

CHAPTER 5 – LIVING COMMUNITIES

INTRODUCTION

- 5.1 Housing affects everyone, from people wanting to take their first step on the housing ladder to people wishing to downsize and still live locally. It can have a significant impact on an area, whether in terms having enough housing to be attractive to new employers, or by helping to create physically attractive places.
- 5.2 Key housing issues facing Bolsover District are:
- a) Low viability over much of District;
 - b) High levels of in and out commuting to work;
 - c) Low housing delivery;
 - d) The need to plan for an aging population.
- 5.3 In addition, there is a need to:
- a) Meet national guidance;
 - b) Meet the fully objectively assessed need for the district and contribute to that for the wider housing market area;
 - c) Help to provide affordable housing;
 - d) Help to meet the needs of gypsies, travellers, and travelling showpeople;
 - e) Ensure that the needs of people who need to live in the countryside by virtue of their work are met.
- 5.4 The suite of policies below sets out the Council's approach to addressing these key issues; delivering identified housing needs, and helping to ensure new housing development enhances the attractiveness of the District.

HOUSING LAND REQUIREMENTS

- 5.5 Within Chapter 4, policies SS2: Scale of Development and SS3: Spatial Strategy and Distribution of Development set out the housing land requirement and spatial distribution of this requirement for the Local Plan for Bolsover District.
- 5.6 In relation to the scale of residential development being planned within the Local Plan, given that the shortfall will vary prior to the plan adoption of the Local Plan in 2018 at the time of writing this equates to:

Plan Period(2018-2033) (240 new homes per year x 15 years)	3,600 dwellings
Period 2016 – 2018 (2 years @ 240 pa)	480 dwellings
Shortfall (the shortfall at the 31 st March 2016)	241 dwellings
TOTAL	4,321 dwellings

- 5.7 In relation to the supply of sites to meet this total, at the time of writing the potential supply is:

Allocations supported through the Local Plan spatial strategy	4,740 dwellings
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- 5.8 This situation illustrates the potential supply of sites to deliver the Local Plan housing land requirement. However, it should be noted that a number of the sites that have allocations supported through the Local Plan spatial strategy are expected to build out prior to the planned adoption of the Plan in 2018.
- 5.9 In addition, whilst the role in housing delivery of minor sites with planning permission (windfalls) is noted, and can be significant, for the purposes of the Local Plan this type of site is not being relied upon to deliver the housing land requirement. The Council is also not relying on sites that may have planning permission but which do not accord with the spatial strategy.
- 5.10 Finally, there are a number of sites across the District that have planning permission where there are deliverability concerns and / or a history of unimplemented permissions. In a number of instances, these sites are also in less sustainable settlements or unsustainable locations. As a result, for the purposes of the Local Plan this type of site is not being relied upon to deliver the housing land requirement.

HOUSING ALLOCATIONS

- 5.11 Sites which have been allocated in the Local Plan to provide the supply of sites to meet the housing land requirement are listed in policy LC1: Housing Allocations. The Housing Trajectory at Appendix A shows how these housing allocations are expected to be delivered during the plan period.
- 5.12 Allocations have been made by balancing a range of considerations, such as the site's availability, suitability and deliverability, and also the findings of the Sustainability Appraisal process.
- 5.13 A brief description of the sites allocated for housing development is given below.

Small Town - Bolsover

Bolsover North Strategic Site

- 5.14 This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 900 dwellings between 2017 and 2028.

Land off Langwith Road and Mooracre Lane

- 5.15 This site is situated to the east of Bolsover, is approximately 17.9 hectares in size and is expected to deliver approximately 360 dwellings between 2018 and 2028. The site has outline planning permission and a reserved matters application is being prepared for the first phase of the development. The site is expected to contribute to increasing the capacity of the local highway network and schools, to provide sufficient green space within the site and affordable housing.

Land at Blind Lane

- 5.16 This site is situated to the north-west of Bolsover, is approximately 12 hectares in size and is expected to deliver approximately 250 dwellings between 2025 and

2033. The site has outline planning permission and a reserved matters application is being prepared for the first phase of the development. The site is expected to contribute to increasing the capacity of the local highway network, GP surgery and schools, and to provide sufficient green space within the site.

Land between Shuttlewood Road and Oxcroft Lane

- 5.17 This site is situated to the north of Bolsover, is approximately 11.8 hectares in size and is expected to deliver approximately 200 dwellings between 2028 and 2033. The majority of the site has outline planning permission, with the southern most part having a partially implemented full permission. The remainder of the site does not yet have permission but following permission being granted for the majority of the site, discussions with the affected landowners are now taking place and it is expected that these discussions will lead to a new and comprehensive proposal to come forward. The site is therefore expected to facilitate the reprioritisation of Shuttlewood Road through the site and to connect to Oxcroft Lane so increasing the capacity and traffic flow of the local highway network, to contribute to increasing the capacity of local schools and GP surgery, and to provide sufficient green space within the site and affordable housing.

Land to the South of Carr Vale Working Men's Club

- 5.18 This site is situated to the south of Bolsover and is approximately 0.5 hectares in size. The site has full planning permission and is expected to deliver 13 dwellings between 2017 and 2018.

Small Town - Shirebrook

Land at Brookvale

- 5.19 This site is situated to the south of Shirebrook, is approximately 24 hectares in size and is expected to deliver approximately 650 dwellings between 2016 and 2029. The site has outline planning permission with a reserved matters permission for the first phase of the development which is now under construction. A reserved matters application is being prepared for later phases of the development. The site is expected to contribute to providing a substantial green space within the site, a small area of commercial development in the south west corner of the site, to provide a highway connection to Bracken Road to the north and footpath / greenway connections to the Archaeological Way on the east of the site.

Model Infants School, Central Drive

- 5.20 This building is situated to the south of Shirebrook town centre and is expected to deliver 20 residential units within the former school building by 2020. The proposal has full planning permission and listed building consent for the conversion works.

Emerging Town - South Normanton

Land at Carter Lane West

- 5.21 This site is situated to the east of the residential part of South Normanton and is approximately 1.9 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its remaining 12 dwellings by 2017.

Land to the rear of 1 to 35 Red Lane

- 5.22 This site is situated to the south-west of South Normanton, is approximately 1.6 hectares in size and is expected to deliver approximately 50 dwellings between 2018 and 2020. The site has outline planning permission and a reserved matters application is being considered by the Council. The site is expected to contribute to increasing the capacity of local schools and to provide sufficient green space within the site and affordable housing.

Land at Rosewood Lodge Fm, Alfreton Road

- 5.23 This site is situated to the south-west of South Normanton, is approximately 6.2 hectares in size and is expected to deliver approximately 145 dwellings between 2018 and 2023. The site has been considered by the Council in July 2016 and it was resolved to grant permission subject to conditions and the completion of the S106 agreement. The site is expected to contribute to increasing the capacity of local schools, GP surgery and to provide sufficient green space within the site and affordable housing.

Emerging Town - Clowne

Clowne Garden Village Strategic Site

- 5.24 This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 1000 dwellings between 2020 and 2033.

Land at Woodside Stables

- 5.25 This site is situated to the north of Clowne and is approximately 2.13 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its remaining 25 dwellings by 2017.

Land to rear of 169-207 Creswell Road

- 5.26 This site is situated in the north-east of Clowne and is approximately 0.77 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its 28 dwellings by 2017.

Land west of Mansfield Road

- 5.27 This site is situated in the south-west of Clowne and is approximately 13 hectares in size. The site involves several full planning permissions that are currently under construction, with outline planning permission on the southern-most part of the site. The site is expected to deliver the remaining 143 dwellings by 2020.

Large Village - Barlborough

Land north of Chesterfield Road

- 5.28 This site is situated to the west of Barlborough, is approximately 4.67 hectares in size and is expected to deliver approximately 150 dwellings between 2018 and 2022. The site has outline planning permission and a reserved matters application is being prepared for the development. The site is expected to contribute to increasing the capacity of local schools and to provide sufficient green space within the site and affordable housing.

Large Village - Creswell

Land at Skinner Street

- 5.29 This site is situated to the north of the centre of Creswell, is approximately 3.79 hectares in size and is expected to deliver 87 dwellings between 2022 and 2026. The site has full planning permission and is expected to provide vehicular access to Creswell Church of England Primary School and provision of a footpath across Derbyshire County Council land to the town centre.

Land south of Creswell Model Village

- 5.30 This site is situated to the south of Creswell, is approximately 6 hectares in size and is expected to deliver approximately 190 dwellings between 2018 and 2025. The site currently has a partially implemented full planning permission but a revised scheme is expected to bring forward development on the site. Due to the site being adjacent to the Creswell Conservation Area, the proposal will be expected to preserve the setting of the conservation area through the relationship and the creation of appropriate green spaces between the of new buildings with the Model Village properties.

Large Village - Tibshelf

Land south of Overmoor View

- 5.31 This site is situated to the east of the northern half of Tibshelf, is approximately 7.25 hectares in size and is expected to deliver 170 dwellings between 2017 and 2023. The site has detailed planning permission and is expected to contribute to increasing the capacity of local schools and to provide sufficient green space within the site but not affordable housing unless the site is built out more slowly than expected (based on interim affordable housing policy at time of approval).

Land west of Spa Croft

- 5.32 This site is situated to the west of the southern half of Tibshelf, is approximately 1.8 hectares in size and is expected to deliver 57 dwellings between 2017 and 2019. The site has full planning permission and is expected to contribute to increasing the capacity of local schools and neighbouring green spaces but not

affordable housing unless the site is built out more slowly than expected (based on interim affordable housing policy at time of approval).

Large Village - Whitwell

Former Whitwell Colliery Strategic Site

- 5.33 This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 200 dwellings between 2026 and 2033.

Small Village - Newton

Land to rear of 27 to 53 Alfreton Road

- 5.34 This site is situated to the south of Newton and is approximately 1.63 hectares in size. The site has detailed planning permission and is currently under construction and is expected to deliver its remaining 20 dwellings by 2017.

Small Village - Glapwell

Land at Glapwell Nurseries

- 5.35 This site is situated to the north of Glapwell and is approximately 0.45 hectares in size. The site has detailed planning permission and is expected to deliver its 16 dwellings by 2018.

Small Village - New Houghton

Land off Appleby Road

- 5.36 This site is situated in the centre of New Houghton and is approximately 3 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its remaining 21 dwellings by 2017.

Small Village - Hodthorpe

Land at Queens Road Allotments

- 5.37 This site is situated to the south of Hodthorpe, is approximately 1.8 hectares in size and is expected to deliver its 38 dwellings between 2018 and 2022. The site has outline planning permission and is expected to relocate and expand the allotment provision in the village in advance of development, to provide a 1ha community woodland and a permissive path to the south of the allotment relocation site and a 400sqm parking area within the site to reduce on-street parking on Queens Road.

Policy LC1: Housing Allocations

The following sites are allocated on the Policies Map for housing to deliver the housing land requirement set out in policy SS2: Scale of Development and in accordance with the

strategy set out in policy SS3: Spatial Strategy and Distribution of Development:

- a) Bolsover North Strategic Site
- b) Land off Langwith Road and Mooracre Lane, Bolsover
- c) Land at Blind Lane, Bolsover
- d) Land between Shuttlewood Road and Oxcroft Lane, Bolsover
- e) Land to the South of Carr Vale Working Men's Club, Bolsover
- f) Land at Brookvale, Shirebrook
- g) Model Infants School, Central Drive, Shirebrook
- h) Clowne Garden Village Strategic Site
- i) Land at Woodside Stables, Clowne
- j) Land to rear of 169-207 Creswell Road, Clowne
- k) Land west of Mansfield Road, Clowne
- l) Land at Carter Lane West, South Normanton
- m) Land to the rear of 1 to 35 Red Lane, South Normanton
- n) Land at Rosewood Lodge Fm, Alfreton Road, South Normanton
- o) Land north of Chesterfield Road, Barlborough
- p) Land at Skinner Street, Creswell
- q) Land south of Creswell Model Village, Creswell
- r) Land south of Overmoor View, Tibshelf
- s) Land west of Spa Croft, Tibshelf
- t) Former Whitwell Colliery Strategic Site
- u) Land to rear of 27 to 53 Alfreton Road, Newton
- v) Land at Glapwell Nurseries, Glapwell
- w) Land off Appleby Road, New Houghton
- x) Land at Queens Road Allotments, Hodthorpe

In order to achieve sustainable development, the local planning authority will impose conditions on planning permissions or seek to enter into a planning obligation under S106 of the Town and Country Planning Act 1990 to secure the expected requirements for each site set out in paragraphs 5.14 to 5.37 and where relevant elsewhere in this Plan.

Key evidence base

- Land Availability Assessments (September 2016)

You told us that...

Achieving sustainable growth in the District's most sustainable settlements is important to you provided they contribute to the local community's infrastructure requirements.

Alternative options considered but not selected...

Following selection of the Preferred Spatial Strategy, the Council has considered several options for alternative site options to deliver the spatial strategy 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 by identifying key sites which are critical to the delivery of the housing strategy over the plan period, i.e. years 1-5, years 6-10 and years 11-15 (paragraph 47).

Which Local Plan Objectives will it meet?

Objective A: Sustainable Growth
Objective C: Countryside, Landscape Character and Wildlife
Objective D: Historic Environment
Objective E: Regeneration
Objective G: Infrastructure and New Facilities
Objective H: Sustainable Transport
Objective I: Green Spaces and Green Infrastructure
Objective J: Rural Areas
Objective K: Health and Well Being
Objective L: Economic Prosperity
Objective M: Employment Opportunities
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicator: Net housing completions (per site)

Target: Annual housing delivery target (based on housing trajectory per site)

Trigger for Review: Performance against target (site delivery behind target)

HOUSING NEED, RANGE AND CHOICE

Affordable Housing

- 5.38 The definition of 'affordable housing' is currently set out in national guidance and covers social rented, affordable rented, and intermediate housing whose needs are not met by the market. The current definition does not cover private rented accommodation. Affordable housing is based on need.
- 5.39 Two key studies have been used to inform the issue of affordable housing in this Plan. These are:
- a) The SHMA and Economic Viability Study Review (David Couttie Associates and Level 2012)
 - b) The North Derbyshire and Bassetlaw (Housing Market Area wide) Strategic Housing Market Assessment (GL Hearn 2013)

- 5.40 The most important issues relevant to a discussion of affordable housing in Bolsover district are:
- a) The level of need for affordable housing in the district;
 - b) The reasons for the level of need;
 - c) How the need is being met; and
 - d) Viability and the level of affordable housing that can reasonably be delivered through planning agreements.
- 5.41 In relation to the need for affordable housing, both of the studies identify a high theoretical need for affordable housing in the district. The Couttie and Levvel study notes that generally affordable need levels result from the relationship between local house prices and incomes. In the case of Bolsover the level of need arises not so much from the high level of house prices (as Bolsover is one of the UK's least expensive housing markets), but rather as a result of extremely low incomes.
- 5.42 There are already high levels of social housing in the district, with some parts of the district having levels of over 26% compared with national levels of 17%. In addition, both studies note that there is a large private rented sector in the district which meets the needs of a significant number of households. A considerable amount of housing in this private rented sector is made up of former National Coal Board (NCB) properties. These are let at rents not dissimilar to Council rents. The result of this is that in some parts of the district over 43% of the housing stock is made up of social and private rented properties. Lettings information suggests that the existing social stock is not under pressure.
- 5.43 In essence the demand for affordable housing is already well met by the Council and the private sector across the district. However, there is no guarantee that the private sector provision will either maintain affordable rent levels or maintain the quality that the public sector seeks to achieve. Therefore were it possible to add to the public sector provision, without adversely affecting the viability of a scheme, affordable housing will be sought.
- 5.44 Whilst as a core principle, affordable housing targets should be based on evidence of 'need', other key factors include viability and deliverability.. If the affordable housing requirement is too high, it runs the risk of making market housing unviable, affecting delivery and possibly meaning that less or little housing gets built. National guidance requires that planning obligations should not be so onerous as to prevent development coming forward.
- 5.45 In terms of viability, the Couttie and Levvel Study noted that the viability of residential development over much of the District is marginal even with no requirement for a percentage of affordable housing provision. If the Council were to propose an affordable housing requirement for all new residential developments, developers and the Council would inevitably become involved in complicated discussions of viability, but the end result would only be a small number of affordable homes.
- 5.46 In response to the study in 2012 the Council changed the operation of its affordable housing policy. Under the revised requirement, the delivery of affordable housing is negotiated on sites of 25 houses or more, based on a

detailed viability analysis of the development proposal. However the Council currently waives this requirement where the developer enters into a planning obligation to deliver 10% of the housing on site within 5 years and 50% within 5 years. The aim of this is to increase the overall level of housing delivered in the district, and meet the five year supply.

- 5.47 Most of the planning permissions granted for housing development of over 25 dwellings since the change in the operation of the affordable housing have been the subject of a legal agreement to either provide affordable housing (typically around 10% of the total housing delivered on site), or deliver 50% of the site within five years. In terms of delivery, as has been noted, the authority, and wider Housing Market Area are characterised by low levels of housing delivery, and none of the authorities in the housing market achieve a year on year 5 year build rate against their respective housing targets. However, in recent years out of the authorities in the housing market area, Bolsover has come closest to meeting its housing target. In the absence of other identified factors, it seems likely that the current approach to the delivery of affordable housing is a factor in this.
- 5.48 National guidance requires that planning obligations should be flexible, to prevent planned development being stalled, and should not be so onerous as to prevent development coming forward. Low cost market housing has not previously fallen with the definition of 'affordable housing'. Currently, the Government is keen to encourage the supply of 'starter homes' and further guidance on this is anticipated shortly.
- 5.49 Given the current market uncertainties and possible new Regulations to provide new starter homes the Council is proposing to commission further work to inform an up to date policy on affordable housing, which is flexible, and seeks to ensure that overall housing delivery continues; but that affordable housing is delivered where viable and when economic conditions permit. Policy LC2 aims to ensure that new affordable housing will be delivered where viable.

Policy LC2: Affordable Housing

The Council will require applications for residential development comprising 25 or more dwellings to provide 10% as affordable housing, on site, or to pay for a detailed viability analysis of the development proposal to negotiate a lower level of provision.

Key evidence base

- Strategic Housing Market Assessment (November 2013)
- Affordable Housing Needs and Viability Study (October 2012)
- National Planning Policy Framework (March 2012)

You told us that...

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of

the community.

Alternative options considered but not selected...

None at this stage given the requirements in the NPPF.

The NPPF tells us that...

Councils should ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing as far as is consistent with the policies in the NPPF. Councils should help to deliver a wide choice of quality homes to create sustainable, inclusive, and mixed communities, setting policies for meeting identified affordable need (paragraph 47).

Which Local Plan Objectives will it meet?

Objective N: Meeting Housing Needs

Objective O: Place Making

How will the policy be monitored?

Indicators: The number of affordable homes delivered on housing sites of 25 or more dwellings

Targets: To provide affordable homes on all sites of 25 or more dwellings

Triggers for Review: Trend of successful appeal decisions against this policy

Rural Exceptions Sites

- 5.50 Much of the District is rural in character. The principles of planning for sustainability give great weight to concentrating new development in urban areas. However, a substantial proportion of the District's population live and / or work in small settlements and rural areas. Whilst it is usually desirable to minimise housing development in rural areas, this can create difficulties in rural communities for people who want or need to live in the villages in which they have been born or bought up in, or in which they have found employment, but who cannot afford to buy or rent open market housing.
- 5.51 National guidance encourages consideration of rural exception sites, and their possible facilitation through an element of market housing.
- 5.52 To ensure 'exceptions' development does not become part of the private housing market over time (and once again beyond the affordability of local people), the provision of affordable homes on any 'exceptions sites' would need to continue in

perpetuity. Policy LC3 aims to facilitate the provision of additional affordable housing to meet local needs in rural areas.

Policy LC3: Rural Exceptions Sites

The development of sites for affordable housing in rural settlements to meet the needs of the local community will be permitted where:

- a) The majority of the homes provided are affordable;
- b) There is a proven need for affordable housing from households who have a strong local connection with the parish or an adjoining parish, supported by an up to date housing needs survey;
- c) They are of size, type, tenure, occupancy and cost suitable to meet identified local needs;
- d) The site adjoins a settlement and does not have a disproportionate impact on local environment or historic assets;
- e) The type of affordable housing and scale of provision are limited to meeting the proven local need;
- f) A planning obligation is enforced which retains all the dwellings and gives priority to occupation by those with a strong local connection with the parish or adjoining parishes;
- g) The housing market element is limited in proportion to that which is essential to enable the delivery of a viable affordable housing scheme to meet local needs, as demonstrated through a viability assessment.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of the community.

Alternative options considered but not selected...

None at this stage given the requirements in the NPPF.

The NPPF tells us that...

In rural areas Councils should plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (paragraph 54).

Which Local Plan Objectives will it meet?

Objective J: Rural Areas
Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: Number of houses built on rural exception sites

Targets: None

Triggers for Review: Trend of successful appeal decisions against this policy

Type and Mix of Housing

- 5.53 The type and mix of housing developed in the district can help ensure the needs of local people are met. However, it can also play a role in ensuring inclusive communities; attracting industry; and improving the physical environment and the overall image of the District.
- 5.54 National policy is that local authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.
- 5.55 The joint Strategic Housing Market Assessment (SHMA) recognises these factors and makes recommendations in relation to both the mix of housing. The SHMA recommends that the mix for new market housing should comprise:
- a) 0 -5% 1 bedroom homes
 - b) 30-35% 2 bedroom homes
 - c) 40-45% 3 bedroom homes
 - d) 20- 25% 4 or more bedrooms
- 5.56 Nationally and locally there is an aging population with people living longer, and needing more accessible accommodation. The district is characterised by an aging population, with a higher than average percentage of retired households. In addition, poor health is a significant issue for many in the district. 32% of all households have one or more members with identified support needs. Demographic trends are expected to lead to a growth in the number of households with support needs by 2,800 to 2031.
- 5.57 It should be noted that these figures are indicators against which delivery is monitored rather than a target for each individual site. Policy LC4 aims to provide the type of housing the district needs and to help to create inclusive mixed communities.

Policy LC4: Type and Mix of Housing

Development proposals for new housing should seek to ensure an appropriate mix of dwelling types, and sizes, taking account of existing imbalances in the housing stock, site characteristics, the characteristics of adjoining development, and viability and market considerations.

The Council will support the provision of housing for older people and specialist housing provision across all tenures, including level access flats, houses, bungalows, and sheltered housing or extra care schemes, in appropriate locations, close to services and facilities. The Council will also support the provision of specialist housing, including nursing homes and residential facilities, in appropriate locations and where there is an identified need and where proposals accord with other Policies of the Plan.

In order to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances, the Council actively encourages developers to build new homes to standards such as Lifetime Homes, so that they can be readily adapted to meet the needs of those with disabilities and older people as well as assisting independent living at home

Large development proposals will be expected to consider the contribution self-build can make to the mix and type of development.

Key evidence base

- National Planning Policy Framework (March 2012)
- Strategic Housing Market Assessment (November 2013)

You told us that...

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of the community.

Alternative options considered but not selected...

None at this stage given the requirements of the NPPF.

The NPPF tells us that...

Councils should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community including; families with children; older people; people with disabilities; service families; and people wishing to build their own homes (paragraph 50).

Which Local Plan Objectives will it meet?

Objective N: Meeting Housing Needs

Objective O: Place Making

How will the policy be monitored?

Indicators: Diversity of housing in new housing delivered

Targets: Compliance with policy requirements

Triggers for Review: Trend of successful appeal decisions against this policy

Specialist Housing

- 5.58 As noted above and elsewhere in this Local Plan, significant numbers of residents in the district suffer from ill health and require support needs. In addition to this, a quarter of households in the District contain older people. The number of households including people of a pensionable age is expected to increase by a very substantial 3,600 to 2031 (an increase of 43%). This may create significant demand for specialist accommodation. It is likely to support demand for bungalows.
- 5.59 Without additional specialist accommodation and bungalows it is predicted that the number of households' under-occupying homes will increase by 2,000 as people wanting to downsize will be unable to do so. Provision of housing targeting older age groups can help to release family homes. Policy LC5 aims to ensure that the needs of elderly and vulnerable residents are met and family housing can be released as people can downsize into accommodation better suited to their needs.

Policy LC5: Specialist Housing

Planning permission for ten or more dwellings, or for sites with a gross area of 0.3 hectares or above, will be granted if at least 10% of the dwellings are bungalows or specially adapted housing for the elderly or vulnerable groups*, unless the development is specifically for apartments.

*Part M4(2) or M4(3) of the Building Regulations 2010 - 2015 Edition

Key evidence base

- National Planning Policy Framework (March 2012)
- Affordable Housing Needs and Viability Study (October 2012)
- Strategic Housing Market Assessment (November 2013)

You told us that...

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of the community.

Alternative options considered but not selected...

None at this stage given the requirements of the NPPF.

The NPPF tells us that...

Councils should ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing as far as is consistent with the policies in the NPPF. Councils should help to deliver a wide choice of quality homes to create sustainable, inclusive, and mixed communities (paragraph 47).

Which Local Plan Objectives will it meet?

Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: Amount of specialist housing delivered

Targets: Compliance with policy requirements

Triggers for Review: Trend of successful appeal decisions against this policy

- 5.60 The government wants to enable more people to build or commission their own homes. The Council has set up a register of individuals and associations who are looking for serviced plots of land in the district on which to build their own homes. To date, very few people have expressed an interest in this type of house building. However, the register has only recently been set up (April 2016), and it is therefore considered that it would be appropriate to make provision to enable this type of house building. Policy LC6 aims to ensure that the aspirations of people who want to build their own homes can be met.

Policy LC6: Custom and Self Build Dwellings

Planning permission for ten or more dwellings, or for sites with a gross area of 0.3 hectares or above, will be granted if at least 5% of the dwelling plots (or a minimum of one) are set aside as serviced plots for sale to custom or self builders, unless the development

is for apartments or involves the change of use / conversion of existing buildings. Plots will be made available and marketed appropriately* for at least 12 months and if they have not been sold, the plot(s) may either remain on the open market as custom build or be offered to the council or a housing association before being built out by the developer as an affordable housing unit.

*Marketing should be through an appropriate agent as well as through the council's website. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application.

Key evidence base

- National Planning Policy Framework (March 2012)
- The Self-Build and Custom Housebuilding (Register) Regulations 2016

You told us that...

This issue has not previously been the subject of specific consultation.

Alternative options considered but not selected...

None at this stage given the requirements of the NPPF.

The NPPF tells us that...

Local authorities should help to deliver a wide choice of high quality homes (paragraphs 47-55).

Which Local Plan Objectives will it meet?

Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: Amount of custom and self build housing delivered

Targets: Compliance with policy requirements

Triggers for Review: Trend of successful appeal decisions against this policy

GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

- 5.61 National policy requires local planning authorities to carry out assessments of the future accommodation needs of gypsies and travellers in the form of Gypsy and Traveller Accommodation Assessments (GTAA). In accordance with the Duty to Co-operate a GTAA was jointly commissioned by the authorities in Derbyshire and East Staffordshire. The assessment was agreed in September 2015, and covers a twenty year period from 2014-2034. The study identifies the following need for Bolsover:

Figure 5A: Bolsover District Council's objectively assessed need for Gypsy and Traveller accommodation as shown in the Derbyshire and East Staffordshire Gypsy and Traveller Accommodation Assessment 2015

	Additional Need				Total Need
	2014 - 2019	2019 - 2024	2024 - 2029	2029 - 2034	
Residential Pitches	9	2	3	3	17
Housing	1	2	2	3	7
Showpeople's plots	8	1	2	2	13

- 5.62 Since 2014, 1 pitch has been granted planning permission at Planning Committee on 4th May 2016 at land between, and to the rear of 3 and 5 Brookhill Lane, Pinxton, for a residential traveller site for 1 mobile home and two touring caravans. This planning permission has been implemented and reduces the district's requirement over the plan period from 17 to 16 pitches.
- 5.63 The Council has issued a call for sites and it is hoped that willing landowners will submit site suggestions for Gypsy and Traveller Pitches and Travelling Showpeople's Plots, for the Council's consideration. Small extensions to existing Gypsy and Traveller sites at Shuttlewood and Pinxton are also under consideration. It is the intention to allocate sites to meet the identified need if enough willing landowners come forward with suitable sites. Policy LC7 will be used to guide site allocations and will also be used to decide applications. It aims to ensure the needs of Gypsies, Travellers, and Travelling Showpeople are met.

Policy LC7: Gypsies, Travellers and Travelling Showpeople

Planning permission for new sites will be granted if the proposed development:

- is shown to meet a need identified in an independent assessment;
- will result in an acceptable living environment for its residents;
- is located within a reasonable distance (preferably within 2 kilometres) of a convenience food store, a primary school, and a doctor's surgery
- has safe highway access with adequate provision for parking and servicing; and in the case of sites for travelling showpeople has good access to the strategic highway network;
- is so located, designed and landscaped that its use will not significantly detract from

- the character of the area or from the amenity of adjoining or nearby land and so enclosed as to prevent encroachment onto adjoining land;
- f) is appropriate to the scale of the nearest settlement, its local services and infrastructure;
 - g) will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by on-site activity and/or movement of vehicles to and from the site;
 - h) is not within the green belt, or in areas at high risk of flooding;
 - i) in exceptional circumstances consideration may be given to development adjacent to existing permitted sites where it has been demonstrated that there are benefits to the social grouping and that overall impacts meet the criteria of this policy;
 - j) provides for a S106 agreement that ensures that the future use of the site shall only be to meet the identified need

Where it is possible that a proposal may cause material harm to nearby uses, a temporary permission may be granted to assess its actual impact provided that there are strong compassionate or other personal grounds on behalf of the applicant to do so. In such cases the temporary permission will be restricted to a personal permission for the applicant only.

Applications for new sites and refurbishment of existing sites should meet the design guidelines as detailed in National Guidance, where possible and relevant.

The Council will meet any new need deemed to be necessary for further provision of sites to accommodate Gypsies, Travellers or Travelling Showpeople as the Gypsy and Traveller Accommodation Assessment is updated over the plan period.

Key evidence base

- Derbyshire Gypsy and Traveller Accommodation Assessment (2014)
- National Planning for Traveller Sites (2015)

You told us that...

Although this issue has not been the subject of specific consultation previously, several people supported the objective to provide housing that meets the needs of all sectors of the community.

Alternative options considered but not selected...

None at this stage given the requirements of the NPPF.

National Planning for Traveller Sites (2015) tells us that...

Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions where applications come forward.

Which Local Plan Objectives will it meet?

Objective N: Meeting Housing Needs
Objective O: Place Making

How will the policy be monitored?

Indicators: The number of Gypsy and Traveller Pitches, and Travelling Showpeople's plots granted planning permission, developed, refused, granted on appeal and appeal's withheld.

Targets: 1) 16 Gypsy and Traveller Pitches developed by 2034
2) 9 Pitches developed by 2019
3) 13 Showpeople's Plots developed by 2034
4) 8 Showpeople's Plots developed by 2019

Triggers for Review: Either 0 Gypsy and Traveller Plots and 0 Travelling Showpeople's Pitches granted within 5 years of Adoption

AGRICULTURAL, FORESTRY, AND OTHER OCCUPATIONAL DWELLINGS IN THE COUNTRYSIDE

- 5.64 As noted above, much of the district is rural in character. In many instances it will be possible for workers in agricultural and land-based occupations to live in a town or village near to their business location. However, occasionally the nature of agricultural and other rural businesses make it essential for someone to live on, or in close proximity to the business.
- 5.65 Such dwellings should be commensurate with the needs of the holding and not the person requiring the accommodation. Unusually large dwellings in relation to the needs of the unit, or expensive construction in relation to the income it can sustain, will not be permitted.
- 5.66 Where a new dwelling is permitted, this will be the subject of a condition ensuring the occupation will be limited to a person solely or mainly working, or last working in the locality in agriculture, horticulture, forestry, equestrian activities or other rural business (or a surviving partner of such a person, and any resident dependents). Policy LC8 aims to ensure the housing needs of people working in essential rural occupations are met.

Policy LC8: Agricultural, Forestry and Other Occupational Dwellings in the Countryside

Planning permission for a new dwelling in the countryside based upon the essential needs of agriculture and forestry shall be permitted where all of the following criteria are met:

- a) an independent appraisal is submitted with the application demonstrating that there is a functional need for the proposed dwelling which cannot be met by existing suitable accommodation available in the area, or by rearranging duties and responsibilities between workers;
- b) the size of the proposed dwelling is appropriate to its functional need;
- c) in all cases a financial test is also submitted to demonstrate the viability of the business proposed or as proposed to be expanded;
- d) the dwelling cannot be provided by adapting or converting an existing building on the holding;
- e) the proposed dwelling is located within or adjacent to the existing farm buildings or other dwellings on the holding;
- f) the proposed dwelling does not involve replacing a dwelling disposed of as general market housing;
- g) the design of the proposed dwelling is in harmony with the landscape character type and appearance of the countryside;
- h) occupancy is limited by way of a planning condition or obligation.

Any proposal for a farm unit which has been subject to fragmentation, or is known to be about to be affected by it, shall be subject to planning obligations to tie the dwellings to adjacent farm buildings to prevent them being sold separately.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

This issue has not previously been the subject of specific consultation.

Alternative options considered but not selected...

None at this stage given the requirements of the NPPF.

The NPPF tells us that...

Council's should avoid new isolated homes in the countryside unless there are special circumstances including the essential need for a rural worker to live permanently at or near their place of work in the countryside (paragraph 55).

Which Local Plan Objectives will it meet?

Objective J: Rural Areas

Objective N: Meeting Housing Needs

How will the policy be monitored?

Indicators: Compliance with policy

Targets: All occupational dwellings in the countryside to be in accordance with this policy

Triggers for Review: Trend in appeals granted contrary to policy

5.67 In order to retain the property for its intended use, a restrictive condition will be included on any planning approval for a dwelling allowed under the above policy limiting its occupation to a person solely or mainly, or last working in agriculture, forestry or a rural enterprise.

5.68 However, it is accepted that there will be circumstances where these dwellings are no longer required for the purpose for which they were originally intended. Any application to remove a restrictive occupancy condition for any dwelling in the countryside will need to demonstrate that the need for which the dwelling was approved originally, no longer exists. Policy LC9 below sets out the criteria the Council will apply to any application to remove a restrictive condition to ensure that such dwellings can remain available. An applicant would be expected to appropriately market the dwelling for a reasonable period at a realistic market price for an agricultural tied dwelling to establish whether it could meet the existing functional needs of another local farm or rural business. Evidence demonstrating how this requirement has been investigated will need to be included to support any application to vary or remove a restrictive occupancy condition. Policy 9 aims to provide guidance on the removal of agricultural occupancy conditions, and avoid the proliferation of new dwellings in unsustainable locations.

Policy LC9: Removal of Agricultural and Other Occupancy Conditions

Planning permission for the removal of a restrictive occupancy condition for an agricultural, forestry or other similar worker on a dwelling will only be given where it can be evidentially shown:

- a) That there is no longer a continued need for the property on the holding or for the business;
- b) There is no long term need for a dwelling with restricted occupancy to serve a need in the locality;
- c) The property has been marketed locally for an appropriate period (minimum 18 months) at an appropriate price and evidence of marketing is demonstrated.

Key evidence base

- National Planning Policy Framework (March 2012)

You told us that...

This issue has not previously been the subject of specific consultation.

Alternative options considered but not selected...

None at this stage given the requirements of the NPPF.

The NPPF tells us that...

Council's should avoid new isolated homes in the countryside unless there are special circumstances including the essential need for a rural worker to live permanently at or near their place of work in the countryside (paragraph 55).

Which Local Plan Objectives will it meet?

Objective J: Rural Areas

How will the policy be monitored?

Indicators: Compliance with policy

Targets: Changes in the use of all former occupational dwellings in the countryside to be in accordance with this policy

Triggers for Review: Trend in appeals granted contrary to policy