

## **CHAPTER 1 INTRODUCTION**

### **WHAT IS A LOCAL PLAN AND WHAT DOES IT COVER?**

- 1.1. The development of the Local Plan started by asking local people, businesses, and key interest groups how they want to see their communities develop up to 2033. The Plan considers the overall likely levels of growth (for example increases in population), and the needs of people at different stages of their lives (people starting work, young families, or retired people).
- 1.2. The Local Plan draws on national planning policy guidance and the Council's own ambitions for growth and change in the district. It translates these ambitions into a plan to help deliver the growth the district needs whilst preserving the characteristics people value and features they cherish. By allocating sites for development it provides certainty for both developers to invest in the district, and local residents to see how their area is likely to change. The Local Plan is not just concerned with allocating land, it is a vehicle to bring about change; it translates what people want into how their aspirations can be fulfilled.
- 1.3. In short, the Local Plan is about making life better for people. It helps to deliver places with a high quality of life where people want to live, work and visit. Perhaps most importantly it offers a means for people to shape the future of the communities in which they live.
- 1.4. Once formally adopted the Local Plan will form the key part of the Development Plan for Bolsover district. This means that planning applications will have to be determined in line with the policies in this Plan unless there are material considerations (good planning reasons), not to do so.

### **HOW THE DOCUMENT HAS BEEN DEVELOPED**

- 1.5. Bolsover District Council resolved to commence the preparation of a new single Local Plan for Bolsover District to replace the Bolsover District Local Plan (February 2000) on the 15th October 2014.
- 1.6. The timetable for the preparation of the Local Plan for Bolsover District was published in the Council's fifth Local Development Scheme which was approved on the 15th October 2014 and came into effect on the 17th October 2014. The Local Development Scheme was updated in October 2015 but this did not amend the timetable.
- 1.7. The Council is preparing its Local Plan for Bolsover District in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's own Statement of Community Involvement.
- 1.8. Regulation 18 of the 2012 Regulations requires the Council to:
  - a. notify interested parties what the new Local Plan is intended to contain;
  - b. invite them to tell the Council what its Local Plan ought to contain.

- 1.9. An initial formal consultation on what the local plan should contain took place in October/November 2014. The Council received 128 submissions from a wide range of national and local organisations, planning agents acting on behalf of landowners and developers promoting sites and members of the public from across the District. These submissions represented in the region of 700 individual representations.
- 1.10. The Initial Consultation exercise was structured around the following three areas:
- a. Policy areas - are there any policy areas that you think the Council's Local Plan ought to contain and what evidence should this be based on?
  - b. Visions for places - if you live or work in one of the District's towns or villages, what would you say the vision for your town or village should be and why?
  - c. Development sites - if you own or wish to develop a site, we want to hear from you to see how suitable your site might be.
- 1.11. The submissions received indicated a wide range of policy areas for the Local Plan. Suggestions were made for the visions for the District's settlements; and a large number of sites were proposed, including four strategic sites. These representations were used to inform the next stage of consultation - the Identified Strategic Options.
- 1.12. Part of the development of the Local Plan includes a Sustainability Appraisal<sup>1</sup>. This is an iterative process, considering the environmental, economic and social implications of the Plan. It runs parallel to the development of the Plan, informing the policies and allocations within it. The Council will be tested on its compliance with this legal test by an Inspector at the Local Plan Examination.
- 1.13. The Council published and consulted on a Sustainability Scoping Report in May 2015. Following consultation responses, the draft framework set out in the report to assess proposals was revised. This appraisal framework has been used in the Sustainability Appraisals.
- 1.14. Consultation on the Identified Strategic Options took place between 30<sup>th</sup> October and 11<sup>th</sup> December 2015, and involved public drop-in exhibitions across the District. The specific issues put forward for consultation were:
- a) The Vision for the District;
  - b) A set of objectives for the Plan;
  - c) A housing target for the plan period;
  - d) An employment target for the plan;
  - e) Suggested Strategic Sites;
  - f) A spatial strategy for the district.
- 1.15. In response a total of 877 individual representations were made by:

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<sup>1</sup> Local Plans are required to have a Sustainability Appraisal by virtue of Section 19 (5) of the Planning and Compulsory Purchase Act 2004

- a. 16 statutory consultees
- b. 6 national organisations
- c. 1 Parish / Town Council
- d. 6 local community groups / organisations
- e. 23 land owners or by their agents
- f. 42 members of the public

1.16. All of the responses were considered together with the findings of the Sustainability Appraisal and national policy.

## **THE VISION AND OBJECTIVES**

1.17. The development of the Vision is an iterative process and it is expected that it will be refined as the Plan is developed. Whilst most of the responses were supportive of the Vision, it was considered that there was scope to amend the wording of the Vision moving forward to take account of some of the issues raised during consultation and to better reflect the findings of the Sustainability Appraisal. The revised Vision is set out in Chapter 3.

1.18. Similarly, the development of the Objectives is an iterative process, and it is expected that they will be refined as the Plan is developed. The objectives have been amended to reflect both the consultation responses and the Sustainability Appraisal. The revised Objectives are set out in Chapter 3.

## **HOUSING TARGET**

1.19. In respect of a housing target, the Strategic Housing Market Assessment (SHMA) (November 2013), identifies 240 dwellings per annum as the 'objectively assessed need' for Bolsover District.

1.20. Our work in relation to setting a housing target for the district is encapsulated within the Draft Housing target paper which identified 3 options:

- A. 185 dwellings a year, below objectively assessed need
- B. 240 dwellings a year, meeting the objectively assessed need
- C. 350 dwellings a year, exceeding the objectively assessed need

1.21. Option B, 240, would provide the minimum the Council will be expected to provide at Examination. This was supported by the three other Housing Market Area authorities, as well as Sheffield City Council and Rotherham Metropolitan Borough Council. It was also the best supported option by other respondents and was the best performing in the Sustainability Appraisal report. However, despite this strong support, evidence provided by recent housing build-out rates indicates that achieving 240 dwellings per annum, and thus a 5-year supply, will still represent a challenging level of growth for Bolsover District. The Council has decided to use a housing target of 240 dwellings (3,600 over the life of the Local Plan) as the basis to develop policies in this draft Plan. This is reflected mainly in the policies in Chapter 4: Spatial Strategy, and Chapter 5: Living Communities.

## **EMPLOYMENT TARGET**

- 1.22. In respect of an employment target, the Economic Development Needs Assessment October 2015, identified a need for between 65 and 100 hectares of land over the plan period. In response to the consultation, Option B (80 hectares) was the most favoured option by local residents and neighbouring authorities.
- 1.23. The Sustainability Appraisal, states that pursuing options at the higher end of the range (65-100 hectares) would deliver the greatest economic benefits, depending on potential adverse effects resulting from site allocations to deliver the target. However, pursuing options at the higher end of the range may give rise to concerns from neighbouring authorities. These will be further explored and addressed. Nevertheless, Council's are expected to positively plan for employment growth in their area, and the Council has a Growth Strategy. Therefore, the Council has decided to use an employment target in the range of between approximately 80 and approximately 100 hectares over the plan period. This is reflected in the policies in Chapter 4: Spatial Strategy, and Chapter 6: Working Communities.

## **PROPOSED STRATEGIC SITES**

- 1.24. The strategic sites put forward by landowner/s developers for inclusion in the new Local Plan were:
- a. Bolsover North – 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
  - b. Former Coalite Chemical Works – a mixed use development split across the Bolsover/ North East Derbyshire District boundary and 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 Derbyshire District
  - c. Clowne North – a mixed use development, incorporating 20 hectares of employment land, potentially 1,500 dwellings and land for educational and recreational uses
  - d. Former Whitwell Colliery site – a mixed use development, incorporating 5.2 hectares of employment land, potentially 390 dwellings and a country park.

- 1.25. Detailed consideration of these sites is given in Chapter 4

## SPATIAL STRATEGY

- 1.26. The Identified Strategic Options identified four potential spatial strategy options for the Local Plan. These were:
- a) To focus on the more sustainable settlements
  - b) To focus on the most viable settlements
  - c) To focus on those settlements with key regeneration needs
  - d) To focus on an East-West growth corridor
- 1.27. In considering its spatial strategy the council does not start with a blank sheet of paper. We must take account of national policy guidance and decisions already made in relation to development such as sites with planning permission. Allocations in the previous Local Plan also cannot be ignored.
- 1.28. Given the level of potential housing and employment land a large proportion of the District's housing and employment land is already committed. This high level of existing permissions clearly demonstrates the Council's commitment to both residential and employment growth in the District through the positive determination of planning applications. However, despite this favourable supply position, the Council has struggled to identify 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 that have not been brought forward. The four spatial strategy 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.
- 1.29. The SA Report advised that, on balance, Option A and Option C are considered to be the best performing options when assessed against the Appraisal objectives. This is mainly because 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. 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 adverse effects on biodiversity, land use and landscape and townscape may be increased.
- 1.30. 200 representations were made in respect of the spatial strategy element of the consultation. These were from a range of local residents, and organisations, national organisations and local authorities, site proponents and other interested individuals.

*Feedback from local residents*

- 1.31. Feedback from local residents was largely related to whether they lived in one of the settlements identified for growth within one of the options. Generally, but not always, residents objected to growth in their settlement.
- 1.32. 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.
- 1.33. 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.
- 1.34. After these, 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.
- 1.35. 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*

- 1.36. 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:
- a) Historic England - all options have implications for the historic environment which need to be carefully considered.
  - b) Highways England – In terms of option C, considered that, 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.
  - c) 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*



1.37. Feedback from site proponents seemed to be guided by whether a spatial strategy option directed additional development to settlements in which their site was located.

### *Overall*

1.38. 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. Feedback to this issue 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.

1.39. 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.

1.40. In relation to the second category, a small number of respondents suggested new or alternative spatial strategy options. These were:

- a) focus on a new settlement to relieve pressures on existing settlements;
- b) focus growth solely around Clowne to join it up with Stanfree, Creswell and Bolsover;
- c) focus growth solely around the former Coalite site, utilising the spoil heaps around for new development.

### *Conclusions on Spatial Strategy Options*

1.41. In summary, the findings of evidence and representations made was that:

- a) 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;
- b) within the Sustainability Appraisal process, Option A and Option C are considered to be the best performing options when assessed against the Appraisal objectives;

1.42. Feedback during the consultation exercise was:

- a) Option C was the most popular with local residents due to its focus on brownfield sites;
- b) growth should be distributed to other settlements to reduce impact on the infrastructure of the District's largest settlements;
- c) regeneration is laudable but undeliverable on the scale included in Option C;

1.43. 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

- 1.44. Given these findings, the Council has decided to develop a spatial strategy based on a blend of Options A, B and C. The spatial strategy will:
- a) direct additional growth to the District's more sustainable settlements;
  - b) ensure that a larger share goes to settlements such as Clowne where viability is better and to Whitwell and Bolsover where key brownfield sites exist;
  - c) realise committed levels of growth in Shirebrook, Creswell, Tibshelf, Barlborough and where relevant in smaller villages;
  - d) seek new sites in South Normanton and Pinxton;
  - e) where no committed growth currently exists, major development would be resisted in order to support the Council's Preferred Spatial Strategy Option but minor infill development would be accepted.

1.45. This approach is reflected in chapter 4: Spatial Strategy.

## **POLICY FRAMEWORK FOR THE LOCAL PLAN**

### **NATIONAL POLICY**

- 1.46. The UK Government's five 'guiding principles' of sustainable development are set out in the UK Sustainable Development Strategy: Securing the Future, and are:
- a) living within the planet's environmental limits;
  - b) ensuring a strong, healthy and just society;
  - c) achieving a sustainable economy;
  - d) promoting good governance; and
  - e) using sound science responsibly.
- 1.47. The National Planning Policy Framework (NPPF) sets out the Government's policies in relation to achieving sustainable development in the United Kingdom.
- 1.48. The NPPF firstly sets out that "the purpose of the planning system is to contribute to the achievement of sustainable development". It continues by stating that the national policies on a wide range of forms of development contained within it, "taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system"<sup>2</sup>
- 1.49. Crucially, the NPPF states that there are three key dimensions to 'sustainable development', namely:

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<sup>2</sup> Paragraph 6 of the National planning Policy Framework



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

1.50. These three dimensions are reflected in the Vision and Objectives set out in chapter 3.

1.51. In relation to Local Plans, the NPPF states that “Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise”<sup>3</sup>. This underlines the central role of Local Plans within the UK planning system.

1.52. The National Planning Practice Guidance (PPG) states that Local Plans should be as focussed, concise and accessible as possible, concentrating on the district's development needs and opportunities, paying careful attention to both deliverability and viability. The Local Plan should be clear in setting out the strategic priorities for the area and policies to address these and provide the strategic framework within which any neighbourhood plans may be prepared to shape development at the community level.

1.53. Before the Council can adopt the new Local Plan for Bolsover District, the Plan has to be examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is “sound”<sup>4</sup> – namely that it is:

- a. **Positively prepared** – the plan should be prepared based on a strategy which 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

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<sup>3</sup> Paragraph 150 of the National Planning Policy Framework

<sup>4</sup> Paragraph 128 of the National Planning Policy Framework

- b. **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence
- c. **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities
- d. **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

### **Strategic Level Planning & Duty to Co-operate**

- 1.54. The East Midlands Regional Plan was revoked in April 2013. Responsibilities for cross boundary strategic planning now rest with local planning authorities and key stakeholders under the Duty to Co-operate introduced through the Localism Act 2011.
- 1.55. The Planning Practice Guidance advises that the “Duty to Cooperate seeks to ensure that local planning authorities lead strategic planning effectively through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries. For example, housing market and travel to work areas, river catchments and ecological networks may represent a more effective basis on which to plan for housing, transport, infrastructure, flood risk management, climate change mitigation and adaptation, and biodiversity. The aim is to encourage positive, continuous partnership working on issues that go beyond a single local planning authority’s area.”<sup>5</sup>
- 1.56. As a result of this change to the UK planning system, it is necessary for local planning authorities to address strategic matters within their individual plan making processes effectively through the Duty to Cooperate.
- 1.57. In developing the Local Plan the Council has sought to be aspirational but realistic. In developing the policies in this Plan, the council has worked with neighbouring authorities to address strategic matters, for example by the development of shared evidence bases.
- 1.58. The Strategic Housing Market Assessment (SHMA) (November 2013) identified that the most appropriate Housing Market Area (HMA) for Bolsover District is the North
- a. Derbyshire and Bassetlaw HMA, which covers the four authority areas of Bassetlaw, Bolsover, Chesterfield and North East Derbyshire.
- 1.59. The Strategic Housing Market Area also identifies that the Objectively Assessed Need for Housing across the North Derbyshire and Bassetlaw HMA is 1,080 - 1,350 new dwellings a year. Sensitivity Testing Analysis carried out in March 2014 revised this range to 1,071 – 1,270 new dwellings a year.

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<sup>5</sup> (NPPG paragraph 008 reference ID: 9-008-20140306).

- 1.60. However, the duty to Co-operate on the delivery of housing is not limited to authorities in the housing market area, as noted in the section above, the Council should aim to meet any requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- 1.61. In this regard It is worth noting that all of the local authorities commenting on the Identified Strategic Options<sup>6</sup> favoured the target of 240dpa (3,600 over the life of the Plan), and none made approaches to help deliver their objectively assessed housing needs at this time.
- 1.62. All local planning authorities in the North Derbyshire and Bassetlaw HMA recognise both the robustness of the evidence provided by the SHMA and the shared responsibility and challenge of meeting their own identified share of this housing requirement. Following the release of updated population and household projections by the Government, the Council is discussing commissioning an update of the Strategic Housing Market Assessment to reflect the new figures and ensure that the Assessment remains robust.
- 1.63. The Economic Development Needs Assessment (October 2015) identified that the Functional Economic Area (FEA) for Bolsover District principally covers the authority areas of Chesterfield, North East Derbyshire, Amber Valley, Bassetlaw, Mansfield and Ashfield. Beyond the strong links within this central area, the wider economic areas of the two LEPs to the north and south of the District also exert a weaker influence on the functional economic area of Bolsover District.
- 1.64. The Functional Economic Area covers more than one local planning authority area. Therefore, the delivery of employment land across the Functional Economic Area is legally a cross boundary strategic matter and thus subject to the Duty to Co-operate. However, as each local planning authority's Functional Economic Area differs and overlaps the Functional Economic Areas of their neighbouring authorities, there is no fixed quantum of employment land to be distributed across the District's Functional Economic Area. Therefore in accordance national guidance, the Council's Economic Development Needs Assessment is being used to identify a range of employment land targets for Bolsover District.
- 1.65. In addition to working together to deliver the quantum of development, and assess the impact of development across a wider than local authority area, the Duty to Co-operate provides for local authorities to work together to deliver development on sites which cross local authority boundaries.
- 1.66. The former Coalite works straddles the border with North East Derbyshire District. In January 2015, both council's agreed to set up a Coalite Project Control Board to secure the remediation and development of the site. Both

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<sup>6</sup> Rotherham Metropolitan Borough Council; Bassetlaw District Council; Mansfield District Council; Chesterfield Borough Council; Sheffield City Council; and Derbyshire County Council.

members and officers of each authority together with ATLAS<sup>7</sup> have been involved in progressing this work. As noted above, the site owners progressed planning applications for the development of the site parallel to putting the site forward as a strategic site. Both Councils have resolved to grant planning permission for the site. It is anticipated that both Councils will continue to work together with the site owners to ensure that the site is remediated and developed.

## **Local Aspirations and Initiatives**

### Sustainable Community Strategies

- 1.67. Sustainable Community Strategies aim to improve the economic, social and environmental wellbeing of local areas and have a strong focus on balancing the needs of the local economy together with environmental and social issues. The common vision for the Sustainable Community Strategy for Bolsover 2006 – 2020 is:

*"Our Sustainable Community Strategy has a vision of a diverse, healthy, fair and prosperous district, building on the strengths of our industrial past to become a vibrant, thriving community capable of meeting the challenges and the opportunities of the future."*

### Bolsover District Council Corporate Plan 2015-2019

- 1.68. The Corporate Plan identifies 'Unlocking our Growth Potential' as the Council's top aim. By focusing on this area, the Council hope to grow the local economy, increase the number of businesses across the District and increase the supply and quality of housing on offer. All of this is designed to help the Council attract the income and funding it needs to deliver its services without being reliant on anyone else. However, the most important aspect of this aim is that it will help the District's towns and villages to grow and thrive to become vibrant communities and places where people want to live, work and play.

### Bolsover District Council Growth Strategy (June 2014)

- 1.69. The Council's Growth Strategy identifies key challenges and opportunities in the District and outlines the following priorities:

- a) Supporting Enterprise
- b) Enabling Housing Growth
- c) Unlocking Development Potential

### Bolsover District Council Economic Development and Housing Strategy (March 2015)

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<sup>7</sup> ATLAS is the Advisory Team for Large Applications. This independent advisory service is available at the request of Local Authorities to support them in dealing with complex large scale projects

1.70. The Council's Economic Development and Housing Strategy provides a framework that focuses on the Council's core priorities with the intention of helping:

- a) Support economic growth
- b) Ensure a more balanced housing market
- c) Support the development of existing and new business
- d) Support the creation of employment pathways training opportunities
- e) Support housing growth

1.71. The Local Plan for Bolsover District forms one of the Council's best tools to help deliver the aims of its Corporate Plan; Growth Strategy: and core priorities of its Economic Development and Housing strategy.

### Bolsover District Regeneration Framework – Strategies for Towns and Villages

1.72. To support the preparation of the new Local Plan, the Council is also developing a Regeneration Framework for the district, focussing on our four largest settlements – Bolsover, Clowne, Shirebrook and South Normanton and their connections with local villages and hamlets

1.73. The Regeneration Framework is bringing together the district's local communities and the Council and its partner organisations in order to understand the making of place in a strategic and holistic manner, identifying priorities and potential projects to help foster a greater sense of place.

1.74. In many cases, the framework supports existing planning principals such as sustainability, supporting existing retail centres, improving accessibility, promoting good quality design and the regeneration of our towns. In these cases additional specific policies will not be required. However, as the Framework continues to develop alongside the Local plan, any requirement for more specific policies or allocations will be noted and acted upon.

### **Neighbourhood Planning**

1.75. Planning has a key role to play in helping communities to deliver growth and change in the way they want to deliver it. Whilst it cannot guarantee the delivery of all facilities and services a community may wish for, it can help to protect and enhance existing assets and provide a positive framework to help shape and guide development with the involvement of the community at its heart.

1.76. The National Planning Policy Framework gives local communities new rights to shape their neighbourhood by preparing Neighbourhood Development Plans. Unlike Local Plans, Neighbourhood Plans within Bolsover district would be prepared by Parish or Town Councils. When adopted these Plans form part of the statutory 'Development Plan' for that planning area alongside the District Councils' adopted Local Plan.

- 1.77. The Council supports communities seeking to put in place Neighbourhood Plans, but recognises that there is a significant amount of time and effort involved in creating one. To assist with this, the Council has adopted a Neighbourhood Planning Protocol to advise on the process and support available to Parish Councils if they choose to develop a Neighbourhood Plan.
- 1.78. At the present time there are no adopted Neighbourhood Plans within Bolsover District.

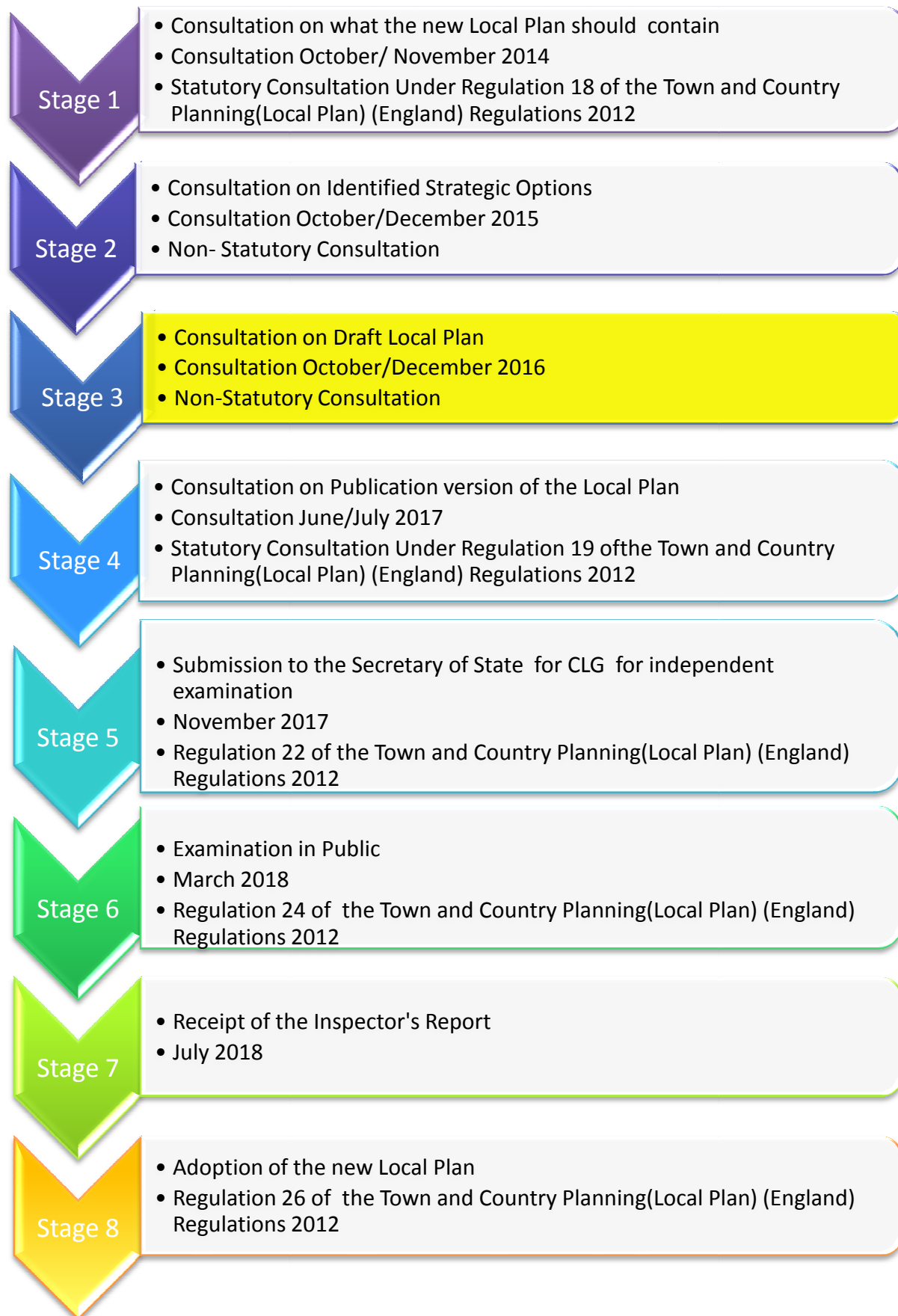
## **NEXT STEPS**

- 1.79. The new Local Plan for Bolsover District is based on robust evidence. Specialist and technical assessments have been prepared to inform and justify the policies and proposals in the Plan. The evidence base covers a broad range of topics including housing and employment needs, landscape character, infrastructure delivery and open space and recreation needs to name but a few. Integral to the process is the Sustainability Appraisal<sup>8</sup>. The Council intends to carry out a Habitats Regulations Assessment, and viability study of the Plan before the next version of the Plan is published next year.
- 1.80. An essential part of the process of document development has been community engagement. We have set out our approach to involving local communities and stakeholders in formulating our Local Plan in our Statement of Community Involvement.
- 1.81. The table below outlines the various stages to the adoption of the new Local Plan for Bolsover District in 2018<sup>9</sup>. The current consultation stage is highlighted .

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<sup>8</sup> All of this evidence is available to view on the Council's website.

<sup>9</sup> The timetable could change depending on the nature and volume of representations, or changes in government legislation/advice.





1.82. This period of consultation runs from 31<sup>st</sup> October to 12<sup>th</sup> December 2016. During this time the draft Local Plan will be available to view on line, and at all of the council offices and libraries in the district. Representations can either be made on line, or via representation forms.

1.83. Forms must be completed and received by the Council by 5:00 on Monday 12<sup>th</sup> December 2016, to:

By e-mail: planning [policy@bolsover.gov.uk](mailto:policy@bolsover.gov.uk)

By post: Planning Policy Team  
Bolsover District Council  
The Arc  
High Street  
Clowne  
S43 4JY

If you have any questions, please contact us on 01246 242203

### **FOLLOWING THIS CONSULTATION**

1.84. The Council will consider all representations received and the findings of evidence reports, and based on this information the Council will develop, The Publication Draft Local Plan, for further consultation in the summer of 2017.



All personal information provided to Bolsover District Council will be held and treated in confidence in accordance with the Data Protection Act 1998.

Your personal information will only be used for the purpose for which it was given, which is to ensure your representation is recorded, to contact you regarding your representation and to keep you informed of the preparation of the Council's Local Plan and of further opportunities to get involved.

However, the content of your representation including your name and address will be available for public inspection, and will be published online and in public reports and documents.



**We speak your language**  
**Polish** Mówimy Twoim językiem  
**Slovak** Rozprávame Vaším jazykom  
**Chinese** 我们会说你的语言

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