

CHAPTER 4 – THE SPATIAL STRATEGY

INTRODUCTION

- 4.1 The Local Plan for Bolsover District describes the Council's strategy for delivering the Local Plan Vision and its supporting Objectives. It sets out how much development is planned to take place between 2018 (the planned adoption date for the Local Plan) and 2033 (the planned end date of the Local Plan's period of authority) and where within the spatial area of Bolsover District this development will take place.
- 4.2 The purpose of this chapter is to set out the Spatial Strategy that Bolsover District Council will follow to achieve its Vision and Objectives.

SUSTAINABLE DEVELOPMENT

- 4.3 Achieving sustainable development to create a more sustainable district as outlined in Chapter 3 is the fundamental aim and vision of the Plan. This will be achieved through a range of methods and approaches, strategically related to the basis of our distribution of housing and employment, through to specific policies about sustainable design, to policies aimed at protecting scarce resources.
- 4.4 As the main aim and intention of the Local Plan is to achieve sustainable development, the first consideration must be how the Council will judge what sustainable development is.

Policy SS1: Sustainable Development

In order to contribute to sustainable development in Bolsover District, development proposals should:

- a. Support the local economy by providing employment opportunities suitable for local people, contributing towards business expansion and growth in key sectors, and providing for lifelong learning and skills development;
- b. Promote the efficient use of land and the re-use of previously developed land in sustainable locations;
- c. Locate development with the aim of reducing the need to travel and to contribute to the improvement of sustainable transport;
- d. Reduce the need for energy in new development and ensure that it can use energy efficiently through the life time of the development;
- e. Promote the social and economic wellbeing of Bolsover District's communities and contribute to reducing social disadvantages and inequalities and create a positive image of the District;

- f. Support the hierarchy of centres and / or enhance their role as a focus for new services and facilities. Create well designed places that are accessible, durable, adaptable and enhance local distinctiveness;
- g. Protect and enhance the character, quality and settings of towns and villages and heritage assets;
- h. Protect, create and / or enhance the character, quality and diversity of the District's green infrastructure and local landscapes, the wider countryside and ecological and biodiversity assets;
- i. Protect and create the productive potential of the District's best quality agricultural land and avoid sterilisation of mineral resources;
- j. Support the provision of essential public services and infrastructure;
- k. Play a positive role in adapting to and mitigating the effects of climate change to contribute to the health and wellbeing of the community and the environment, through the location, design and operation of the development and the use of sustainable drainage systems;
- l. Take account of any coal mining-related land stability and / or other public safety risks and, where necessary, incorporate suitable mitigation measures to address them.

All major planning applications shall be accompanied by a Planning / Sustainability Statement which addresses all of the above points.

Key evidence base

- UK Sustainable Development Strategy: Securing the Future (March 2005)
- National Planning Policy Framework (March 2012)

You told us that...

Achieving sustainable development has many facets and that good access to jobs and services, re-using previously developed land and protecting the District's environment were important in particular.

Alternative options considered but not selected...

This policy stems from the Vision and Objectives of the Local Plan, which were published for consultation in October 2015 and were also subject to the Sustainable Appraisal process. This work has seen the Vision and Objectives be refined rather than redefined and thus no alternative options have been considered in relation to this policy.

The NPPF tells us that...

When drawing up their Local Plans, LPAs must prepare them with the objective of contributing to the achievement of sustainable development (paragraphs 150 and 151).

Which Local Plan Objectives will it meet?

All

How will the policy be monitored?

Indicator: Percentage of major planning applications accompanied by a Planning / Sustainability Statement

Target: 100% of all major planning applications should be accompanied by a Planning / Sustainability Statement

Trigger for Review: Not meeting target

SCALE OF HOUSING, EMPLOYMENT AND RETAIL PROVISION

Housing Provision

- 4.5 The North Derbyshire and Bassetlaw Strategic Housing Market Assessment (SHMA) (November 2013) identifies the full, objectively assessed need for housing, both across the Housing Market Area and each of the component authority areas.
- 4.6 For Bolsover District, the SHMA identified the Objectively Assessed Need as being between 235-240 new homes per year. In light of subsequent updates to SHMA methodology best practice, the SHMA was subjected to sensitivity testing in April 2014 and this extended the range to between 221-251 new homes per year.
- 4.7 The NPPF states that to boost significantly the supply of housing, Local Plans should ensure that the full, objectively assessed need for their area is met. As a result, when establishing a target for housing provision the Council identified 240 new homes per year as one of the reasonable options it could select. Alongside this option, the Council also identified 185 and 350 new homes per year as two other reasonable options. The 185 new homes per year option was below the identified objectively assessed need but was based on past delivery levels. The 350 new homes per year option was above the identified objectively assessed need but was based roughly on the mid-point between the two previous higher level plans, namely the Structure Plan and Regional Plan at 310 and 400 new

homes per year respectively. Consultation took place on these three potential housing target options in October to December 2015.

- 4.8 In February 2016, following consideration of the consultation feedback the Council selected 240 new homes per year as its preferred housing target for the Local Plan for Bolsover District in order to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth.
- 4.9 In developing this housing target, the Council has also had regard to the activities of the Local Enterprise Partnerships (LEPs). Both of the LEP Growth Plans and Economic Strategies are at an early stage of development in relation to the understanding of their impact upon population and housing. In addition, the combined effect of these Growth Plans upon authorities which fall within both LEPs have not been clarified. The figures for jobs growth are LEP-wide totals with no sub-regional breakdown. Consequently, it is difficult to determine whether there are any direct impacts of the LEP strategies upon the scale of housing in the Local Plan, although both strategies intend to assist with housing delivery. As they stand, their background information indicates that the job growth they aspire to would be possible from population growth already projected across the City Region and D2N2 areas.
- 4.10 This preferred target has been reconfirmed and included in this draft Local Plan. This target forms a central building block of the Council's Spatial Strategy in that it contributes to explaining how much residential development is planned during the plan period.

Employment Land Provision

- 4.11 The Economic Development Needs Assessment (EDNA) (October 2015) identifies the need for employment land (B use classes only) for Bolsover District as being between 65 and 100 hectares of land during the plan period.
- 4.12 The NPPF states that when drawing up local plans, local planning authorities should plan positively for a strong, competitive economy. As a result, when establishing a target for employment land provision the Council identified three reasonable options based on the methods of establishing employment needs as set out in the National Planning Practice Guide (NPPG). This saw options for an employment target based on national forecasting models and past delivery levels, leading to options of 50, 90 and 130 hectares of employment land.
- 4.13 In February 2016, following consideration of the consultation feedback the Council selected a range of 80 to 100 hectares of new employment land across the plan period as its preferred employment target for the Local Plan for Bolsover District in order to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth.
- 4.14 This preferred target has been reviewed in light of the employment land availability assessment and the existence of two sites with sufficient flexibility to accommodate up to two large retail logistic developments. Based on this review, there is sufficient justification for a target at the higher end of the range and a

target of 100 hectares of employment land has been built into this draft Local Plan. This target also forms a central building block of the Council's Spatial Strategy in that it contributes to explaining how much employment development is planned during the plan period.

Policy SS2: Scale of Development

During the plan period, the Local Plan will accommodate new growth and investment in Bolsover District by making provision for:

- sufficient land to accommodate the delivery of a minimum of 3,600 dwellings (240 new homes per year) plus any shortfall against that annual target in delivery between the period 2011 to 2018;
- sufficient land to accommodate 100 hectares of employment land.

Key evidence base

- Strategic Housing Market Assessment (November 2013)
- Economic Development Needs Assessment (October 2015)
- Bolsover Retail Capacity Assessment (March 2011)

You told us that...

It is important to set realistic housing and employment targets so that growth can be properly planned and that local communities can see that what happens in their area is what has been agreed following their involvement during the preparation Local Plan.

Alternative options considered but not selected...

As set out above, three housing and three employment target options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

When drawing up their Local Plans, LPAs should meet objectively assessed needs (paragraph 14), plan positively for a strong, competitive economy (paragraph 21), assess the need to expand town centres to ensure a sufficient supply of suitable sites (paragraph 23) and ensure that they meet the full objectively assessed needs of the housing market area (paragraph 47).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making
Objective P: Town Centres

How will the policy be monitored?

Indicators: 1) Net housing completions
2) Net employment land approved & completed

Targets: 1) Annual housing delivery target (based on housing trajectory)
2) Annual employment land target

Triggers for Review: 1) Performance against annual target
2) Performance against target (delivery behind target)

SETTLEMENT HIERARCHY AND DISTRIBUTION OF DEVELOPMENT

- 4.15 The NPPF reaffirms the legislative need for local plans to be prepared with the objective of contributing to sustainable development.
- 4.16 To ensure the Local Plan for Bolsover District achieves this, the Council has within the Settlement Hierarchy Study (April 2015) assessed the existing sustainability of the District's settlements and ranked them from the most to the least sustainable. In doing so, the Study considers the following sustainability factors:
- level of population;
 - level of jobs;
 - level of services / facilities, such as schools, shops, GP surgeries, etc.;
 - level of public transport services.
- 4.17 The Study finds that the District's largest settlements tend to be the most sustainable settlements also. This is in large part due to them having the largest populations but is also indicative of them having higher numbers of destinations journeys are being made to, such as centres of employment, shops and services. In addition, the larger settlements also have the most frequent and commercially viable public transport services to provide greater opportunities for sustainable transport to other locations, such as nearby larger towns and cities.
- 4.18 This evidence provides an important consideration for the Council's efforts to achieve sustainable development, including efforts to enhance the sustainability of

settlements through the planning of appropriate forms and levels of growth through this Local Plan. In addition, factors such as the environmental and deliverability constraints of settlements will also need to influence how the Local Plan seeks to deliver the Vision and Objectives through the distribution of development.

- 4.19 The Council carried out consultation on a range of potential spatial strategy options and potential strategic sites in October to December 2015. In February 2016 the Council selected an option that had a strong focus on sustainable development with an appropriate balance between achieving more difficult regeneration aims and securing immediately viable developments as its Preferred Spatial Strategy for the Local Plan for Bolsover District in order to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth. Further details of this consultation exercise are set out in the Introduction chapter of this plan.
- 4.20 Whilst a distribution of development based on an East-West growth corridor could not be proceeded with through the Local Plan at this time, separate work is on-going to investigate its future potential.
- 4.21 The Preferred Spatial Strategy has been reviewed in light of the land availability assessment evidence and has been carried forward with limited revisions into this draft Local Plan. It directs growth to the District’s more sustainable settlements, such as Bolsover and Shirebrook, in order to take advantage of their greater employment opportunities, better transport links and services and facilities but ensures that a larger share goes to settlements such as Clowne where viability is better and to Whitwell and Bolsover where key brownfield sites exist. However, whilst South Normanton is identified as one of the District’s most sustainable settlements, it will have a lower level of growth due to the significant constraints on development represented by the EPC Rough Close works and the strategic highway network. Beyond this, lower levels of growth will be directed to the smaller settlements in recognition of their lower sustainability and often greater environmental constraints.
- 4.22 In light of the evidence provided by the Settlement Hierarchy Study and the decisions within the Preferred Spatial Strategy, taking into account the DEFRA Rural Urban Classification the Local Plan sets out the Settlement Hierarchy as recorded in Figure 4A.

Figure 4A: Settlement Hierarchy

| Type of settlement | Place |
|-----------------------------|--|
| Urban: Small Town | Bolsover Shirebrook |
| Transitional: Emerging Town | South Normanton Clowne |
| Rural: Large Village | Barlborough Creswell Pinxton Tibshelf Whitwell |

| | |
|--|--|
| Rural: Small Village | Blackwell Bramley Vale / Doe Lea Glapwell Hilcote Hodthorpe Langwith New Houghton Newton Palterton Pleasley Scarcliffe Shuttlewood Stanfree Westhouses Whaley Thorns |
| Rural: Small settlement in the countryside | Astwith Ault Hucknall Barlborough Low Common Belph Bentinck Bolsover Woodhouse Chesterfield Road (south of Holmewood) Church Lane, Pleasley Doe Hill Lane (near Tibshelf) Elmton Hardstoft Locko Lane, Hardstoft Common Low Road / Slayley Lane (near Clowne) Newboundmill Lane, Pleasley Old Blackwell Out Lane (south of Holmewood) Oxcroft Settlement Penny Green (near Belph) Pleasley Vale Rowthorne Stainsby Steetley Stony Houghton Sunnybank (near Tibshelf) Upper Langwith Whaley Common Whitwell Common Worksop Road (A619) |

- 4.23 As seen in Table 4A, the category of Transitional: Emerging Town is included to recognise the growth in South Normanton under the previous Local Plan that has seen its population grow above 10,000. Also, given the Preferred Spatial Strategy intends to direct a large share of growth to Clowne, it is recognised that this growth will see Clowne grow from a village to a town within this Local Plan.

Policy SS3: Spatial Strategy and Distribution of Development

To achieve sustainable development, the Local Plan will direct development and service provision within Bolsover District in accordance with the following settlement hierarchy:

1. firstly to the Small Towns of Bolsover and Shirebrook and the Emerging Towns of South Normanton and Clowne;
2. then to the Large Villages of Creswell, Pinxton, Whitwell, Tibshelf and Barlborough.

Beyond these more sustainable settlements, the Local Plan will support limited development in a small number of the Small Villages.

Each of the settlements in the hierarchy above has a settlement framework defined on the Policies Map, within which urban forms of development will generally be acceptable in principle.

The Small Settlements in the Countryside are considered to not be sustainable settlements and the Local Plan will not support urban forms of development beyond infill development on single plots and conversion of agricultural buildings to employment uses where appropriate.

Based on this spatial strategy, the following distribution of the scale of development set out in policy SS2 will be delivered.

| Type of settlement | Place | Residential (dwellings) | Employment (hectares) |
|--------------------------------|------------------------|-------------------------|-----------------------|
| Urban: Small Town | Bolsover | 1,723 | 0 ha |
| | Shirebrook | 658 | 10.82 ha |
| Transitional: Emerging Town | South Normanton | 207 | 34.62 ha |
| | Clowne | 1196 | 20 ha |
| Rural: Large Village | Creswell | 277 | 0.78 ha |
| | Whitwell | 200 | 5.00 ha |
| | Pinxton | 0 | 1.23 ha |
| | Tibshelf | 227 | 0 ha |
| | Barlborough | 157 | 5.94 ha |
| Rural: Small Village | Blackwell | 0 | 0 ha |
| | Bramley Vale / Doe Lea | 0 | 0 ha |
| | Glapwell | 16 | 0 ha |
| | Hilcote | 0 | 0 ha |
| | Hodthorpe | 38 | 0 ha |
| | Langwith | 0 | 0 ha |
| | New Houghton | 21 | 0 ha |
| | Newton | 20 | 0 ha |
| | Palterton | 0 | 0 ha |
| | Pleasley | 0 | 0 ha |
| | Scarcliffe | 0 | 0 ha |
| | Shuttlewood | 0 | 0 ha |
| | Stanfree | 0 | 0 ha |

| | | | |
|--|----------------|----------------|--------------------|
| | Westhouses | 0 | 0 ha |
| | Whaley Thorns | 0 | 0.58 ha |
| | Non-settlement | 0 | 20.75 ha |
| | TOTAL | 4,740 * | 99.72 ha ** |

Notes:

* total also includes dwellings expected to be built prior to adoption of Local Plan

** total also includes employment land delivered since 1st April 2015

Key evidence base

- Settlement Hierarchy Strategy (April 2015)
- Land Availability Assessments (September 2016)

You told us that...

Achieving sustainable development is important to you, as is the idea of focussing on brownfield sites.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

The 12 national principles of planning should underpin plan-making, including actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable (paragraph 17).

Which Local Plan Objectives will it meet?

- Objective A: Sustainable Growth
- Objective B: Climate Change
- Objective C: Countryside, Landscape Character and Wildlife
- Objective E: Regeneration
- Objective H: Sustainable Transport
- Objective J: Rural Areas
- Objective L: Economic Prosperity
- Objective M: Employment Opportunities
- Objective N: Meeting Housing Needs
- Objective O: Place Making
- Objective P: Town Centres

How will the policy be monitored?

Indicators: 1) Net housing completions
2) Net employment land approved & completed

Targets: 1) Annual housing delivery target (based on housing trajectory)
2) Annual employment land target

Triggers for Review: 1) Performance against annual target
2) Performance against target (delivery behind target)

STRATEGIC SITES

4.24 In order to assist in the delivery of the Preferred Spatial Strategy (Policy SS2), the Plan allocates four strategic sites. The first three are considered critical to achieving the Plan's overall strategy for sustainable and deliverable growth and regeneration. The sites are:

1. Bolsover North;
2. Clowne Garden Village;
3. Former Whitwell Colliery site.
4. Former Coalite Chemical Works site

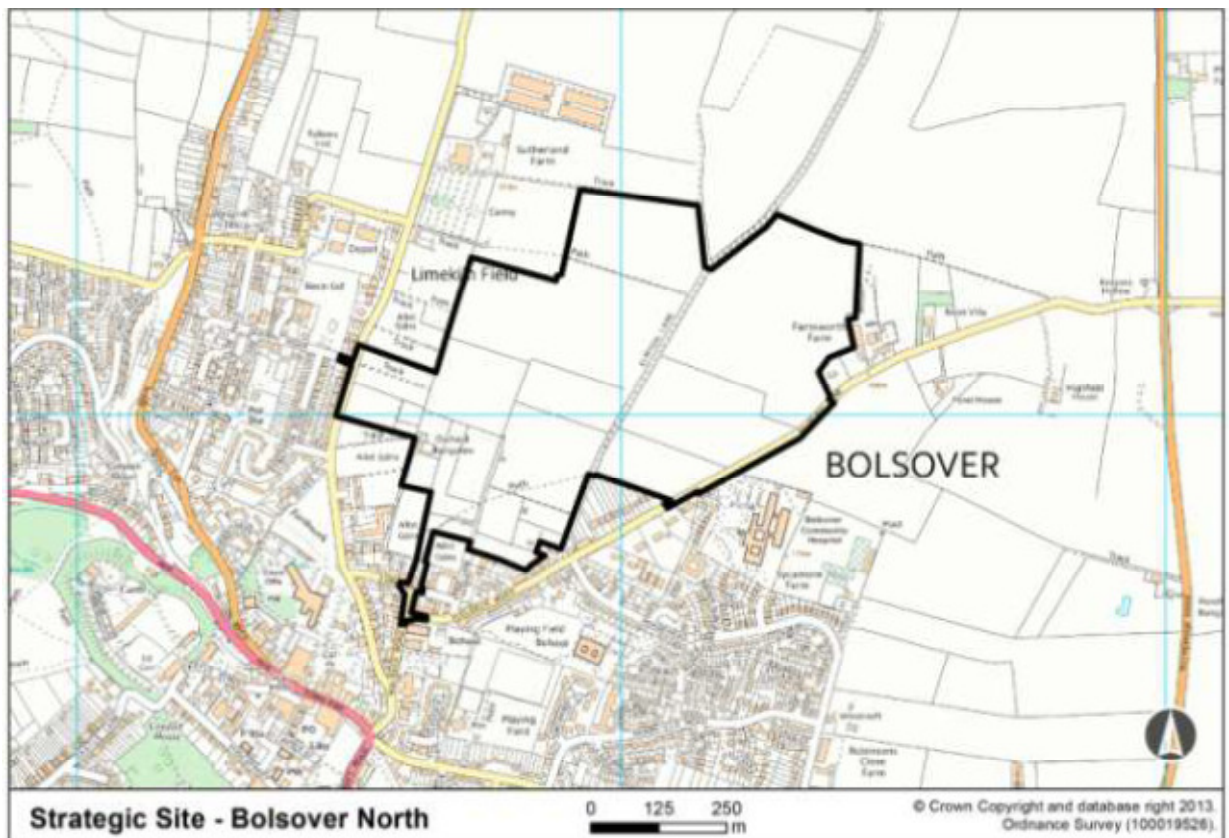
4.25 The first three strategic sites are expected to deliver substantial growth in Bolsover, Clowne and Whitwell respectively during the plan period, enabling a planned approach to sustainable growth that will contribute to the delivery of the infrastructure required to achieve sustainable development. This is considered to contribute to the delivery of the Local Plan Vision and Objectives regarding sustainable growth.

4.26 The fourth site, the Former Coalite Chemical Works site, has recently been shown to be part of a potential re-routing of the proposed HS2 line, and it is recognised that this may influence the nature of the final development and the potential to see it completed within the Plan period. For these reasons the Plan does not rely on the development of the Coalite site within the Plan period, although the support for its development remains the same and the site is considered as a Strategic regeneration site.

Bolsover North

4.27 The Bolsover North site is approximately 38 hectares in size and is situated just to the north of Bolsover town centre and so offers an excellent opportunity to grow the town significantly within close proximity to its services and facilities and key public transport nodes.

Figure 4B: Strategic Allocation – Bolsover North



- 4.28 From testing of this suggested strategic site, the site is expected to accommodate approximately:
- 900 dwellings;
 - the creation of a new highway through the site to relieve traffic pressures on Welbeck Road / Marlpit Lane;
 - the creation of a new town park;
 - the relocation of the Infant School on Welbeck Road into the site and facilitate its expansion to provide additional capacity;
 - an extra care facility.
- 4.29 The site has house builder support and an outline planning permission (ref. 14/00080/OUTEA) has been considered by the Council in March 2016 and it was resolved to grant permission subject to conditions and the completion of the S106 agreement. The proposal is expected to be delivered over 11 years via 6 phases following a start in 2017. A reserved matters application is being prepared for the first phase of the development which will incorporate approximately 300 dwellings and related highway improvements.
- 4.30 The outline planning permission site boundary and the approved masterplan for the Bolsover North site are below.

Figure 4C: Bolsover North – Approved masterplan



- 4.31 The Council has previously prepared a Design Brief to guide the general planning principles for the development of the site. This will be updated and prepared as a Supplementary Planning Document to ensure the planning principles are brought into the development plan and can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan.

Policy SS4: Strategic Site Allocation - Bolsover North

As part of the growth requirement for Bolsover set out in Policy SS3, land at Bolsover North as indicated in Figure 4B and defined on the Policies Map is allocated as a Strategic Site within the Local Plan. Proposals for the development of this strategic site will be permitted where they are guided by the approved masterplan for the site (see Figure 4C) and:

- a) Enable completion of the site by 2033;
- b) Optimise the use of the site or make best use of land;
- c) Provide in the region of 900 dwellings;
- d) Deliver an improved highways link between Bolsover and Clowne through the re-routing of Welbeck Road through the site to connect with Marlpit Lane;
- e) Improve the existing local highway network in Bolsover as related to the development;

- f) Provide for the expansion of primary phase education provision in Bolsover through the relocation of the existing Bolsover Infant and Nursery School to within the site and providing for its expansion as related to the development;
- g) Provide for the expansion of primary phase education provision in Bolsover through the expansion of the existing Bolsover Church of England Junior School as related to the development;
- h) Deliver an Extra Care / social housing scheme within the site;
- i) Meet green space standards through the creation of a town park within the site;
- j) Contribute to the planned Bolsover Town cycle network through the provision of cycling facilities within the site;
- k) Contribute to the development of the planned wider greenways network through the retention and improving of Elmton Lane as a principal green corridor to the countryside;
- l) Contribute towards minimising the need to travel by private car through provision of convenient access via sustainable modes of transport to locations of employment and services;
- m) Contribute towards place making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art;
- n) Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows and orchard site within the site's general layout, design and orientation;
- o) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation.

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

Key evidence base

- Bolsover North Design Brief (June 2013)
- Land Availability Assessments (September 2016)

You told us that...

Achieving sustainable development is important to you, but that brownfield sites should be prioritised to avoid loss of good quality agricultural land and countryside.

Alternative options considered but not selected...

Following selection of directing growth to Bolsover town as part of the Preferred Spatial Strategy, the Council has considered several options for alternative site options around Bolsover town based on the known available land. These alternative options were subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Local planning authorities should boost significantly the supply of housing (paragraph 47) and that the supply of new homes can sometimes be best achieved through planning for larger scale development (paragraph 52).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective G: Infrastructure and New Facilities
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: 1) Net housing completions
2) Delivery of required infrastructure

Targets: 1) Site housing completion delivery target (based on housing trajectory)
2) By agreed development programme

Triggers for Review: 1) Performance against target
2) Performance against programme

Clowne Garden Village

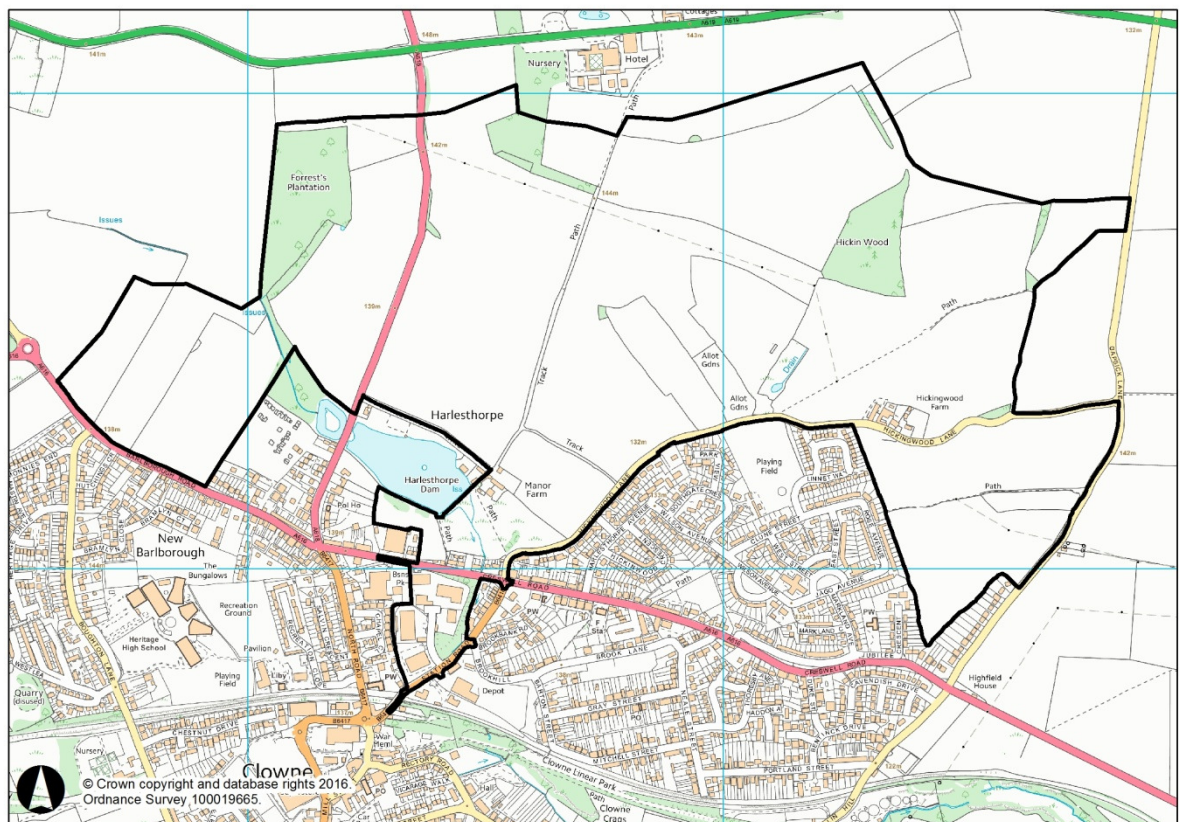
4.32 The Clowne Garden Village site is approximately 140 hectares in size and is situated to the north of Clowne along the A616 and encompasses a stretch of the A618 between the A616 and A619. It offers an excellent opportunity to grow Clowne significantly within reasonable proximity to its services and facilities and key public transport nodes.

4.33 From testing of this suggested strategic site, the site is expected to accommodate approximately:

- a) 1,500 dwellings (1,000 dwellings during the plan period);
- b) 20 hectares of B-use employment land;
- c) 5 hectares of non B-use employment land;
- d) improved highway connection to town centre;
- e) a new western link highway to the A616 / Boughton Lane junction;
- f) a new primary school within the site;
- g) a new substantial and central village green;
- h) greenways through the site that connect to the enhanced Clowne Linear Park proposal;

- i) significant landscape planting, especially to the east, north and western boundaries and in other appropriate locations.

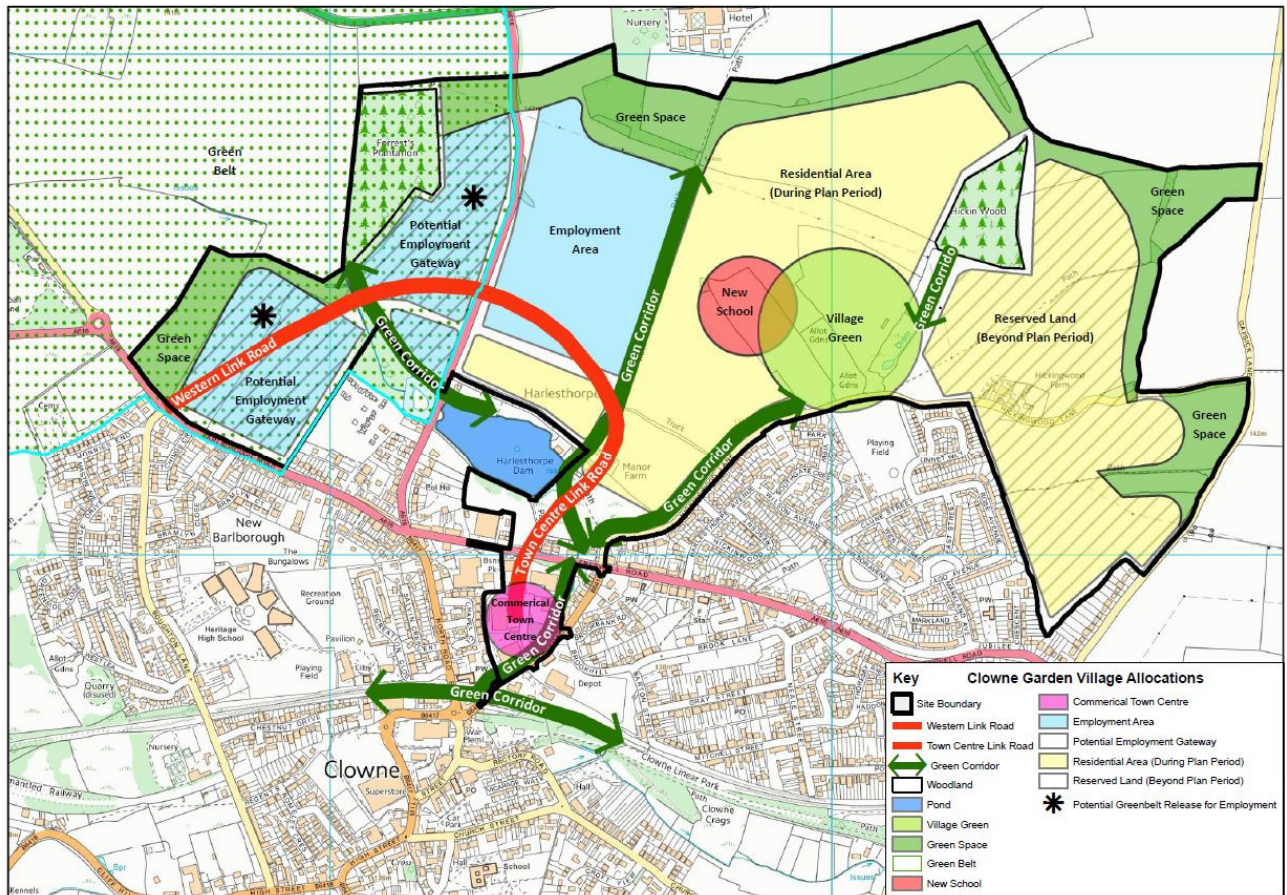
Figure 4D: Strategic Allocation – Clowne Garden Village



- 4.34 As stated above, the Clowne Garden Village proposal will provide at least 500 further dwellings beyond the plan period. This land will be reserved within this local plan for this future use.
- 4.35 In addition, this proposal has the potential to create a new western gateway to Clowne through locating employment development within the Green Belt (land in question indicated with an asterisk on the policies map). At this stage of the plan making process, the case as to whether ‘exceptional circumstances’ exist to justify this release of Green Belt land is being explored and no decision has yet been reached. However, in reaching its decision, the Council will take into account the consultation responses received on this part of the Draft Local Plan.
- 4.36 The site is being promoted by a master developer and detailed analysis of the potential deliverability of the proposal has been undertaken. At this stage, the master developer is preparing to market site for developer partners in advance of making an outline application for the whole site.
- 4.37 The Council expects the development of this strategic site to be guided by a masterplan and it will prepare a Design Brief as a Supplementary Planning Document to guide the general planning principles for the proposal. However, it is

expected that the site will take forward the indicative layout set out in Figure 4E below.

Figure 4E: Clowne Garden Village – Indicative Layout Diagram



Policy SS5: Strategic Site Allocation - Clowne Garden Village

As part of the growth requirement for Clowne set out in Policy SS3, land at Clowne Garden Village as indicated in Figure 4D and defined on the Policies Map is allocated as a Strategic Site within the Local Plan. Proposals for the development of this strategic site will be permitted where they are guided by the indicative layout diagram for the site (see Figure 4E) and:

- Enable completion of 1,000 dwellings within the site by 2033;
- Optimise the use of the site or make best use of land;
- 20 hectares of B-use employment land;
- 5 hectares of non B-use employment land;
- improved highway connection to town centre;
- a new western link highway to the A616 / Boughton Lane junction;
- a new primary school within the site;
- a new substantial and central village green;
- greenways through the site that connect to the enhanced Clowne Linear Park proposal;

- j) significant landscape planting, especially to the east, north and western boundaries and in other appropriate locations;
- k) Contribute towards minimising the need to travel by private car through provision of convenient access via sustainable modes of transport to locations of employment and services;
- l) Contribute towards place making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art;
- m) Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows and woodlands within the site's general layout, design and orientation;
- n) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation.

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram.

Key evidence base

- Land Availability Assessments (September 2016)

You told us that...

Achieving sustainable development is important to you, but that brownfield sites should be prioritised to avoid loss of good quality agricultural land and countryside.

Alternative options considered but not selected...

Following selection of directing growth to Clowne as part of the Preferred Spatial Strategy, the Council has considered several options for alternative site options around Clowne based on the known available land. These alternative options were subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Local planning authorities should boost significantly the supply of housing (paragraph 47) and that the supply of new homes can sometimes be best achieved through planning for larger scale development (paragraph 52).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth

Objective G: Infrastructure and New Facilities
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: 1) Net housing completions
2) Delivery of required infrastructure

Targets: 1) Site housing completion delivery target (based on housing trajectory)
2) By agreed development programme

Triggers for Review: 1) Performance against target
2) Performance against programme

Former Whitwell Colliery site

4.38 The former Whitwell Colliery site is approximately 13 hectares in size and is situated to the south of the village and across the Robin Hood railway line. The site is largely the spoil heap from the former Whitwell Colliery that closed in 1986, which now forms an incongruous feature in the wider Magnesian Limestone landscape. It offers an excellent opportunity to address one of the few large areas of post-industrial land within the District.

4.39 From testing of this suggested strategic site, the proposal is expected to involve:

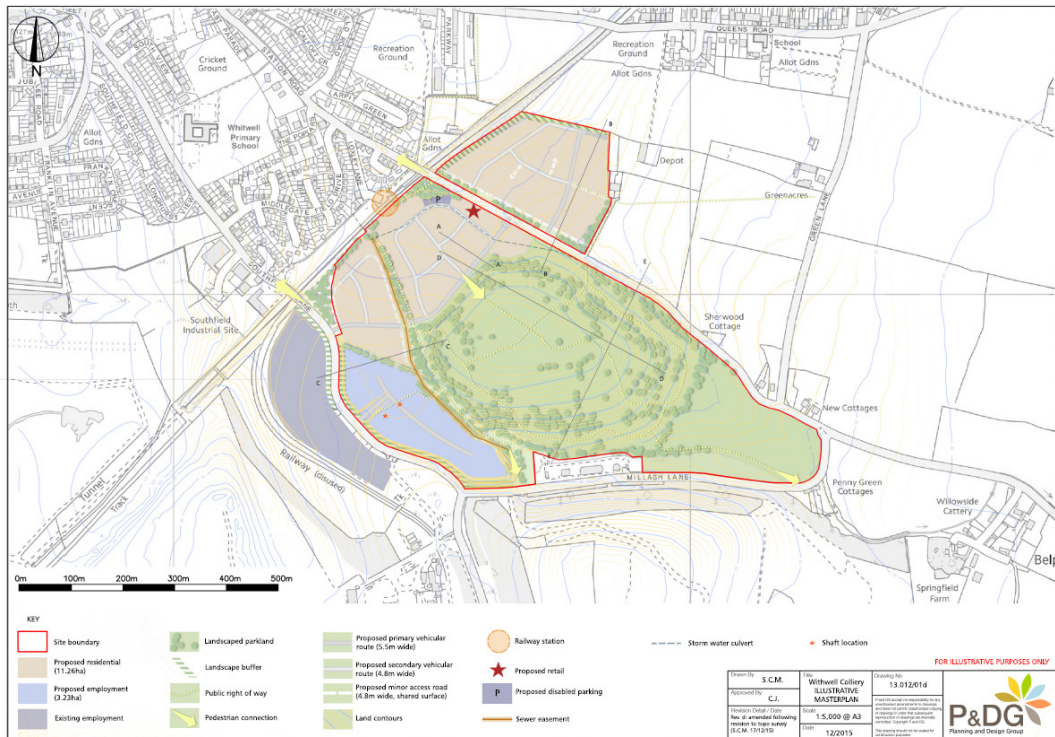
- mineral workings;
 - remodelling of resulting landform to an appropriate landscape form and creation of a country park;
 - a minimum of 200 dwellings;
 - 5 hectares of B-use employment land;
- improved and convenient access to Whitwell train station
- Figure 4F: Strategic Allocation – former Whitwell Colliery site.

4.40 The site is being promoted by the land owner and detailed analysis of the potential deliverability of the proposal has been undertaken. At this stage, the land owner is preparing a minerals application for submission to Derbyshire County Council as the minerals authority. An outline planning application is also been prepared for the built development elements of this proposals for submission to the District Council as local planning authority.



4.41 The Council expects the development of this strategic site to be guided by a masterplan and it will prepare a Design Brief as a Supplementary Planning Document to guide the general planning principles for the proposal. However, it is expected that the site will take forward the indicative layout set out in Figure 4G below.

-Figure 4G: Former Whitwell Colliery site – Indicative Layout Diagram



Policy SS6: Strategic Site Allocation - Former Whitwell Colliery site

To deliver the growth requirement for Whitwell set out in Policy SS3, land at the former Whitwell Colliery site as indicated in Figure 4F and defined on the Policies Map is allocated as a Strategic Site within the Local Plan. Proposals for the development of this strategic site will be permitted where they are guided by the indicative layout diagram for the site (see Figure 4G) and:

- a) Remodelling of site to an appropriate landscape form;
- b) Creation of a country park;
- c) Enable completion of at least 200 dwellings within the site by 2033;
- d) Optimise the use of the site or make best use of land;
- e) 5 hectares of B-use employment land;
- f) improved and convenient access to Whitwell train station;
- g) Contribute towards minimising the need to travel by private car through provision of convenient access via sustainable modes of transport to locations of employment and services;
- h) Contribute towards place making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood utilising as appropriate public art;
- i) Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows and woodlands within the site's general layout, design and orientation;
- j) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation.

These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram.

Key evidence base

- Land Availability Assessments (September 2016)

You told us that...

Achieving sustainable development is important to you and that brownfield sites should be prioritised to avoid loss of good quality agricultural land and countryside.

Alternative options considered but not selected...

Following selection of directing growth to Whitwell as part of the Preferred Spatial Strategy, the Council has considered several options for alternative site options around Whitwell based on the known available land. These alternative options were subject to the Sustainability Appraisal process. For more information on the alternative options not

selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Local planning authorities should boost significantly the supply of housing (paragraph 47) and that the supply of new homes can sometimes be best achieved through planning for larger scale development (paragraph 52).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective E: Regeneration
Objective H: Sustainable Transport
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: 1) Net housing completions
2) Delivery of required infrastructure

Targets: 1) Site housing completion delivery target (based on housing trajectory)
2) By agreed development programme

Triggers for Review: 1) Performance against target
2) Performance against programme

STRATEGIC REGENERATION SITE

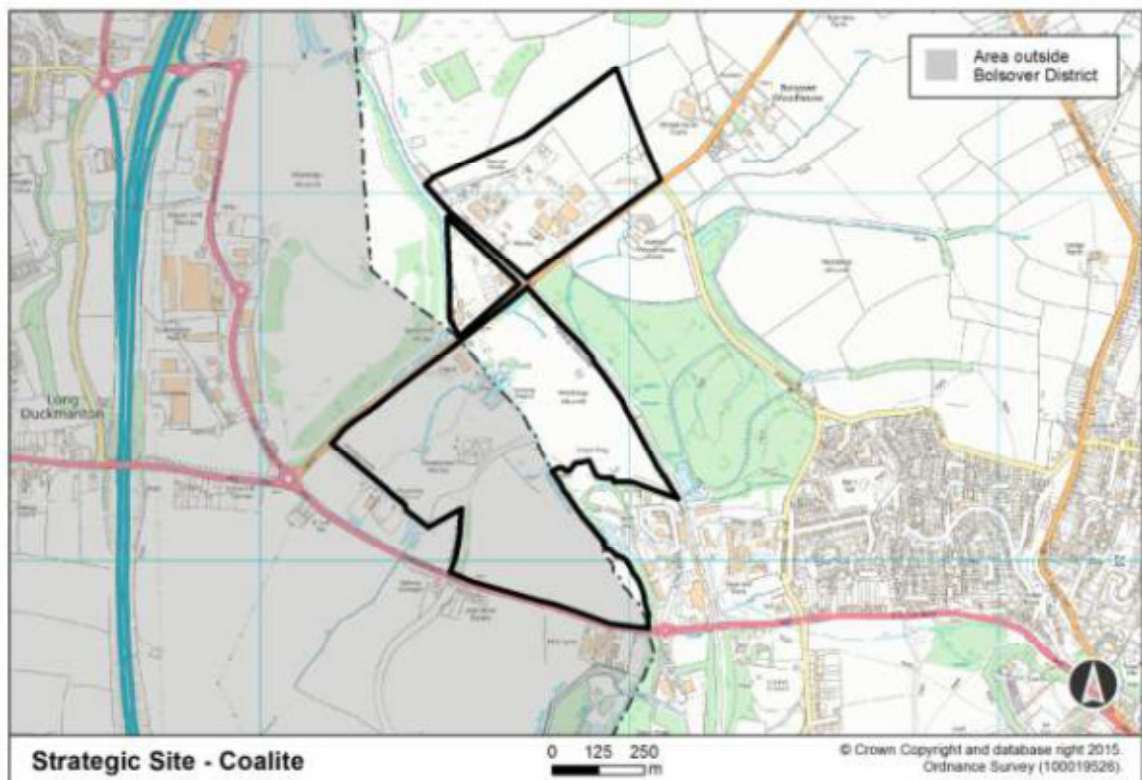
- 4.42 The regeneration of brownfield sites forms a key part of the Local Plan Vision and providing support to the comprehensive redevelopment of brownfield sites is one of the accompanying Objectives.
- 4.43 Due to the greater challenges of brownfield sites associated with their previous uses and often the significant costs of remediation, it is not always possible to ensure that the development of brownfield sites will be deliverable within the plan period. The NPPF advises that pursuing sustainable development requires careful attention to viability and that Local Plans should be deliverable. As a result, an alternative policy response may be required in order to support the appropriate regeneration of brownfield sites whilst not fundamentally undermining the delivery of the Local Plan.

4.44 Whilst the former Whitwell Colliery site is considered to be deliverable during the latter half of the plan period, another key brownfield site that the Council wishes to see regenerated, has additional issues. The former Coalite Chemical Works site, has recently been identified as part of a potential route for the proposed HS2 rail link and at this time it is not clear how this may influence the nature of the final development and the potential to see it completed within the Plan period. For these reasons the Plan does not rely on the development of the Coalite site within the Plan period, although the support for its development remains the same and the site is considered as a Strategic Regeneration Site considered deliverable at this stage of the plan making process.

Former Coalite Chemical Works site

4.45 The former Coalite Chemical Works site is approximately 61 hectares in size and is situated to the west of the town close to Markham Vale and straddles the administrative boundary with North East Derbyshire District Council. The site is predominately brownfield, particularly within Bolsover District, but does include a sizeable adjacent greenfield parcel of land within North East Derbyshire District.

Figure 4H: Strategic Regeneration Site Allocation – former Coalite site

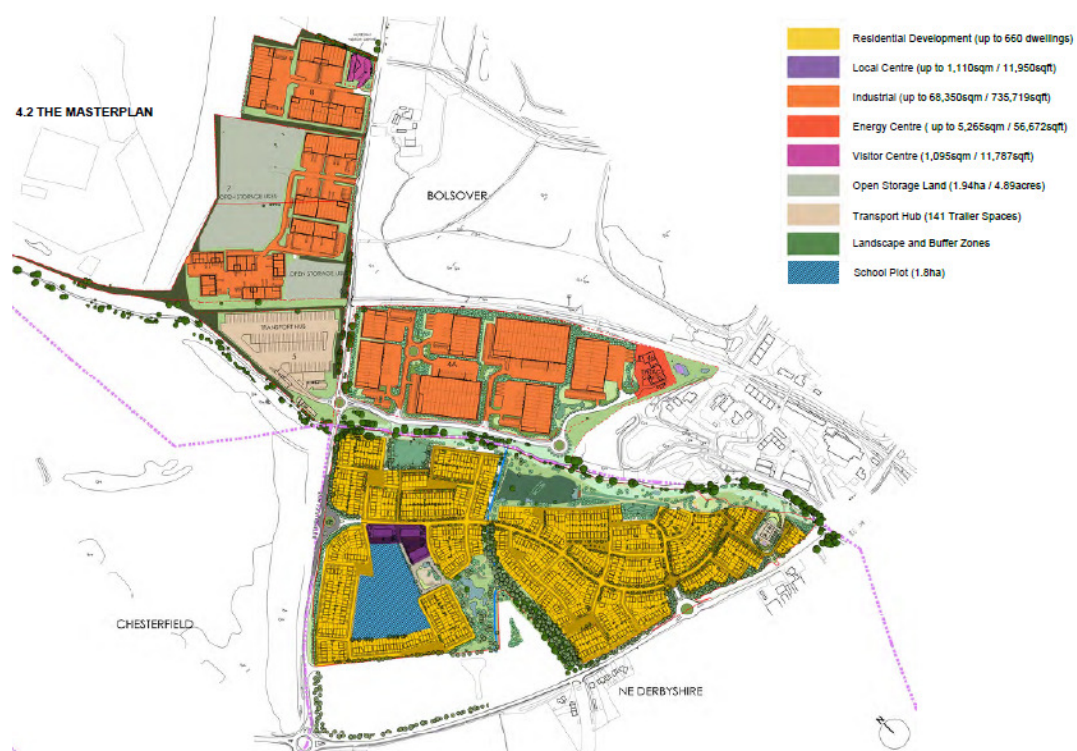


- 4.46 From testing of this suggested strategic site, the proposal could deliver:
- a) the remediation of the site;
 - b) approximately 660 dwellings;
 - c) 70,000 sq.m. of employment land;
 - d) a transport hub;

- e) an energy centre;
- f) a visitor centre / museum;
- g) a local centre;
- h) land for a new primary phase school.

4.47 The site is being promoted by the land owner and detailed analysis of the potential deliverability of the proposal has been undertaken. At this stage, outline planning permission has been granted for the Bolsover District part of the site in December 2015 (ref. BDC 14/00089/OUTEA) and a decision to approve the outline application was taken by North East Derbyshire District Council for their part of the site in April 2016 (ref. NEDDC 14/00145/OL) subject to conditions and the completion of the S106 agreement.

Figure 4I: Strategic Regeneration Site Allocation – Approved masterplan



4.48 Based on information provided, the proposal requires approximately 5 years of remediation works prior to the delivery of any built development with a potential first delivery of housing (within North East Derbyshire District) in 2023. No information has been received in relation to the timescale for the employment development in Bolsover District.

4.49 It is noted that High Speed Two (HS2) Limited announced on 7th July 2016 alternative recommendations for HS2's route and station proposals in South Yorkshire. This indicates that the proposed route for HS2 through the East Midlands has been realigned, with the consequence of running through the former Coalite site to a greater degree than previously expected. Whilst at the time of writing the Governments' response to the HS2 announcement is awaited, it is

noted the new route proposals cast doubt over the above masterplan. However, the land owner has advised that from a very high level assessment, it would appear the route will prevent Plot R1.1 and Plot C4.0 from being developed. The route is also very close to the proposed roundabout access off Chesterfield Lane so this will likely need to be reviewed.

- 4.50 These concerns over the deliverability of the approved proposals, together with those relating to the substantial remediation required to make the land available for development, mean that the Council cannot rely on the employment land proposed to contribute to the delivery of the Local Plan's employment target. However, the Council still supports the site's remediation and therefore in accordance with the regeneration ambitions of the Local Plan, the Council will allocate the site as a Priority Regeneration Site and will prepare a Design Brief as a Supplementary Planning Document to guide the general planning principles for the development of the site.
- 4.51 Due to the former Coalite Chemical Works site straddling the district boundary with North East Derbyshire District Council, this policy approach has been discussed and formulated jointly with North East Derbyshire District Council to ensure that this strategic matter, and thus the Duty to Co-operate, is addressed appropriately.

Policy SS7: Priority Regeneration Site - Former Coalite Chemical Works site

Whilst not part of the growth requirement for Bolsover, land at the former Coalite Chemical Works site as indicated in Figure H and defined on the Policies Map is allocated as a Priority Regeneration Site within the Local Plan. As such, the site will be safeguarded from development which would jeopardise the comprehensive remediation, reclamation and redevelopment of the site.

Proposals for the development of this priority regeneration site will be permitted where they are guided by the approved masterplan for the site (see Figure 4I) and:

- a) form part of a comprehensive masterplan for re-development on the whole site, including the land in North East Derbyshire District including infrastructure requirements and delivery, agreed jointly with North East Derbyshire District Council and Bolsover District Council; and
- b) enable the full reclamation of the site prior to the development commencing, in line with a programme of work and delivery plan agreed with both authorities.

These principles will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan.

Key evidence base

- Land Availability Assessments (September 2016)

You told us that...

You supported the idea of redeveloping this brownfield site, addressing a blot on the landscape as quickly as possible to make the area an asset for the town. However, you also had concerns that geographic location of the site means it will need its own education and health services and that transport links to the town centre are not good enough.

Alternative options considered but not selected...

Following selection of directing growth to Bolsover town as part of the Preferred Spatial Strategy, the Council has considered several options for alternative site options around Bolsover town based on the known available land. These alternative options were subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report

The NPPF tells us that...

Local planning authorities should boost significantly the supply of housing (paragraph 47) and that the supply of new homes can sometimes be best achieved through planning for larger scale development (paragraph 52).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective E: Regeneration
Objective H: Sustainable Transport
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: 1) Net housing completions
2) Delivery of required infrastructure

Targets: 1) Site housing completion delivery target (based on housing trajectory)
2) By agreed development programme

Triggers for Review: 1) Performance against target

COUNTRYSIDE

- 4.52 As a predominately rural area, Bolsover District has large swathes of countryside where urban forms of development would not be appropriate or sustainable and not in accordance with the Preferred Spatial Strategy. This restraint on the amount of land removed from the countryside for development also contributes to the delivery of the Local Plan Vision and Objectives regarding conserving and enhancing the quality and character of the countryside, its landscapes and villages.
- 4.53 For the purpose of the Local Plan, countryside is defined as that land outside the settlement frameworks of the Small Towns, Emerging Towns, Large Villages and Small Villages as defined on the Policies Map.
- 4.54 As well as providing leisure and recreational opportunities, the countryside is a constantly changing workplace. It is necessary to balance and integrate the requirement to protect the countryside with the need to sustain and encourage the vitality and viability of the rural economy, including agriculture and tourism. Whilst many of the activities in the countryside are outside the scope of the planning control, there are other forms of development which can be accommodate without detrimental effect on the countryside.
- 4.55 Within the countryside, there are buildings that are no longer suitable for their original purposes. The majority are likely to be agricultural buildings, but there may be other buildings which are no longer in use for their original purpose and for which an alternative use is being sought. Many of these buildings make a positive contribution to the character and appearance of the area. Provided that they are structurally sound, conversion of these buildings, for example to employment or community use, visitor accommodation or housing, can safeguard their future. By re-using existing resources, conversions can also meet the aims of sustainable built development. However there are some buildings which are not suitable for conversion, including those which are structurally unsound, roofless, missing substantial sections of wall, or so ruined that only vestiges remain of the original structure; of temporary construction; eyesores which should be removed in the interests of landscape conservation; unsuitable in terms of size and forms of construction; or at risk of flooding.
- 4.56 New buildings should respect the style and character of the locality. Proposals for new buildings in the countryside outside of the settlements listed within the settlement hierarchy will be strictly controlled.

Policy SS8: Development in the Countryside

Development proposals in the countryside outside settlement frameworks will only be granted planning permission where it can be demonstrated that they fall within one or

more of the following categories:

- a) involve a change of use; replacement building, or re-use of vacant, derelict or previously developed land;
- b) are necessary for the efficient or viable operation of agriculture, horticulture, forestry and other appropriate land based businesses, including the diversification of activities on an existing farm unit;
- c) are small scale employment uses related to local farming, forestry recreation, or tourism;
- d) secure the retention and / or enhancement of a community facility;
- e) are in accordance with a made Neighbourhood Development Plan;
- f) the building is of exceptional quality or innovative design.

In all cases, where development is considered acceptable it will be required to respect the form, scale and character of the landscape, through careful location, design and use of materials.

Key evidence base

- Settlement Hierarchy Study (April 2015)

You told us that...

Protecting the countryside from inappropriate development is important to you.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

We should recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it (paragraph 17).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective E: Regeneration
Objective J: Rural Areas

How will the policy be monitored?

Indicators: Appeals upheld contrary to policy

Targets: None upheld at appeal

Triggers for Review: Increasing trend of appeals upheld contrary to policy

GREEN BELT

- 4.57 Bolsover District includes a small part of the Green Belt that surrounds the Sheffield and Rotherham conurbation. Within Derbyshire this Green Belt is called the North East Derbyshire Green Belt, which was first drawn up in 1955 with the intention to limit the sprawl of the Sheffield and Rotherham conurbation and prevent it joining up the settlements of north eastern Derbyshire. The extent of the North East Derbyshire Green Belt was incorporated into and carried forward by the Derbyshire Structure Plan in 1990, into the previous Bolsover District Local Plan in 2000 and into the Derby and Derbyshire Joint Structure Plan in 2001.
- 4.58 The NPPF indicates that Green Belt boundaries should only be designated or altered through the preparation of a Local Plan. As a result, in light of suggestions to alter the boundary through the submission of potential development sites during the Regulation 18 consultation exercise in October to December 2014 and following the selection of a Preferred Spatial Option in February 2016 that involves the direction of growth to Barlborough and Clowne, the Council has commissioned a local review of whether land currently within the Green Belt as defined in the adopted Local Plan but adjacent to the settlement framework fulfils any of the five Green Belt purposes stated in the NPPF, namely:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 4.59 The findings of this review alongside further work and considerations will inform the next stage of the plan making process, the Regulation 19 Publication version of the Local Plan for Bolsover District.
- 4.60 Therefore, in the interim the Green Belt boundary is proposed to be carried forward as defined on the Policies Map accompanying this Local Plan and that the openness of the Green Belt will be protected from inappropriate development.

Policy SS9: Development in the Green Belt

Within the Green Belt as defined on the Policies Map, the construction of new buildings will be regarded as inappropriate and will not be permitted. Exceptions to this, where they accord with other policies in the Plan are:

- a. Buildings necessary for the purposes of agriculture or forestry;
- b. Provision of appropriate facilities for outdoor sport and outdoor recreation, and for cemeteries, which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c. Limited and proportionate extensions or alterations to a building;
- d. Replacement of an existing building for the same use, providing it is not materially larger than the one building it replaces;
- e. Limited infilling in villages and limited affordable housing;
- f. Limited infilling or the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt than the current use.

Other forms of development which may be appropriate in the Green Belt, provided it preserves the openness and does not conflict with its purpose include:

- g. Mineral extraction;
- h. Waste development;
- i. Engineering operations;
- j. Transport infrastructure which can demonstrate a requirement for a Green Belt location;
- k. The re-use or conversion of an existing building which is of permanent and substantial construction;
- l. Development brought through a Community Right to Build Order; and
- m. Large scale renewable energy projects where very special circumstances can be demonstrated.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

Certain parcels of land within the Green Belt should be considered for development, but that the Green Belt is also important to you in order to protect settlements from merging into each other.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

Inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstance. The construction of new buildings in the Green Belt should be regarded as inappropriate, but there are exceptions, which include permitting limited infilling or the partial or complete redevelopment of previously developed sites, either redundant or in continuing use (paragraphs 79 to 92).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth

Objective C: Countryside, Landscape Character and Wildlife

Objective E: Regeneration

How will the policy be monitored?

Indicators: Number of planning applications and type of development approved in the GB under this policy

Targets: No planning applications approved in the GB contrary to this policy

Triggers for Review: Applications approved with no exceptional circumstances demonstrated

IMPORTANT OPEN AREAS

- 4.61 The Bolsover District Local Plan (2000) identified a number of Important Open Areas (IOAs) with the purpose of helping to maintain the distinctiveness of a number of the District's settlements. The IOAs act as an extra constraint on most forms of development over and above that provided by general countryside policies, providing a clear and strong statement as to where settlements will be prevented from growing in order to prevent settlement coalescence, loss of a settlement's individual character or where open character to the margins of the M1 acts as an environmental cordon.
- 4.62 The boundaries of the IOAs as shown on the Policies Map were specifically drawn up in order to prevent ribbon development along highways linking towns and villages and to put a check on urban sprawl in the following locations:
- a) Woodfield Road, Pinxton-M1
 - b) Storth Lane, Pinxton-South Normanton
 - c) Brookhill Lane, Pinxton-South Normanton
 - d) Sough Road, South Normanton-M1
 - e) Fulwood, South Normanton-Huthwaite
 - f) Alfreton Road, South-Normanton-Alfreton
 - g) Barristow Lane, South Normanton-Hilcote
 - h) Fordbridge Lane, South Normanton-Blackwell

- i) Newton Road, Tibshelf-Newton
- j) Mansfield Road, Bramley Vale-Glapwell
- k) Rowthorne Lane, Glapwell-Rowthorne
- l) Mansfield Road / Chesterfield Road, Glapwell-New Houghton / Pleasley
- m) Common Lane, Langwith Junction-Upper Langwith
- n) Main Road (A632), Langwith-Upper Langwith
- o) Pit Hill, Whaley Thorns-Langwith
- p) Slayley Hill, Clowne-Barlborough
- q) Welbeck Street, Whitwell-Hodthorpe

4.63 In view of the role of the IOAs and their contribution to the delivery of the Local Plan Vision and Objectives regarding conserving and enhancing the quality and character of the countryside, its landscapes and villages, there is considered to be no justification for a comprehensive review at this stage of the preparation of the Local Plan. However, it is considered necessary to make minor alterations to the boundaries of the IOAs for l) Mansfield Road / Chesterfield Road, Glapwell-New Houghton / Pleasley in light of recently built development and for e) Fulwood, South Normanton-Huthwaite to facilitate the Wincobank Farm employment land allocation and this alteration is shown on the Policies Map.

Policy SS10: Development in Important Open Areas

Within the Important Open Areas as defined on the Policies Map, planning permission will only be granted for development where it does not detract from the purpose of preventing settlement coalescence, maintaining a settlement's individual character and identify, or acting as an open environmental cordon.

Key evidence base

- Bolsover District Local Plan (February 2000)

You told us that...

Certain parcels of land within the Important Open Areas should be considered for development, but preventing settlements from merging into each other is important to you in order to preserve the settlement identity.

Alternative options considered but not selected...

Four spatial strategy options were identified by the Council and published for consultation in October 2015 and were also subject to the Sustainability Appraisal process. For more information on the alternative options not selected, please see the accompanying Sustainability Appraisal Report.

The NPPF tells us that...

A core principle of planning should be to take account of the different roles and character

of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Also planning should be plan-led, empowering local people to shape their surroundings (paragraph 17).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth

Objective C: Countryside, Landscape Character and Wildlife

Objective O: Place Making

How will the policy be monitored?

Indicators: Number of planning applications and type of development approved in the LSGs

Targets: No planning applications approved in LSGs without mitigation

Triggers for Review: Applications approved with no mitigation

Figure 4J: Strategic Key Diagram

