relation to Option D, it is noted that the pursuit of Option D would require further work to identify sufficient available sites to deliver the strategy, including a further call for sites exercise, which would make it likely that the draft Local Plan would need to be delayed from September 2016. In addition to this, even if sufficient available sites could be identified, based on the Council's evidence on development

viability it is noted that sites in Shirebrook in particular suffer from poor viability thus putting the delivery of this spatial strategy at risk. Based on the consultation feedback stated above, this risk is likely to form a key element of challenge to the Council's Local Plan from site proponents at the Examination, putting the Council's efforts to get an adopted Local Plan at risk and thus also undermining the associated funding bid for a Shirebrook Regeneration Route which would depend on the adoption of the Local Plan. It is also noted that the findings of the Sustainability Appraisal highlight that Option D has the largest number of negative effects to overcome which would require a greater number of mitigation measures to be drawn up and be readied for delivery during the plan period.

- 2.7 As a result, given the Government's clear message about Council's needing to have a Local Plan published in "early 2017", the stated likely delay and challenge to the Council's Local Plan would be problematic.
- 2.8 Notwithstanding this situation, it is noted that the District's road network is largely rural and would benefit from significant investment, particularly around Shirebrook. Should it not be possible to use this Local Plan to deliver these improvements they may be signposted for future investment ambitions which would support the case if a decision is taken to pursue improvements in parallel to the Local Plan and seeking to take advantage of the momentum generated by the commissioning of a Business Case Assessment.
- 2.9 In light of this position and the recommendations regarding all four suggested strategic sites, despite the difficulties about Option D the advice from officers is that Option A with elements of Options C and B at this stage appears to represent the most appropriate Spatial Strategy Option to deliver the Council's Local Plan Vision and Objectives in accordance with the Local Plan preparation timetable and should be taken forward for further consideration and investigation.
- 2.10 Should Members support Option A with elements of Options C and B for the Spatial Strategy Option for the Local Plan, then officers would set about examining and testing this spatial strategy in more detail, feeding back to Members at future meetings of the Steering Group on progress, so that the Council can be suitably confident that the spatial strategy can be delivered and thus included in the draft Local Plan for Bolsover District, scheduled to be published in September 2016 for public consultation.

3 Implications

Finance and Risk Implications

- 3.1 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

- 3.2 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

- 3.3 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.

4 Recommendations

- 4.1 That the Local Plan Steering Group:

- a) considers the contents of this report and considers reports 4c, 4d, 4e, 4f, 4g and 4h on this agenda in relation to the preferred options for the Housing and Employment Targets and in relation to the suggested strategic sites;
- b) supports the proposal to take forward Option A with elements of Options C and B for the Spatial Strategy Option for further consideration as part of the Local Plan Preferred Option and that this forms part of the Steering Group's recommendation to Planning Committee.

5 Document Information

Appendix No	Title
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)	
Consultation responses	
Report Author	Contact Number
Helen Fairfax	Ext 2299/7168

Report Reference –

Bolsover District Council

Local Plan Steering Group

Date of meeting - 25th January, 2016

Report on other Issues raised during consultation

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

Purpose of the Report

- To outline the considerations relating to the other relevant planning policy issues not covered by other reports on the agenda raised during the consultation;
- To provide Members with a recommendation on any future actions associated with the Local Plan preparation.

1 Report Details

Background

- 1.1 The Identified Strategic Options consultation included an ‘Anything Else?’ question covering other planning issues that were not covered under other questions in the consultation.
- 1.2 This report outlines a broad range of considerations resulting from consultation that the Council will need to take into account when preparing its Local Plan.

Summary of consultation responses

- 1.3 In response to the Council’s question *“If there are any other comments you wish to make on this stage in the plan making process that are not covered by any other question in this consultation?”* 55 representations were received from a total of 50 respondents ranging from local residents and organisations, national organisations and local authorities, and other interested individuals. The consultation responses are summarised under the following headings: Duty to Co-operate; Matters requiring clarification; Local residents concerns; Sites suggested to the Council; Comments from Specific Consultation Bodies; Comments from General Consultation Bodies; and other responses.

1.4 Duty to Co-operate

- North East Derbyshire District Council welcomes the opportunity for collaboration concerning updating infrastructure requirements across both authorities.
- North East Derbyshire District Council considers that the consultation paper clearly addresses strategic matters that need to be planned for through the preparation of the Local Plan. Each of these strategic matters is clearly expressed and explained. North East Derbyshire District Council remains committed to positive co-operation to ensure that each issue is addressed effectively through the plan making process.
- Bassetlaw District Council recognises that their authority is included in Functional Economic Area and welcomes the opportunity to continue working together to address the implications of this through the duty-to-cooperate.
- Highways England welcomes this collaborative way of working through the Duty to Co-operate and will be happy to engage further with the Council as it progresses its Local Plan.

1.5 Issues where clarification is sought

- JVH Planning require clarification about the plan period.
- Chesterfield Borough Council would welcome clarity on the matters the council consider to be of strategic importance (para 1.44).
- Chesterfield Borough Council consider that the data on the level of new house building by settlement is a useful addition to the background viability work, but does not necessarily indicate whether settlements are viable and may be slightly misleading in this respect. Some settlements may be very desirable and viable but lack sites and/or are constrained by current policy.
- Chesterfield Borough Council would find it helpful to understand how the Functional Economic Area (which differs from the Housing Market Area (HMA) with the addition of Amber Valley, Mansfield and Ashfield) relates to the HMA in terms of balancing the provision of jobs and housing. The consultation document does not provide any information on this.
- Bolsover Countryside Partnership are concerned about how environmental impacts will be assessed or monitored.
- Waystone are concerned that the rationale behind the plan has altered so much since the Local Plan Strategy. They also consider that there is insufficient information contained within the document to allow for a proper

assessment of how and why the Council have selected the options that are presented (and, conversely, why other options were not selected).

- Dennis Rye Ltd has concerns over the clarity and transparency of the document.
- Clowne Community Association consider that *“genuine consultation needs more explanation from BDC about the statements made in the published documents and background papers that officers are familiar with and the community are not. The technical nature of the plan making process makes it almost incomprehensible to most people as to how the process is working and how they can really influence the decisions being made that will impact directly on what our communities are like in the future.”*
- A&D Architecture Limited urges the Council to provide a definition for sustainable development.
- Mr Joshua Ludlam is concerned that the definition of 'employment space' is not clear and questions whether it includes all employment types.
- The Local Nature Partnership is concerned that the following is unclear from the development plan strategic options and its sustainability appraisal:
 - how much green infrastructure is necessary and required to support the development plan and future HMA needs including climate change adaption and flood risk prevention;
 - how much grade 1-3 land would be lost from either of the strategic options;
 - what quantified water resource gap occurs with the proposed development plan;
 - what areas are at risk of worsening air quality or creation of AQMAs particularly along growth corridors;
 - which, if any, mineral assets are impacted by the preferred options and the size of impact, including shale gas assets.

1.6 Local Residents Concerns

The following concerns were received from local residents:

- *“Bolsover could be an attractive market town with care and protection from over-development.”*
- *“The plan ignores crime prevention”*
- *“Gradual sustainable growth would be supported so that nowhere gets overdeveloped.”*
- *“Shirebrook needs a boost.”*

- *“Higher skilled jobs would require a varied housing stock.”*
- *“Concerned about development in Barlborough particularly a new take-away that will not enhance the conservation area.”*
- *“Support the redevelopment of brownfield land e.g. Coalite site and considers that new development should maintain & enhance natural / built environment and that mining / industrial legacy & social / economic issues should be addressed. Development proposals for the Sherwood Lodge site in Bolsover should be in-keeping with the Conservation Area and setting of the castle defences and retain the gardens, trees & original Local Listed lodge building - all of which were to be demolished under the (now) aborted 2012 Morrison’s proposals.”*
- *“Much better planned provision needs to take place to account for the many foreign workers, to ensure community cohesion.”*
- *“The Local Plan should take into account any Neighbourhood Plans to reflect local concerns and aspirations.”*
- *“Quality, not quantity should prevail and planning should not be developer driven. It must also take account of HS2 and the adjoining local authorities particularly with regard to risk of flooding as most of the BDC perimeter is defined by watercourses. The plan should not be driven by the need to satisfy quotas from either central Government, or for increased council tax take.”*
- *“I Object to the inclusion of 101 dwellings in Hodthorpe being counted as a commitment, given there is only a resolution to grant and the application is dependent on third party land as in Table 2.”*
- *“The service station and supermarkets in the centre of Clowne contradict most of the visions and objectives in the Local Plan. Clowne would be much more attractive if these were relocated at Barlborough Links. Clowne could then be planned with small shops (with sensible rates), housing and a semi-covered area for the once thriving market. Even a small green with a pond and pedestrianisation c/w cafes would surely enhance the area and make it look like a village again and not a business park, as it is at the moment. The old railway cutting could be used for a shuttle service between the village and Barlborough Links. Traffic would be drastically reduced in the centre giving rise to many benefits”*
- *“More incentives could be offered to developers to concentrate on brown field and "eye-sore" sites such as disused buildings in village centres with recognition given if they are willing to undertake such projects. And also suggests that fairer treatment could be offered by developers to residents who are seriously affected by development.”*

- *“Houses in Multiple Occupation need to be monitored and also that controls need to be put in place concerning retail outlets at Brook Park.”*

1.7 Sites suggested for the Council to consider

- Leith Planning (representing EPC Explosives) requires confirmation that site specific policies will be included and associated mapping data for Rough Close in the plan.
- Freeths have submitted a potential housing site on behalf of its client in Glapwell.
- A landowner has submitted a site for consideration at Shuttlewood Road, Bolsover.
- Armstrong Rigg has submitted a site at Stanfree Farm, Clowne for 400 dwellings.
- Harworth Estates have suggested a site to the north of Mill Lane, (Oxcroft Disposal Point, near Stanfree) for residential use, leisure/tourism and community open space.
- Robinson’s Trust consider that a strategic site, including client’s land should be shown at Shirebrook South (Brookvale).
- J Nicholson & Son have put forward a site at Church Lane, Clowne for residential development.
- William Maude Developments have put forward a site for residential and unspecified employment uses at Rotherham Road, New Houghton.
- Robert Bryan Planning has submitted a site of 37 hectares for residential use to the north-east of Whitwell.

1.8 Comments from Specific Consultation Bodies

- The Environment Agency (EA) is no longer the statutory planning consultee for surface water drainage at the development management stage. Therefore, the EA consider it prudent that the Council should work with Derbyshire County Council's Flood Risk Management Team on the preparation of a Sustainable Urban Drainage System policy.
- The EA is currently developing a project to improve the urban environment in the River Amber catchment, called the 'Amber Jewel'. This project covers the whole of the River Amber catchment including settlements in the south of the District which drain into tributaries of the River Amber (e.g. South Normanton; Hilcote; Blackwell; Church Hill etc.). Although at the scoping phase, the ambition is to deliver environmental improvements that will benefit the land and water environment. As the

plan progresses, there may be synergies with the 'Amber Jewel' project should development be proposed in these locations.

- The EA asks to be involved should the Water Cycle Steering Group meetings recommence to ensure that growth is phased to take place when investment in wastewater treatment infrastructure and the sewerage network has been delivered so that there is no adverse impact upon the water environment.
- Bassetlaw District Council is supportive of further development in Shirebrook where this strengthened the town's role as a service centre, as this has the potential to benefit small settlements such as Cuckney, Norton and Nether Langwith that lie within Bassetlaw.
- Natural England have made representations about the Sustainability Appraisal.
- Elmtun with Creswell Parish Council wish to encourage tourism by finding land for a caravan, tent and lodge park and make the grips more accessible for people to walk and cycle through. Generally, housing development and more business / employment is encouraged in the village.
- Nottinghamshire County Council recommends that when deciding which strategic areas to include, the landscape and visual impact of development should be considered. The Local Plan should contain a policy to help ensure that the landscape and visual impact of development is minimised. Planning applications should be accompanied by a landscape and visual impact assessment which includes an assessment of the landscape character, the impact of the development and proposed mitigation. Mitigation measures should tie in with recommendations within the "Landscape Character of Derbyshire". In addition where developments are adjacent to the eastern boundary of Bolsover District/visible from Nottinghamshire, the proposals should also be considered in relation to the relevant character assessments within Nottinghamshire and the Landscape Actions recommended for the policy zones.
- Severn Trent Water will provide more meaningful comments concerning water quality, supply and efficiency; sewage strategy and surface water and sewage flooding, once more detailed plans are in place later on in the local plan making process.

1.9 Comments from General Consultation Bodies

- Bolsover Civic Society considers that there is nothing in the plan relating to leisure, services and parks provision which is within the council remit. Leisure services within Bolsover Town are non-existent except for open-air sports fields. Tree planting schemes within the more urban areas of the district should be included.

- The Home Builders Federation (HBF) would caution against prioritising brownfield land before or instead of greenfield land as such an approach would be inconsistent with national policy.
- The HBF consider that the Council should be mindful that to maximize housing supply the widest possible range of sites, by size and market location are required so that house builders of all types and sizes have access to suitable land in order to offer the widest possible range of products.
- Clowne Community Association and the Wickets Residents Association are concerned that the easiest (viable and/or deliverable) options will prevail and the following outcomes will take place – focus on house building without any significant correlation with employment; house building on green fields; no progress with eyesores being redeveloped; an oversupply of housing that will depress existing house prices and exacerbate our community; increased strain on infrastructure. especially in village centres and on the M1.
- Sport England consider that the strategic sites offer an opportunity to consider delivery of sports facilities in a structured and co-ordinated way. Future policy drafting / development principles should seek to support delivery of necessary facilities supported by the evidence base work being undertaken.

Other consultation responses

- Mr Antony Buckingham (on behalf of Clowne Junior School) considers that Clowne Junior School cannot cope with additional pupil numbers resulting from new development. The roads around the school, particularly King Street are already at capacity around school pick up / drop off times. Emergency vehicles will not be able to access the school without delay.
- The National Trust would be interested in engaging in further work by the Council and its partners around green infrastructure, habitat connectivity and restoration, particularly promoting a landscape scale approach that crosses boundaries of ownership and administrative authorities.

2 Conclusions and Reasons for Recommendation

- 2.1 A range of representations have been received concerning the Duty to Co-operate, and officers will continue to work with neighbouring authorities and other statutory consultees covered by the Duty to Co-operate regulations (Section 33 A) to identify key strategic matters and fulfil its obligations under the Duty.
- 2.2 A number of issues have been identified by respondents as needing greater clarity. Further work is required to address these issues to provide greater clarification in the Draft Local Plan in the autumn 2016.

- 2.3 Sites submitted will be considered as part of the site selection process prior to the Draft Local Plan, subject to consistency with the Council's preferred spatial strategy. The Council is already aware of some of the sites suggested and notes the continued interest shown by the landowner / agent in bringing their sites to the Council's attention.
- 2.4 The Council will consider the representations made by local residents, along with both specific and general consultation bodies and other consultees whilst developing its Draft Local Plan.

3 Implications

Finance and Risk Implications

- 3.1 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

- 3.2 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

- 3.3 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.

4 Recommendations

- 4.1 That the Local Plan Steering Group:
- a) considers the contents of this report;
 - b) notes that further work is required to consider the issues raised and that these will be brought back to the steering group as work progresses on the preparation of the Draft Plan.

5 Document Information

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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.)	
Report Author	Contact Number
Helen Fairfax	Ext 2299/7168

Report Reference –