

The Arc
High Street
Clowne
Derbyshire
S43 4JY

Date: 28th March 2017

Dear Sir or Madam

You are hereby summoned to attend a meeting of the Planning Committee of Bolsover District Council to be held in the Council Chamber, The Arc, Clowne, on Wednesday 5th April 2017 at 1000 hours.

Register of Members' Interest - Members are reminded that a Member must within 28 days of becoming aware of any changes to their Disclosable Pecuniary Interests provide written notification to the Authority's Monitoring Officer.

You will find the contents of the agenda itemised on page 2.


Yours faithfully



Assistant Director of Governance and Monitoring Officer
To: Chairman and Members of the Planning Committee

ACCESS FOR ALL

If you need help understanding this document or require a larger print on translation, please contact us on the following telephone number:-

 **01246 242529**
Minicom: 01246 242450

Democratic Services
Fax: 01246 242423



Tel 01246 242424 **Fax** 01246 242423 **Minicom** 01246 242450
Email enquiries@bolsover.gov.uk **Web** www.bolsover.gov.uk

CUSTOMER
SERVICE
EXCELLENCE



PLANNING COMMITTEE

AGENDA

**Wednesday 5th April 2017 at 1000 hours in
the Council Chamber, The Arc, Clowne**

Item No.		Page No.(s)
	PART 1 – OPEN ITEMS	
1.	<u>Apologies for Absence</u>	
2.	<u>Urgent Items of Business</u>	
	To note any urgent items of business which the Chairman has consented to being considered under the provisions of Section 100(B) 4(b) of the Local Government Act 1972	
3.	<u>Declarations of Interest</u>	
	Members should declare the existence and nature of any Disclosable Pecuniary Interest and Non Statutory Interest as defined by the Members' Code of Conduct in respect of:	
	a) any business on the agenda	
	b) any urgent additional items to be considered	
	c) any matters arising out of those items and if appropriate, withdraw from the meeting at the relevant time.	
4.	To approve the minutes of a meeting held on 8 th March 2017	3 to 6
5.	Notes of a Site Visit held on 3 rd March 2017	7
6.	Applications to be determined under the Town & Country Planning Acts.	
	(i) 16/00530/FUL - Residential development of 68 dwellings and ancillary works at Former Railway Land And Station Site Off Station Road, Langwith Junction	8 to 26
7.	Best Practice approach towards S106 Financial Contributions	27 to 32
8.	First Authority Monitoring report (Twelfth Annual Monitoring Report)	33 to 40

The report is contained within a separate document.

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee of the Bolsover District Council held in the Council Chamber, The Arc, Clowne on Wednesday 8th March 2017 at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor in the Chair

Councillors T. Alexander, P.M. Bowmer, J.A. Clifton, T. Connerton, C.P. Cooper, M.G. Crane, M. Dooley, S.W. Fritchley, H.J. Gilmour, B.R. Murray-Carr, P. Smith, R. Turner, B. Watson, D.S. Watson and J. Wilson

Officers:-

C. Fridlington (Planning Manager – Development Control), D. O'Connor (Planning Officer), J. Fieldsend (Team Leader – Solicitor) and A. Brownsword (Senior Governance Officer)

0727. APOLOGIES

Apologies for absence were received from Councillors T. Munro and M.J. Ritchie.

0728. URGENT ITEMS OF BUSINESS

There were no urgent items of business.

0729. DECLARATIONS OF INTEREST

There were no declarations of interest.

0730. MINUTES – 8TH FEBRUARY 2017

Moved by Councillor S.W. Fritchley and seconded by Councillor M. Dooley

RESOLVED that the minutes of a meeting of the Planning Committee of Bolsover District Council held on 8th February 2017 be approved as a true and correct record

PLANNING COMMITTEE

0731. SITE VISIT NOTES – 3RD FEBRUARY 2017

Moved by Councillor D. McGregor and seconded by Councillor B.R. Murray-Carr
RESOLVED that the notes of a Site Visit held on 3rd February 2017 be approved as a true and correct record.

0732. APPLICATIONS TO BE DETERMINED UNDER THE TOWN AND COUNTRY PLANNING ACTS

1. 16/00513/FUL - Change of use of land to provide a three pitch traveller site at Land West Of Bureen Bungalow And North Of Hilcote Farm, Hilcote Lane, Hilcote

Further details, a late representation and updated recommendations were included within the Supplementary Report.

The Planning Manager (Development Control) presented the report which gave details of the application and highlighted the key issues set out in the officer reports.

Mr. N. Willens and Mrs. J. Siddall attended the meeting and spoke against the application.

Mr. R. Yarwood attended the meeting and spoke in support of the application.

The Committee considered the application having regard to the Bolsover District Local Plan, Consultation Draft Local Plan for Bolsover District, the National Planning Policy Framework and the Planning Policy for Travellers (August 2015).

A discussion took place regarding the need to ensure that the site could be connected to the mains sewerage system or that sewerage was suitably managed prior to the development taking place.

Moved by Councillor S.W. Fritchley and seconded by Councillor M.G. Crane
RESOLVED that Application No. 16/00513/FUL be DEFERRED and delegated to the Assistant Director – Planning and Environmental Health in conjunction with the Chair and Vice Chair of Planning Committee subject to the following conditions to be formulated in full:

1. The development shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

PLANNING COMMITTEE

2. The development hereby permitted shall be carried out in accordance with the Amended Site Plan submitted 13 February 2017 and the submitted Design and Access Statement.

Reason: In order to ensure the development is carried out in accordance with the approved details.

3. There shall be no more than three caravans used for the purposes of providing living accommodation on the site hereby permitted and these three caravans shall not be occupied other than by occupants who meet the 'Gypsies and Travellers' definition within Annexe 1 of the Planning Policy for Traveller Sites Guidance 2015 (or any future guidance replacing or re-enacting this guidance).

Reason: The development hereby permitted is granted on the basis the site will help meet the District's needs for Gypsy and Traveller accommodation. The condition is imposed to ensure the site can only be occupied by Gypsies and Travellers meeting the Government definition, in order to ensure the site continues to meet this need.

4. No additional caravans and/or mobile homes (whether for storage or human habitation), as defined in the Caravan Sites and Control of Development Act (1960) and the Caravan and Sites Act 1968 (and any act or guidance supplementing, revoking or re-enacting those acts), other than those expressly approved by this consent, shall be placed on the land for temporary or permanent purposes. The agreement of the Local Planning Authority shall be issued in writing prior to the siting of any further caravans in addition to those expressly permitted.

Reason: In order to ensure the use of the site remains in line with the proportion of users proposed under the application to avoid additional uncontrolled highways and amenity impacts.

5. There shall be no trade or business uses carried out on the caravan site hereby permitted. In particular no trading or breaking of equipment, scrap metal, timber, motor vehicles or other waste materials shall occur on or from the site for the duration of use as a caravan site

Reason: In the interests of highway safety and the amenity of neighbouring properties.

6. All existing trees on the site shall be retained as part of the landscaping scheme for the site for a minimum period of 5 years. If within a period of five years any existing tree dies, is removed, uprooted or becomes seriously damaged or diseased it shall be replaced by another of the same species during the first available planting season, unless a variation is approved in writing with the Local Planning Authority.

Reason: To ensure that the trees are adequately protected during site works and construction phases in the interests of their retention having regard to

PLANNING COMMITTEE

their impact on the visual amenity of the area and in compliance with GEN1 and GEN2 of the Bolsover District Local Plan.

7. All caravans to be positioned on the site hereby permitted shall accord with the design recommendations as set out within the Section 6 'Mitigation and Recommendations' Section of the submitted Noise Impact Assessment report. The proposed Acoustic Fencing referenced in the same report shall be positioned on the site prior to first use and shall thereafter be retained for the duration of the use of the site.

Reason: In the interests of ensuring a good standard of amenity for prospective future occupants of the site.

8. Prior to first use as a Gypsy and Traveller caravan site, a scheme for the provision mains drainage, mains water and mains electricity utility services shall be provided by the applicant, and made available for use on the site. Thereafter the utilities provided shall be retained for the life of the development.

Reason: In the interests of the amenity and living environment of future occupants and neighbouring properties.

9. The new vehicular access shall be created to Hilcote Lane in accordance with the submitted application details, laid out, constructed and provided with visibility splays of 2.4m x 43m in the eastern direction and 2.4m x 103m in the western direction, the area in advance of the sightlines being maintained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

Reason: In the interests of highway safety.

10. The site shall not be taken into use until space has been provided within the application site in accordance with the application drawings for the parking and manoeuvring of residents', service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

Reason: In the interests of Highway Safety

The meeting concluded at 1100 hours.

PLANNING SITE VISIT

Notes of a Planning Site Visit held on Friday 3rd March 2017 commencing at 1000 hours.

PRESENT:-

Members:-

Councillor D. McGregor – Chair

Councillors T. Alexander, P.M. Bowmer, J.A. Clifton, C.P. Cooper, H.J. Gilmour, T. Munro, B.R. Murray-Carr, P. Smith, R. Turner and D.S. Watson.

Officers:-

C. Fridlington (Planning Manager(Development Control))

1. APOLOGIES

Apologies for absence were received from Councillors M. Dooley, M.J. Ritchie, B. Watson and J. Wilson.

2. SITES VISITED

Applications for determination by Committee:

16/00513/FUL: Change of use of land to provide a three pitch traveller site on land West of Baren Bungalow And North Of Hilcote Farm, Hilcote Lane, Hilcote.

The meeting concluded at 1100 hours.

PARISH Langwith

APPLICATION LOCATION Residential development of 68 dwellings and ancillary works
Former Railway Land And Station Site Off Station Road Langwith Junction

APPLICANT Mr Matt Jackson 5 Europa Court Sheffield Business Park

APPLICATION NO. 16/00530/FUL

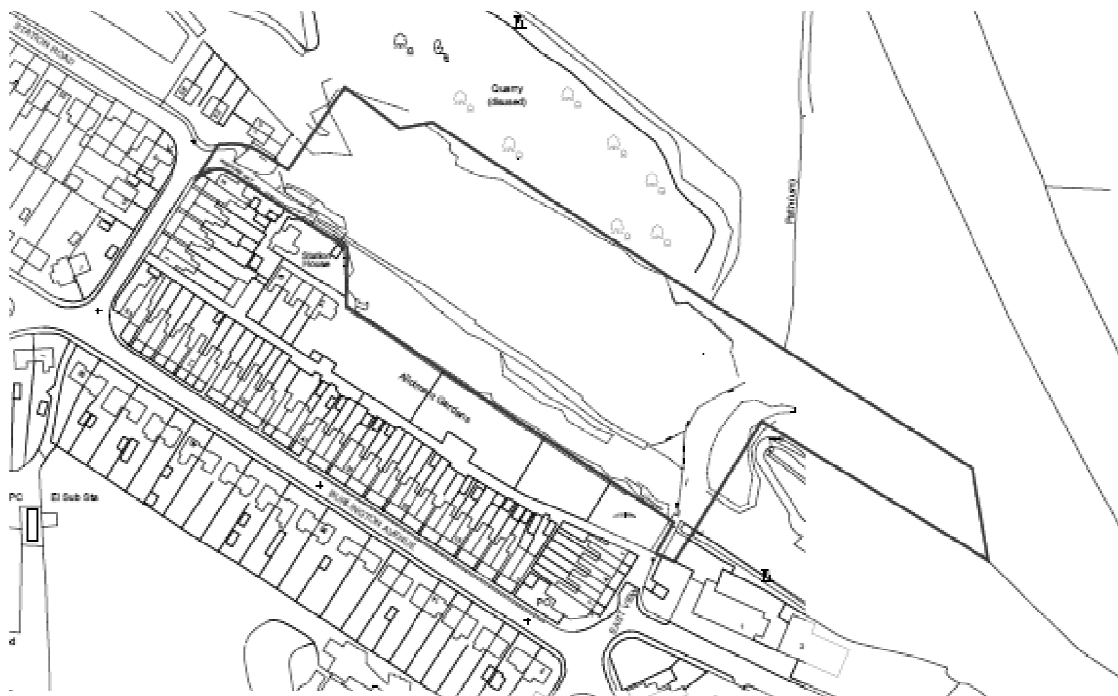
CASE OFFICER Mr Steve Phillipson

DATE RECEIVED 24th October 2016

DELEGATED APPLICATION REFERRED TO COMMITTEE BY: Assistant Director of Planning. **REASON:** Non-compliance with affordable housing policy and objection from the Wildlife Trust.

SITE

The site occupies the former railway station and sidings at Langwith Junction which has long been cleared. The site is approximately 2.2Ha in area. Mature hedges and a 1-2m step up in levels define the southern boundary and separate the site from the neighbouring allotments. The northern edge adjoins a former quarry area, which is now densely vegetated and forms a green backdrop to the site. The site intrudes into this vegetated area at its north east corner. Beyond the south eastern boundary lies an area of open track bed, which is slightly below the level of the main site. This area has evidently been subject to tipping of material around its edges adjacent to the application site. There is industrial estate beyond this area to the south east.



The former Station House now in residential use is located adjacent to the site entrance at the west end of the site and there are a few other existing dwellings adjacent to the site in this area.

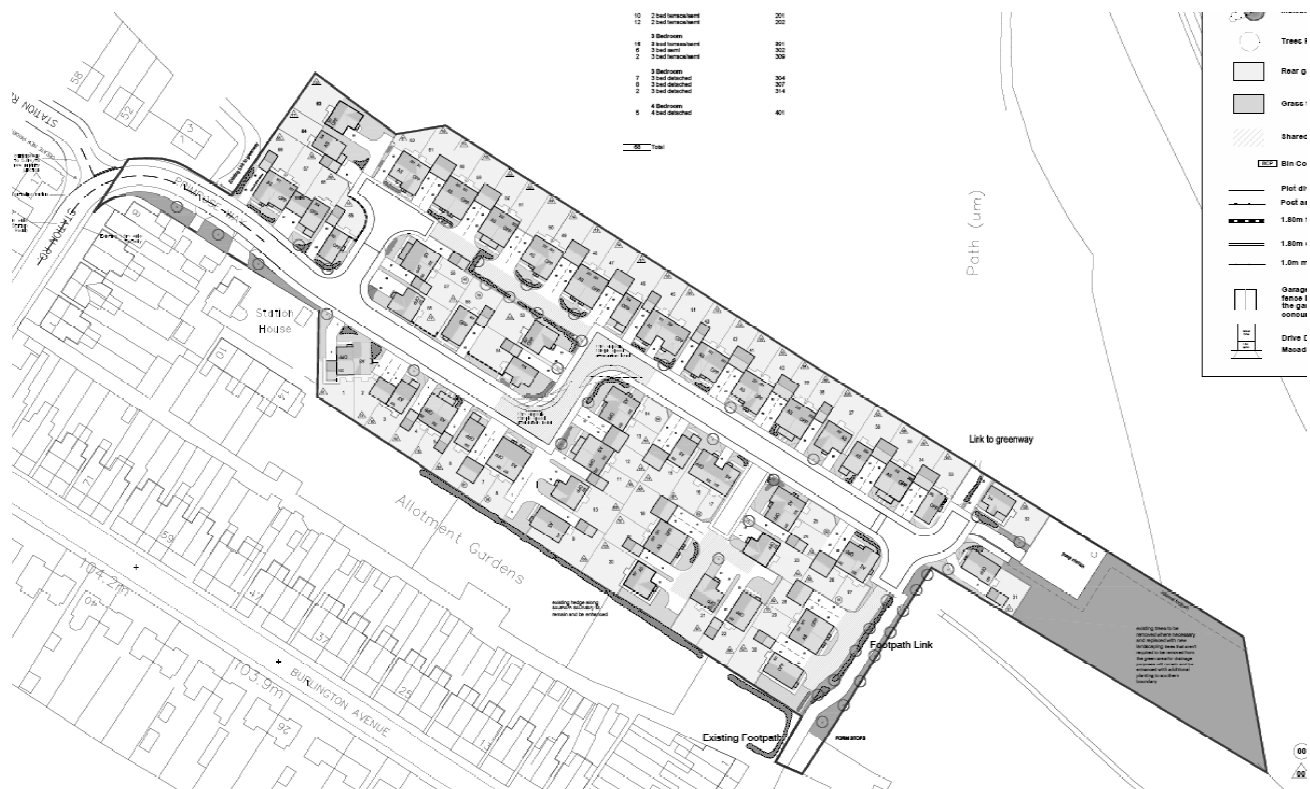
There is an existing greenway access adjacent to the north western corner of the site and a public footpath also crosses the eastern end of the site.

The site is adjacent to a Regionally Important Geological Site (RIGS), namely Bradshaw Wood Quarry, and a Local Wildlife Site, namely BO 189 Bradshaw Wood.

PROPOSAL

Application for full planning permission for the erection of 68 two storey dwellings comprised of 22 two bed units, 42 three bed and 4 four bed dwellings. These are mainly semi-detached or detached.

The site would be accessed from Primrose Way which is currently a small spur off Station Road. Access is to take the form of a cul-de-sac. Pedestrian access to the existing green way and to public footpath no 9 would be maintained (albeit footpath No 9 would be on slightly realigned route through the eastern end of the site).



The application is accompanied by the following reports:-

- Design and Access Statement;
- Flood Risk Assessment;
- Site Investigation Report incorporating contamination and coal mining information;

- Extended Phase 1 Habitat Survey Ecology Report;
- Transport Assessment;
- Sustainability Statement;
- Affordable Housing Statement.

A viability appraisal has been submitted with this application showing that it is not viable to provide affordable housing as part of the scheme. The Applicant states that Gleeson's homes are priced so that they can be afforded by 90% of local couples in full time employment.

A draft S106 obligation has been submitted agreeing to the following developer contributions:-
 Childrens Play Space Contribution: the sum of £52,000 towards improvements of the Langwith Recreation Ground.
 Health Care Contribution: the sum of £16,000 towards a scheme to increase capacity of the local GP practise in Langwith.

AMENDMENTS

07.12.16 Additional flood risk info

20.12.16. Response to Wildlife Trust/ revised ecology report.

20.12.16. Preliminary engineering / drainage plan 1075-1 Rev B and additional flood risk info.

25.01.17. Response to EHO re ground contamination.

27.01.17 Response to EA re piling.

02.02.17. Noise report

Based on the results of the baseline noise survey, it is demonstrated that an appropriate glazing solution can be employed to ensure that the recommended internal daytime and night-time noise limits are achieved. With reference to external daytime noise levels, the assessment results in LOAEL, whereby the measured daytime noise levels at the proposed development site are found to be between 50dB and 55dB LAeq.

21.02.17 Revised layout plan GH.202410. 101 H

22.02.17. Landscaping Scheme submitted.

28.02.17 Economic benefits paper. Lists the following benefits:-
 £6m spent on labour goods and services during construction.

102 Full time equivalent job/years

183 FTE job/years in the supply chain

£275,006 Financial assistance to purchasers

New Homes Bonus

Additional Council Tax

54 (estimated) rental homes vacated by those that move into the new homes.

Enhanced health and wellbeing through the Gleeson Community Matters Programme

(Includes: sports kit sponsorship; engagement with local schools; local jobs for local people; apprenticeships; Gleeson refuse to sell to Private Landlords and we will ensure that there is a

restrictive covenant on the properties sold in order to prevent properties on the site being let; neighbourhood watch; free disabled adaptations.

08.03.17 Agreed to £68,000 of developer contributions.

09.03.17 Revised layout plan GH.202410. 101 K

24.03.17 Revised layout plan GH.202410. 101 N (includes part retention of trees at eastern end of site and enhancement planting).

HISTORY (if relevant)

BOL1190/583 Erection of 75 dwellings, roads and footpaths. Approved 1991.

Only 6 dwellings were ever built under this permission and the on-site play space required in the associated S106 agreement was never triggered. Due to unauthorised level changes and changes to the building regulations since the time planning permission was granted this old permission is considered to be no longer capable of being implemented.

10/00425/DISCON - Discharge of Conditions 3 (landscaping) and Condition 4 (materials) of planning permission BOL.1190/583: Not discharged.

10/00612/MINAM - Substitution of hand drawn approved plans with digitally drafted plans which take account of changes to building regulations and technical sizes. Withdrawn.

13/00122/DCCON4 - DCC consultation on Construction of a greenway along the former railway line. Re modelling and upgrading the existing Poulter Country Park car parking facilities. Minor realignment of Whaley Road to improve sightline at Poulter Country Park car park entrance (CD5/01113/131)

CONSULTATIONS

DCC Flood Risk

17.02.17. It is noted that one plan is to utilise a surface water pumping station to assist in the disposal of surface water to the watercourse and another plan does not utilise this method. Surface water pumped systems should be an absolute last resort and all other potential solutions should be fully explored before pumps are proposed.

If the Local Planning Authority are mindful to grant planning consent for this application the LLFA would recommend the following condition. *“No development shall take place until a detailed design and associated management and maintenance plan of surface water drainage for the site, in accordance with DEFRA Non-statutory technical standards for sustainable drainage systems (March 2015), has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.”*

BDC Drainage Engineer

The developer should ensure that any temporary drainage arrangements during construction should prevent surface water run-off onto the highway or neighbouring properties.

Severn Trent Water

25.11.16. No objections subject to a pre-commencement condition requiring approval of drainage details.

Environment Agency

18.11.16. No objections subject to conditions regarding: submission of an amendment to the remediation strategy if unexpected contamination is discovered; and preventing the use of piled foundations unless it can be shown that there is no risk to groundwaters.

23.02.17. The Environment Agency are happy this method statement for piled foundations is satisfactory and as such piling at the site should be undertaken using the methods described.

DCC Highways

01.12.16. No objections in principle but raises several issues:

The footpath links will not form part of the adopted highway.

Bin collection areas will need to be provided at the entrance to private shared surfaces.

There is inadequate parking provision for property type 309. Currently one space is indicated unless there is an integrated garage in which case the minimum dimension should be 6m x 3m. These dimensions also apply to separate garages.

No vertical deflection is permitted within the carriageway. Any changes in surface should therefore be laid flush with the adjacent carriageway.

2m x 2m pedestrian intervisibility splays should be provided at each private driveway. The splays should be maintained free from obstruction. This will require relocating a number of the trees indicated on the planning layout.

The speed control bends will need to comply with the 6Cs design guide.

14.03.17. Comments following relocation on the revised layout Rev K.

Previous comments have been addressed. No objections subject to conditions:-

- Provision of new junction of Station Road with Primrose Way as approved plan K.
- Provision of car parking spaces
- Provision of site compound (*not considered necessary*)
- Provision of wheel cleaning facilities (*not necessary as covered by other legislation*)
- Drives to have 2m x 2m pedestrian visibility splays
- No gates within 5m of the highway (*not reasonable for security reasons*)
- Layout to accord with the 6Cs Design Guide (*Not necessary can be dealt with at adoption stage*)
- Vehicle accesses shall be no steeper than 1 in 20 for the first 5 metres from the nearside highway boundary.
- Approval of surface water drainage details.
- Plus advisory notes.

Urban Design Officer

05.01.17. The broad approach to the structure of the road layout is considered to be a generally acceptable, although the amount of development proposed results in a number of shortcomings with the layout in terms of urban design considerations. Concerns raised include inter alia: -

A dual aspect unit should be utilised on Plot 68. With railing to the side.

Garden sizes should be marked.

Amendments to boundary detail are sought.
Garages are too small to count as a parking space (less than 6mx3m).
Public Open Space area shown is not acceptable.
A dual aspect unit should be utilised on Plot 33.
Surface detail required to the public footpath
Stronger focal point required through design of plots 11-12.

10.03.17. Comments following re-consultation on revised plans (received 20.2.17):-
The submitted amendments have only responded to some of the issues previously identified. In number of instances these are only partially addressed or have not been discussed at all. As such, the design issues are not yet considered to be fully resolved. It is therefore recommended that the applicant is requested to further review these matters and amend the scheme in order to positively address the outstanding concerns. Main issues outstanding include:-

The layout is unable to achieve the minimum garden size requirements for 12 of the 68 Plots which equates to 17% of the development.

Boundary detail still inadequate for some plots where adjacent to public paths/highway (condition detail).

Landscaping details provided are too vague and insufficient to provide an acceptable basis to secure the landscaping of the development (condition detail).

As it stands the proposed POS raises concerns in respect of crime and design considerations and remains an unacceptable aspect of the layout.

Footpath hard surfaced threshold/apron is required for the first few metres of the path to limit loose material being carried onto the footways and highway (condition detail).

Access to rear gardens is restricted for a number of plots leading to bins being kept on the frontage.

Design and landscaping of focal point/key view plots (11 and 12) is plain in appearance.

Plots 48-60 face side gables and rear gardens in a tight overlooking relationship.

The use of buff brick is not generally a locally relevant material. It is recommended that the materials and details of any proposed houses respond to the character of the local context and support the local character.

Environmental Health Officer

23.12.16. Raises several concerns with the conclusions of the submitted site investigation report and recommends a pre-commencement condition to deal with potential ground contamination issues.

Also the site is located close to an industrial estate and a railway line but no sound assessment has been carried out. We would therefore request a pre-commencement condition requiring a noise survey and scheme of sound insulation to be approved.

EHO re-consulted following receipt of additional information relating to potential ground contamination and a noise report. Response awaited.

Derbyshire Wildlife Trust

23.11.16 The site itself falls within a potential Local Wildlife Site: Bradshaw Wood Quarry. The hedgerow should be retained.

The survey report details the site is unsuitable for roosting bats, badgers and great crested newts, but with low potential for reptiles. Due to the type of habitats present, and species

recorded, the site could be suitable for reptiles, dingy skipper and ground nesting birds. It is highly recommended the site is assessed against UKBAP Priority habitats, as the site from the description in the ecology report could potentially meet the "Open Mosaic Habitat on Previously Developed Land" criteria, a habitat of principal importance. It is considered that the site therefore has higher nature conservation interest than suggested in the ecology report. The proposed housing would lead to fragmentation of the green network, which has not been discussed within the ecology report. We would therefore advise that the application as currently submitted is contrary to the objectives of both national and local planning policies in respect of biodiversity as follows:

Paragraph 118 of the National Planning Policy Framework states:

"When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- *If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last result, compensated for, then planning permission should be refused."*

The site at present is 2ha and the proposed would result in a loss of 1.8ha, which is substantial loss and a net loss to biodiversity.

At present, it is considered the submitted information is lacking detailed information on:

- Vegetative interest on the site (including the hedgerow); and
- Reptile and invertebrate assemblage.

We would therefore expect to see further survey work and assessment to address the above concerns in full prior to the determination of the application. The findings of the additional work could have a bearing on the type, scale and layout of any development within this site as well as the range of measures that may be required to address biodiversity concerns. It is recommended, the application is withdrawn to allow for further surveys and a revised layout plan.

23.3.17 Following re-consultation on additional information submitted and following a site visit: We would disagree with the ecological assessment in regards to the habitats on site and the area covered. The ecology report has not fully encompassed the entire site boundary proposed for development omitting where the paddocks are proposed.

Following the site visit, the site was not considered to comprise the UK BAP Priority habitat of Open Mosaic Habitat.

Due to the usage of the site (general public, dog walkers and cats) it is unlikely for reptiles to be present in the area, however reasonable avoidance measures would be acceptable.

The proposed development at present comprises housing and paddocks, therefore based on the habitats present on site and the current proposals would equate to a 92% net loss of biodiversity_– this significant loss does not comply with the Bolsover Plan nor the NPPF.

However, if the proposals were to removed paddocks/open space etc. and retain and enhance the woodland would equate to 67% net loss of biodiversity – again this is still a significant loss and would not comply with the relevant local and national policies.

Ideally, if the woodland is retained and a suitable buffers to the existing woodland are incorporated, retained and enhanced would equate to 55% net loss of biodiversity.

If the entire hedgerow is removed would result in 100% net loss of UK BAP Priority Habitat: Hedgerow.

Therefore based on the above our recommendations are for the woodland to be retained and area excluded from development; a suitable buffer (dense/continuous under scrub along the north east boundary retained and enhanced and excluded from the residential gardens), ideally 5-10m buffer; retention of the hedgerow and enhancement to the hedgerow to include intact native hedgerow and off site compensation, ideally through managed/enhancement of the adjacent woodland to compensate for the loss.

If the development decides to adhere to the current proposed plans and are not willing to change the plans to incorporate biodiversity, then the only option available would be offsite compensation.

If these habitats cannot be retained and/or enhanced mitigation for invertebrates would be required.

At present, DWT still have a holding objection to the proposals until a revised plan and details on the above (no net loss of biodiversity) has been addressed.

DC Archaeologist

9.11.16. No objections.

BDC Planning Policy

11.01.17. In relation to the general location of the site, the proposal complies with policies GEN 8 – Settlement Frameworks and HOU 2 – Location of Housing Sites of the adopted Bolsover District Local Plan (February 2000). The development of the site would not adversely affect Shirebrook's fairly compact settlement form and it also has good access to public transport and good proximity to schools, local shops and employment opportunities. As a result, it is considered to represent a sustainable location for development.

However, whilst in all other matters the proposal appears to be acceptable, the crux of the decision in relation to this proposal appears to be that the applicants are unwilling or unable to meet the S106 requirements that are recommended to be placed upon the site, namely:

- a) Provision of 10% affordable housing
- b) commuted sum towards improved play provision on Langwith Junction Recreation Ground;
- c) Commuted sum towards improved sports provision on Langwith Junction Recreation;
- d) Commuted sum for 10 secondary places at Shirebrook Academy; and
- e) Commuted sum towards the Shirebrook GP Practice.

In terms of affordable housing, it is noted that the applicant has prepared their application in accordance with the now ceased Interim Affordable Housing Policy. Whilst this proposal departs from the Council's new policy, refusal of the application on the grounds of non-provision of affordable housing alone may be difficult to justify, albeit the application must be judged against the current planning policy position. It would be preferable for the applicant to commission a viability study to explore this issue.

In relation to requirements b) to e), paragraph 204 of the NPPF states that planning obligations should only be sought where they meet all of the following tests:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

If it is considered that these requirements robustly meet all of the above tests, then the failure to provide for the infrastructure essentially makes the application unacceptable and the application should be refused.

Leisure Services Officer

8.11.16. For a development of this size, we would not normally expect an equipped play area (LEAP standard) to be included as part of the development. As there is an existing poorly equipped play area within 400m of the proposed development, on Langwith Junction Recreation Ground, it is recommended that a suitable commuted sum is negotiated of £52,020 (68 dwellings x £765 per dwelling) for the enhancement and improvement of the play area) in lieu of any on site requirement.

Secondly, it is recommended that a suitable commuted sum is negotiated in lieu of any formal on site requirement. Using the current policy formula I have calculated that the commuted sum should be £61,880 (68 dwellings x £804 per dwelling). The commuted sum is based on 2016 prices and should be index linked to the RPI in terms of timing of payment. This commuted sum is to be invested in the enhancement and improvement of the pitch and / or changing rooms at Langwith Junction Recreation Ground.

I note that the route of Scarcliffe FP9, that would have originally crossed the station footbridge, has been retained and will be enhanced as it crosses the site. With suitable access restrictions in place (e.g. A-frames), it may be possible to discourage and reduce the use of this footpath by motorised vehicles.

Housing Strategy Officer

29.11.16 Applies the interim policy which provides an undertaking to commence development and complete at least 10% of dwellings permitted within 3 years from the grant of planning permission, and at least 50 % within 5 years from grant of planning permission.

Now that the interim policy has come to an end (because the Council now has a 5 year housing supply) further discussions with the Housing Strategy Officer have been undertaken to review the requirement for affordable housing. She is of the view that, in this particular location and given the marginal viability of the proposal that a requirement for affordable housing is not necessary.

DCC Planning – Strategic Infrastructure.

22.11.16. Seeks £171,761 towards the provision of 10 secondary places at Shirebrook Academy via Project A: Additional teaching space. Also access to high speed broadband. The proposed development of 68 dwellings would generate the need to provide for an additional 10 secondary pupils. Shirebrook Academy has a net capacity of 960 pupils and currently has 758 pupils on roll. The latest projections are indicating a rise in the number of pupils on roll to 864 during the next 5 years. There are a number of recently approved

planning applications within the normal area totalling 865 dwellings amounting to an additional 130 secondary pupils, this and the analysis of the current and future projected number of pupils on roll shows that the normal area secondary school would not have sufficient capacity to accommodate the 10 secondary pupils from the proposed development.

NHS/CCG

10.11.16. Seeks a financial contribution to of £25,867 towards the cost of building a new surgery in Langwith. The practice has plans for a new building, the current building is insufficient for the provision of health care services to their population, based on current standards. Patient population would be increased by approx' 170.

Public Art Officer

28.11.16 Seeks a contribution of 1% of development costs to public art.

PUBLICITY

Advertised in the press, site notice posted, 58 properties consulted. 1 letter received querying how access and parking arrangements would be affected for existing properties on Station Road.

One letter of objection received on the grounds that the public footpath which crosses the site might disappear.

POLICY

Bolsover District Local Plan (BDLP)

The Bolsover District Local Plan (2000) planned for the period March 1995 to March 2005 and made sufficient allocations for development within this period and extended the settlement frameworks of the relevant settlements accordingly. The site in question was identified on the policies map as having planning permission at 31st March 1998 that was available or partially completed and therefore was considered to form part of the residential land supply in the adopted Local Plan. For this reason, the site was included within the settlement framework for Shirebrook.

Based on the latest published assessment of our 5 year supply of deliverable housing sites, at 31st March 2016 the Council had sufficient supply within the 5 year supply period for approximately 8 years of delivery. Therefore, the saved planning policies within the adopted Bolsover District Local Plan (February 2000) related to the supply of housing are no longer considered to be out of date and can be given due weight in the determination of planning applications.

Therefore, the following saved policies in the adopted Local Plan have relevance to this application:

GEN 1 – Minimum Requirements for Development

GEN 2 – Impact of Development on the Environment

GEN3 - Development Affected by Adverse Impacts from Existing Uses

GEN4 - Development on Contaminated Land

GEN 5 – Land Drainage

GEN 6 – Sewerage and Sewage Disposal

GEN 8 – Settlement Frameworks

GEN 17 – Public Art

HOU 2 – Location of Housing Sites
HOU 5 – Outdoor Recreation and Play Space Provision for New Housing Development
HOU 6 – Affordable Housing
CLT 11 – New Countryside Recreation Facilities
TRA 1 – Location of New Development
ENV 5 – Nature Conservation Interests Throughout the District
ENV 6 – Designated and Registered Nature Conservation Sites
ENV 8 – Development affecting Trees and Hedgerows

Emerging Local Plan for Bolsover District

The Consultation Draft Local Plan does not propose to alter the settlement framework in this part of Shirebrook but does also not allocate the site for residential development as part of its planned residential supply. Rather the plan recognises that the site has a partially implemented permission for residential development. Furthermore, the potential greenway / countryside trail allocated in the adopted Local Plan (ref. 13 - Pleasley to Whaley Thorns Railway Trail) that is shown to run through the site has not been carried forward into the emerging Local Plan as the greenway now referred to as the Archaeological Way follows a different route through Shirebrook.

National Planning Policy Framework

Paragraph 17 states that:- *“A set of core planning principles should underpin both plan-making and decision-taking, including being genuinely plan-led..., always seek to secure high quality design..., contribute to conserving and enhancing the natural environment..., actively manage 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 34 states that:- *“Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.”*

Paragraph 173 states:- *“Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”.*

Other

Green Space Strategy (approved in April 2012).

The Green Space Strategy is a material consideration in the determination of applications for planning permission. In relation to Shirebrook, the Green Space Strategy and its supporting factual information contained in Green Space Audit: Quantity and Accessibility report identify that the town currently has a shortfall in the quantity of semi-natural green space for its population. The strategy also identifies that the nearby Langwith Junction Recreation ground

does not meet the Strategy's quality standard and residents in this area lack access to equipped play areas.

ASSESSMENT

The Principle of Development

The site lies within the Settlement Framework Boundary as identified in the Bolsover Local Plan (2000) and the emerging replacement Bolsover Local Plan (October 2016). Both plans also identify the site as having received planning permission for residential development previously. Although partially greened over with time, the site is substantially a brownfield site and it is well located for access to public transport, jobs and services. Therefore residential development on this site is acceptable in principle and accords with local plan policies GEN8, HOU2 and TRA 1.

Although the delivery of additional housing and associated economic and social benefits are to be welcomed, it should be noted that the site was not counted as contributing to the current five year housing supply and so is not necessary to help meet this national requirement. This is a relevant consideration in the planning balance when weighing the benefits of the additional housing delivery against any harms or policy shortcomings. These are considered below.

Highway Safety and Footpath links

It should be noted that planning permission has previously been granted for the same means of access into the site which is now being proposed.

No significant highway safety concerns have been identified and the Highway Authority has no objections in principle subject to conditions (Not all of the conditions requested by DCC are considered to meet the necessary "test" for planning conditions and where this is the case it has been flagged up above in the 'Consultations' section).

Garaging would need to meet the minimum internal dimensions to qualify as off-street car parking space. The proposed internal dimensions for the garages fall below those within the design guidance and below the minimum 6m x 3m required by DCC in order to qualify as parking space. As such, garages cannot be counted as a parking space. Nevertheless most of the proposed dwellings include two outside spaces in addition to garages and therefore it is considered that the level of off-street car parking provision proposed is adequate.

The public footpath running through the east end of the site is to be maintained on a slightly diverted alignment and access to the green way at the west end will also be maintained. Access to informal/permissive paths to the east of the site is also to be preserved.

The previous policy objective in the old local plan to provide a countryside trail through the length of the site CLT11 (13) has not been carried forward into the emerging Local Plan as the route now follows a different path through Shirebrook. Hence it would be unreasonable to formally require it.

In summary no unacceptable highway safety impacts are likely and appropriate footpath links are being provided and maintained.

Drainage

Due to ground levels and the location of existing sewers this site has proved difficult to drain and this has been a constraint to development in the past. Because of potential contamination in made ground and hard bedrock beneath resulting in poor infiltration rates, the Applicant states that it is not suitable for surface water soakaways. A pumped system is proposed for both foul and surface water and surface water is to be attenuated by underground tanks before release to a watercourse/culvert at the eastern end of the site.

This solution is not ideal as it does not involve use of sustainable drainage systems. Furthermore surface water pumped systems are a last resort as they are at more risk of causing flooding if the pumps fail. However short of importing large quantities of material to increase ground levels the solution proposed appears to be the only one feasible and viable. Conditions will be necessary to ensure that the fine details of the proposals are acceptable to the drainage authority. DCC Flood Risk Team, Severn Trent Water and the Environment Agency do not object subject to conditions.

Potential Contamination

The Environmental Health Officer has raised several concerns with the conclusions of the site investigation report originally submitted and recommends a pre-commencement condition requiring further investigation to deal with potential ground contamination issues. Further information has since been submitted by the Applicant and advice on its adequacy is awaited from the EHO. The form of the condition required will depend on the EHO's comments. Committee Members will be updated on this prior to committee.

Noise from Industrial Property

In accordance with policy GEN3 of the local plan planning permission should only be granted for developments in the vicinity of existing uses which have adverse environmental impacts if it can be demonstrated that the impacts can be reduced to an acceptable level by mitigating measures. In this case the eastern end of the site is close to east view industrial estate which will produce some noise and disturbance.

The applicant has submitted a noise assessment in accordance with BS8233:2014. The report concludes that the sound reduction performance of the external building fabric has been assessed to ensure that the requirements of BS8233:2014 are achieved. Mitigation measures in the form of standard double glazed units have been suggested to reduce internal daytime noise levels to meet the recommended guideline values. Passive ventilation can be used.

For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50dB LAeq,T with an upper guideline value of 55dB LAeq,T which would be acceptable in noisier environments. The results of the noise monitoring show that for the part of the site closest to the industrial estate the noise levels experienced are between 50 and 55 LAeq. This is just within recommended limits. It is also worth noting that exiting residential properties on East View are closer to the

industrial estate than the proposed dwellings and appear to provide an acceptable living environment for those residents.

In summary it is considered that the noise environment in the vicinity of the site does not preclude residential development and that no further noise mitigation conditions are required.

Design and Layout

The Urban Design Officer has advised that the broad approach to the structure of the road layout is considered to be a generally acceptable, although the amount of development proposed results in a number of shortcomings with the layout in terms of urban design considerations. These are set out in more detail above in the 'Consultations' section of this report but in summary: a few of the gardens are smaller than set out in the Council's guidance; the quality of boundary treatments where adjacent to public areas could be improved; access to rear gardens is restricted for a number of plots; design and landscaping of focal point/key view plots (11 and 12) is plain in appearance; and the materials proposed do not best support the local character.

The Applicant has been asked to amend to the proposal to address the concerns raised by the Urban Design Officer and they have done so to a point. However the applicant has now said that they have amended the layout several times to accommodate as far as possible the requirements of the Urban Design Officer and other consultees and they believe that they have gone as far as they can and request the proposal be considered by Committee.

On balance and having regard to the viability of the site, the character of the area and that it is not within or adjacent to a conservation area or listed building, it is considered that the layout and designs and appearance of the proposed dwellings are adequate and that the remaining shortcomings identified would not in themselves justify the refusal of planning permission.

Impacts on Amenity

Impacts on amenity enjoyed at existing residential property will be limited because the site is only close to existing dwellings at its western end. No's 1 and 3 Primrose Way face the side of plot 68 which has a side window at ground floor level. Whilst the separation distance between existing upstairs windows and proposed ground floor window is 19m, and the Council's Guidelines normally seek 21m separation for privacy, there is an existing public footpath between the two. Hence the distance where loss of privacy can occur will not be reduced because there is a closer public area. The side window to plot 68 is required for security purposes to provide passive surveillance over the public footpath.

There are windows facing Primrose Way within 8 Station Road and the Station House and so there will be some amenity impacts such as privacy and disturbance resulting from the increased use of the access road into the site. However this situation was approved in 1991 and it would be unreasonable for the Council to now take the view that these impacts would be unacceptable. There is a grass verge area to provide some separation to the highway but these impacts are inevitable if the site is to be developed.

It is noted from representations made that one resident is concerned about loss of on-street car parking. However the level of off-street parking proposed for the new dwellings is considered to be adequate and there is no right for residents to park in the existing rough

ground off Primrose Way.

Ecology and Biodiversity

The advice from Derbyshire Wildlife Trust is reported in some detail above (in Consultations). In summary they are objecting to the application on grounds of net loss of biodiversity unless the Applicant: retains the area of woodland to be removed at the eastern spur of the site; a 5-10m deep buffer of dense/continuous under scrub along the whole north east boundary (220m long equating to approximately one quarter of a hectare) be retained and enhanced and excluded from the residential gardens; the hedgerow is retained and enhanced with native species; and the adjacent woodland be enhanced as compensation for the loss; or a scheme of off-site compensation be agreed.

The Applicant has agreed to retain and enhance about half of the wooded spur at the eastern end of the site where it is not needed for the drainage system (pumping station and underground water tank) and has also agreed to retain and enhance the existing hedgerow. However the Applicant has not agreed to the scrub buffer along the northern boundary because this would significantly reduce the developable area of the site, the number of dwellings that could be provided and the sites viability.

The Applicant has therefore gone some of the way to meeting the Wildlife Trust's advice and whilst there would still be a net biodiversity loss on this site, none of the habitats affect are particular special or designated nor have significant impacts on protected species been identified (aside from ground nesting birds but these would be deterred by dog walkers). This is a brownfield site within the settlement framework the development of which has been stalled for about 20 years. It is just the sort of site that should be delivering new homes and that would benefit from development. Therefore it is considered that the biodiversity loss of unmanaged grassland and scrub and a small area of bushy woodland does not justify the refusal of planning permission in this case because the benefits of approval outweigh the loss.

S106 Developer Contributions

This application is accompanied by a viability appraisal which shows that the development of the site would be unviable taking into account any developer contributions. Profit margin is down to about 14%. This is very low with about 20%-22% being the norm. Where profit margin is low it becomes increasingly difficult for developers to finance the build since banks will no longer lend on risky schemes in case property values fall.

Developer contributions requested by consultees are set out above in 'Consultations' but in summary are as follows:-

- County Education seeks £171,761 towards the provision of 10 secondary places at Shirebrook Academy.
- Informal Leisure/children's play £52,020 for the enhancement and improvement of the nearest play area in lieu of any on site requirement.
- Formal adult sports £61,880 to be invested in the enhancement and improvement of the pitch and / or changing rooms at Langwith Junction Recreation Ground.
- NHS/CCG Seeks a financial contribution to of £25,867 towards the cost of building a new surgery in Langwith.

- Arts Officer seeks a contribution of 1% of development costs to public art.
- Affordable housing. No requirement in this case having regard to location and viability.

Government advice in the NPPF is that for allocated sites to ensure viability, the costs of any requirements likely to be applied to development, such as infrastructure contributions should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

The Applicant was not originally prepared to offer any social infrastructure contributions due to the sites marginal viability, however the failure of a proposal to pay its way in terms of the additional pressures on social infrastructure can lead to development which is less sustainable and ultimately it may be deemed unacceptable, depending on the circumstances. In this case negotiations have resulted in an overall final offer from the Applicant of £68,000 to go some way to meeting the requests from consultees and to be split between priorities as the Council sees fit.

Taking the various contributions sought by consultees in turn, the Officer view on what is required and what the priorities should be is:-

Education

The proposed development of 68 dwellings would generate the need to provide for an additional 10 secondary pupils. Shirebrook Academy has a net capacity of 960 pupils and currently has 758 pupils on roll. So there is currently capacity to take the additional pupils. DCC say that the latest projections are indicating a rise in the number of pupils on roll to 864 during the next 5 years and there are a number of recently approved planning applications within the normal area totalling 865 dwellings amounting to an additional 130 secondary pupils. DCC say that this and the analysis of the current and future projected number of pupils on roll shows that the normal area secondary school would not have sufficient capacity to accommodate the 10 secondary pupils from the proposed development.

However the majority of the recently approved dwellings identified by DCC are on the South Shirebrook development, and a large sum of money and land for the funding of school expansion to account for that development has already been transferred to DCC. This requirement should not be double counted. Given that there is currently 202 spare places at the school and accounting for the 130 spaces needed (and paid for) for the south Shirebrook development there would still be 72 spare places. Under these circumstances it is considered that there is currently capacity to accommodate the additional 10 secondary pupils from this development and that the S106 contribution requested is not necessary to make the application acceptable in planning terms.

Play Facilities

There is an identified need for additional children's play space in this locality in the Council's Green Space Strategy. Hence it is considered that that this requirement is a priority and should be met in full i.e. £52,000.

Adult Sports Facilities

The Green Space Strategy states that the existing outdoor sports provision in Shirebrook (includes Langwith Junction) is not unreasonable. Policy HOU5 only requires a contribution where adequate provision does not already exist. Since it does in this case there is no need or justification for a contribution to sports recreation.

NHS/CCG

The CCG says that the current GP Practice building is insufficient for the provision of health care services to serve their population, based on current standards. This is a material consideration but because the Council does not currently have an adopted local plan policy to require this contribution and because there are alternative forms of funding available to the GP practice then this contribution sought is considered to be desirable but second in priority to play space provision. It is recommended that the rest of the balance of the sum offered (£16,000) be allocated towards meeting the £25,867 requested for the GP practice. (Note if the money is not spent by the CCG within 5 years it would need to be returned to the developer).

Public Art

Policy GEN17 seeks to negotiate a sum for public art at 1% of costs (approx £80,000). Whilst it is desirable to incorporate public art within a scheme it is rarely "necessary" to make the application acceptable in planning terms. Hence it is considered that the requirement does not meet the tests for conditions of S106 contributions in this case. As a result it is recommended that the limited S106 funds offered are not spent on public art.

Affordable Housing

The application was submitted at a time when the interim affordable housing policy waived the requirement for affordable housing. However now that the interim policy has come to an end (because the Council now has a 5 year housing supply) policy HOU6 requires 10% affordable housing on residential developments of more than 25 dwellings. The proposal does not include any affordable housing provision for viability reasons and so is contrary to HOU6. Therefore if the application is to be approved it must be a decision of the Planning Committee.

Discussions with the Housing Strategy Officer have been undertaken to review the requirement for affordable housing. She is of the view that, in this particular location and given the marginal viability of the proposal that we should not insist on a requirement for affordable housing in this case. Even if the whole £68,000 offered were put entirely towards affordable housing it may not be sufficient to realise any affordable off-site units.

In summary it is recommended that the £68,000 be split as follows:
£52,000 off-site children's play;
£16,000 GP practice in Langwith.

A draft S106 obligation has been completed to this effect. In the event that Committee Members take a different view on priorities for spending the £68,000 offered this should be agreed with the Applicant and the S106 amended as necessary before a decision is issued.

Other Matters

Listed Building: N/A

Conservation Area: N/A

Crime and Disorder: No significant issues subject to appropriate boundary detail being conditioned.

Equalities: No significant issues.

Access for Disabled: No significant issues.

Trees (Preservation and Planting): See report

SSSI Impacts: N/A

Biodiversity: See above

Human Rights: No significant issues.

Conclusions

The development of this stalled brownfield site which has an extant planning permission and which is within the settlement framework is wholly acceptable in principle and complies with local and national planning policy relating to the location of development. The delivery of 68 new dwellings and the associated economic and social benefits are to be welcomed.

It is recognised that that this is a constrained site and one which is difficult to develop profitably. Planning permission was granted in 1991 (26 years ago) and apart from 6 dwellings at the site entrance, the main part of the site has remained undeveloped. The Applicant has demonstrated that the viability of the development is marginal and that it cannot stand the cost of the provision of affordable housing or the full costs of other developer contributions sought for education, leisure, art and health. However a limited developer contribution has been agreed and it is recommended that it used to meet the full cost of play space improvements and the partial cost of the health contribution sought. It is considered that the remaining infrastructure capacity issues, to which there is no contribution, and the lack of affordable housing are not so material in this case as to warrant refusal.

The viability of the proposal has also resulted in some compromises being made in terms of urban design, however the layout and designs and appearance of the proposed dwellings are considered to be adequate.

There will be a net loss to biodiversity in this case as a result of the partial re-vegetation over time of this brownfield site. However the loss does not justify the refusal of planning permission in this case because the benefits of approval outweigh the loss.

RECOMMENDATION

Approve subject to the following conditions given in précis form (to be formulated in full by the Assistant Director of Planning/Planning Manager in consultation with the Chair and Vice Chair of Planning) and upon completion of a S106 obligation requiring:-

- **£52,000 for the improvement of play facilities at Langwith Junction Recreation Ground in lieu of any on site requirement; and**
- **£16,000 towards a scheme to increase GP practice capacity in Langwith;**

Conditions (in précis)

- 1. Start within 3 years.**
- 2. Fencing off and protection of areas of retained trees and hedgerow.**

- 3. Further investigation into potential ground contamination / or implementation of approved remediation scheme (subject to EHO advice) and validation report provided, unexpected contamination, importation of soil.**
 - 4. The development hereby permitted shall not commence until detail drainage plans for the disposal of surface water and foul sewage and the maintenance of the system have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.**
 - 5. Any foundation piling at the site shall be undertaken using the methods described in the letter from Eastwood & Partners dated 23 January 2017.**
 - 6. Prior to occupation submission of a detailed landscaping scheme to include: retention of trees/enhanced planting at eastern end of site; retention and enhancement of the hedgerow on the southern boundary; street tree planting.**
 - 7. Maintenance of the landscaping scheme for a period of 5 years.**
 - 8. Provision of new junction of Station Road with Primrose Way prior to occupation.**
 - 9. Provision of car parking spaces prior to occupation.**
 - 10. Access no steeper than 1 in 20 for the first 5m from the highway.**
 - 11. All accesses within the development provided with 2m x 2m x 45° pedestrian intervisibility splays.**
 - 12. External Building material to be approved.**
 - 13. Detailed drawings of boundary treatments prior to occupation.**
 - 14. Plot 68 to include side gable ground floor bay window.**
 - 15. No ground level raising unless details approved in writing.**
-

Bolsover District Council

Planning Committee

5th April 2017

Best Practice approach towards S106 Financial Contributions

Report of the Joint Assistant Director of Planning and Environmental Health

Purpose of the Report

- To promote and encourage best practice with regard to early member engagement in respect of development proposals that would normally be expected to make a financial contribution towards infrastructure in the District.

Report Details

1. Background

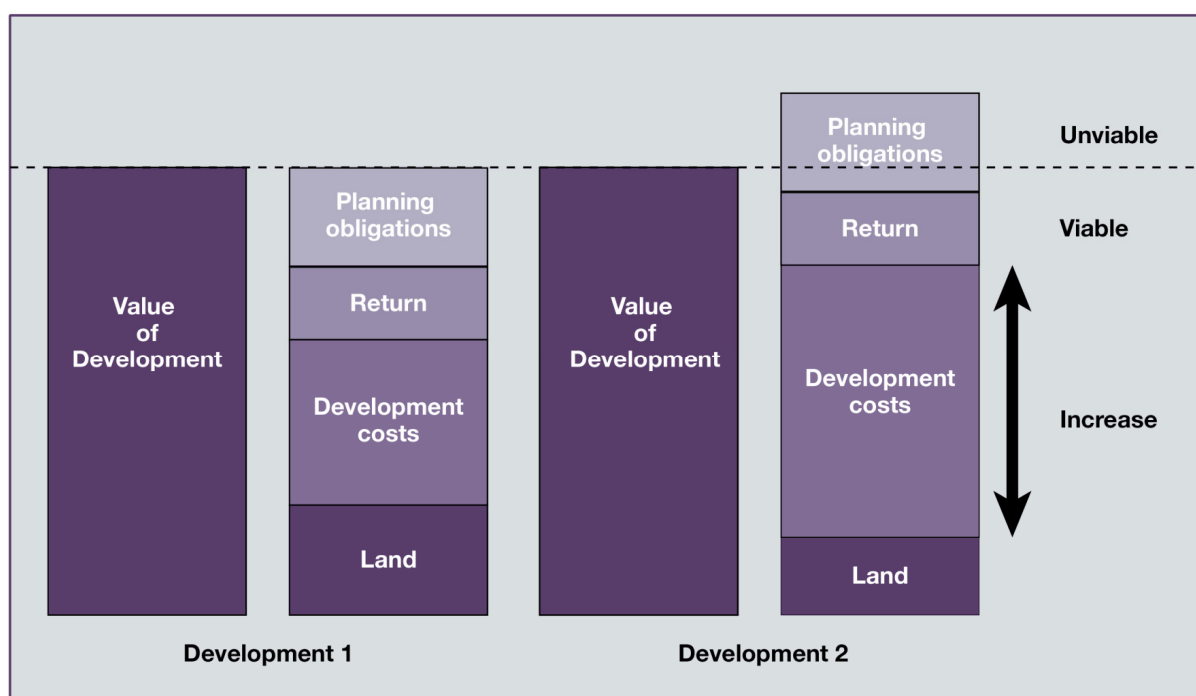
- 1.1 Delivery of new residential development is needed in the District to support growth and meet housing need. The emerging Local Plan says that to meet the objectively assessed housing needs of the District over the next fifteen years: delivery of a minimum of 3,600 dwellings is required. This means around 240 new homes will need to be completed in the District each year over fifteen years if the figures in the emerging Local Plan were to be adopted.
- 1.2 New infrastructure is needed to support this level of growth and accommodate the scale of residential development needed in the District. The need to bring forward this amount of residential development across the District will also put extra pressure on the District's existing infrastructure. There is an expectation residential development will make financial contributions towards new infrastructure through planning obligations secured by a s.106 legal agreement.
- 1.3 The emerging Local Plan says financial contributions (by way of planning obligations) will be sought where the implementation of planned for residential development would create a need to provide additional or improved infrastructure, amenities or facilities or would exacerbate an existing deficiency. The emerging Local Plan goes on to say contributions, where they are necessary and relevant, will be sought towards the delivery of physical infrastructure such as highway improvements; social infrastructure such as health, education and community facilities; and green infrastructure
- 1.4 However, where the need for infrastructure and other requirements arising from development is proven to exceed that which can be viably funded through the development, priority will be determined by the District Council based on the

importance of the infrastructure and other policy requirements with regard to the viability and deliverability of housing schemes.

2. Current Position

- 2.1 House prices in Bolsover District remain below the national average and many sites in the District are difficult to build out, which often leads to high development costs relative to the market value (estimated selling prices) of a proposed housing scheme. Figure 1 (below) shows two scenarios. The first pair of columns shows where the sales value of a development proposal is equal to the cost of development, including all requested financial contributions. In this scenario the development would remain viable whilst making financial contributions towards infrastructure.

Figure 1: Viability Model



- 2.2 The second pair of columns shows that where development costs are higher: a scheme might not be able to make all requested financial contributions towards infrastructure and remain viable. This second scenario indicates that any requirements for financial contributions towards infrastructure will need to be reduced where a development has high development costs if it is to remain viable, and therefore deliverable.
- 2.3 There have been a number of recent examples where officers have been faced with this second scenario where development that is otherwise acceptable in planning terms has not been sufficiently viable to make all requested financial contributions. Recent examples include the proposals for 47 houses at Hill Top, Shirebrook and the proposals for 250 houses on land off Blind Lane, Bolsover.
- 2.4 In these types of cases, officers often need to make a planning judgement on whether to recommend approval of residential development that cannot make all

requested financial contributions, including assessing which type of contributions to prioritise, on a case by case basis. These types of cases are always brought to the Council's Planning Committee for a final decision not least because these applications will often be of strategic importance to the Council. The key issues in the determination of these applications often rest on the provisions of **Paragraph 173 of the National Planning Policy Framework: Ensuring viability and deliverability.**

- 2.5 Paragraph 173 of the Framework: Ensuring viability and deliverability says that pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.
- 2.6 Paragraph 173 of the Framework goes on to say to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.
- 2.7 Therefore, national planning policies prioritise viability and delivery and where the need for infrastructure and other requirements arising from development is proven to exceed that which can be viably funded through the development; officers seek agreement from the Council's Planning Committee in terms of how contributions towards infrastructure and other policy requirements should be prioritised when recommending approval of these types of schemes.
- 2.8 This approach is consistent with policies in the emerging Local Plan other than once the emerging Local Plan has been adopted: the need for contributions towards infrastructure will continue to be assessed on a case by case basis but will be guided by the latest version of the **Council's Infrastructure Study and Delivery Plan**. In the interim period, there are a number of potential problems with the current approach.
- 2.9 In particular, whilst officers will always seek to get the most for the District from any development proposal; many members might not be aware of the issues involved until the application gets to Planning Committee. This can lead to difficulties at Committee if the officer recommendation is not accepted, for example, which may mean that development proposals may need to be reassessed at a very late stage in the process, which in turn can result in decisions being delayed or an officer recommendation being overturned.
- 2.10 Whereas members are always entitled to disagree with an officer recommendation based on the individual planning merits of a particular application, the Council should provide a framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. This means that it is generally best practice to ensure that there are 'no surprises' at the Committee stage for applicants, officers or members and one way to help achieve this objective is to promote member involvement in major applications at an early stage.

3. Member Involvement

- 3.1 Promoting early member engagement with major applications should help officers to **maximise community benefits** and minimise adverse impacts of development on the local community by gaining a better understanding of the issues that matter most to local residents. In particular, early engagement should improve the ability of members to influence development proposals and guide officer negotiations especially where priorities need to be agreed with developers. Members would also have an opportunity to raise issues that are of particular interest or concern to the local community at an early stage.
- 3.2 Developers would also gain more confidence to bring schemes forward, if they gained more certainty as to what members are looking for at an early stage. Understanding which way members would be pre-disposed towards a proposal helps to **'de-risk'** development by reducing the potential for overturns at Planning Committee and by helping to avoid delays resulting from deferrals and re-consultation. Understanding members concerns and priorities at an early stage also allows the developer more scope to address these types of issues prior to submission.
- 3.3 Consequently, officers consider that **early member engagement** with major applications would accord with the Council's growth strategy and align with best practice in terms of development management. In these respects, officers propose inviting members from Wards likely to be affected by major development proposals to pre-application meetings with officers and the Chair and Vice Chair of the Planning Committee.
- 3.4 Where applications have not been subject to pre-application discussions, or where appropriate, officers propose inviting members from Wards likely to be affected by major development proposals to a meeting with officers and the Chair and Vice Chair of the Planning Committee once all consultation responses have been received to discuss the proposals. This would normally be anticipated to be around six to eight weeks after an application has been validated.
- 3.5 Officers would recommend that the threshold for engagement should be schemes of 20 or more houses. This is because schemes of less than 20 houses would be unlikely to be able to provide any contribution as they fall below the policy thresholds (Affordable Housing/25 dwellings, Public Open Space/20 dwellings).
- 3.6 Officers also consider that there would be some benefits to be gained from inviting local members to discuss major employment schemes at an early stage where the proposals include 5000m² or more of new floor space. These types of large commercial schemes are the most likely to give rise to issues around traffic generation, for example, but also most likely to contribute towards regeneration and job creation within the District.

4. Recommendation

4.1 By suggesting a proposed approach to promote member involvement at an early stage in the planning process, officers are not seeking to adopt a new policy or introduce a formal protocol. Therefore, members are asked to note this report, which will be presented at the Planning Committee, and offer their support for the following best practice approach:

- **Officers will invite Local Members to a pre-application meeting with the Chair and Vice Chair of the Planning committee for all major applications of 20+ dwellings and major employment schemes of 5000m² or more.**
- **Where appropriate, Officers will invite Local Members to a meeting with the Chair and Vice Chair of the Planning committee to discuss major applications of 20+ dwellings and major employment schemes of 5000m² or more, between week 6 and week 8 in the determination period following receipt of consultation responses.**

5 Consultation and Equality Impact

5.1 There has been no public consultation in respect of this report, and there are no negative equality impacts identified. Officers consider that increasing member involvement in major applications should promote **equality** of opportunity for local residents through their local members to engage in the planning process.

6 Alternative Options and Reasons for Rejection

6.1 There is no statutory requirement to promote early member engagement in planning applications. However, Government guidance strongly encourages elected members to participate at the pre-application stage, where it is appropriate and beneficial for them to do so.

7 Implications

Finance and Risk Implications

7.1 None.

Effective pre-application engagement should lead to quality development that meets the needs of the community and leads to planning permission being granted more quickly. This is generally accepted by developers and the Council, both of whom stand to gain when this discussion works well.

Legal Implications including Data Protection

7.2 None

By 2009, the courts had already drawn a distinction between pre-disposition and pre-determination but Section 25 of the Localism Bill makes it clear that views

expressed by members prior to a decision making meeting (e.g. prior to the meeting of the Planning Committee), should not be regarded as pre-determination.

Human Resources Implications

7.3 None.

8 Decision Information

Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No.
District Wards Affected	All
Links to Corporate Plan priorities or Policy Framework	<ul style="list-style-type: none"> • Unlocking Our Growth Potential (main aim); • Providing our Customers with Excellent Services • Supporting Our Communities to be Healthier, Safer, Cleaner and Greener; • Transforming Our Organisation.

8 Document Information

Appendix No	Title
PPT	S.106 Financial Contributions –Proposed approach for early member engagement
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
n/a	
Report Author	Contact Number
Chris Fridlington	Ext 2265

Bolsover District Council

Planning Committee

5th April 2017

First Authority Monitoring report (Twelfth Annual Monitoring Report)

Report of the Joint Assistant Director of Planning and Environmental Health

(Written by Bolsover Interim Planning Policy Manager)

This report is public

Purpose of the Report

- This is a covering report for the first of the new Authority Monitoring Reports (AMR's) which is a transitional move from what would have been the twelfth Annual Planning Monitoring Report.
- The AMR provides a review of policies in the saved Bolsover District Local Plan against set indicators and targets. The monitoring process allows an assessment to be made of how well policies are performing.

Report Details

Background

- 1.1. There is a statutory requirement under Part 8 and Section 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (As amended) to prepare an AMR. The report highlights the work being done in the preparation of planning documents and also monitors the performance of the current Bolsover District Local Plan. Some of the indicators used to measure performance have changed over the years. This year a number of indicators have been refined to improve readability. However, the report still aims to build up a detailed picture of performance over time, and to provide interesting information about the district, including the role planning has in its development and the preservation of its acknowledged assets.
- 1.2. The AMR is essentially a technical document pulling together information on key aspects of the work carried out by the planning team, together with relevant background information in relation to the district. A copy of this year's Annual Planning Monitoring Report is attached at Appendix A. A draft version of the Annual Planning Monitoring Report was considered by members of the Local Plan Steering Group at their meeting on 11th January. At this time some information was outstanding. This has now been received, and a final version of the report is attached as appendix A

1.3. The sections below outline the contents of the main sections of the Annual Planning Monitoring Report.

Issues for consideration – co-operation

- 1.4. This section of the report outlines ongoing work with neighbouring authorities.
- 1.5. The Council has continued to work with other authorities to identify common issues and to ensure development needs such as infrastructure are addressed across district boundaries, and that the development needs of the wider area are met.
- 1.6. In addition to continuing to work with established groups, the Council continued to work with North East Derbyshire District Council to secure the remediation and redevelopment of the site of the former Coalite chemical works. Joint working was progressed through the Coalite Project Control Board, and the determination of applications for housing and employment use on the site.
- 1.7. In keeping with the published timetable for the delivery of the new Local Plan, informal consultation on the Local Plan for Bolsover District ran from 31st October 2015 – 11th December 2015. In addition to publishing the Identified Strategic Options, and making it widely available, 8 ‘drop-in’ sessions were held in settlements throughout the district.
- 1.1. In terms of consultation responses we had over 1,000 representations from over 300 respondents. Around 32% of these were in a paper format, 50% were by e-mail and nearly 18% used the online portal.
- 1.8. Around 54% (542) were clearly objections to the plan whilst nearly 40% (406) were in support of the Plan and a further 6% (65) simply raised comments on the plan. In response to the consultation.
- 1.9. Work with neighbouring authorities has taken place both through a broad range of groups¹ and on a one to one basis. No formal requests to accommodate the development needs of another authority were received in the monitoring period.

Issues for consideration - Evidence Base

- 1.10. The following studies and reports were completed in the monitoring year:
- i. Settlement Hierarchy Study (April 2015)
 - ii. Interim Transport Evidence Information Note (April 2015)
 - iii. Gypsy and Traveller Accommodation Assessment covering Derbyshire and East Staffordshire (June 2015), an important equalities issue.
 - iv. Economic Development Needs Assessment (October 2015)
 - v. Sustainability Appraisal in respect of Identified Strategic Options (October 2015)
 - vi. Sustainability Appraisal in respect of Identified Strategic Options Non-Technical Summary (October 2015)

¹ Local Enterprise Partnership wide; County wide; and Housing Market Area wide,

- vii. Identified Strategic Options Habitat Regulations Assessment Scope and Approach Report (October 2016)
 - viii. Employment Land Portfolio (October 2015)
 - ix. Five Year Supply (2015 annual update) (December 2015)
 - x. 2015 Annual Monitoring Planning Monitoring Report (December 2015)
- 1.11. The Sustainability Appraisals address the social, economic and environmental implications of the approaches to be taken and therefore consider issues of equality and access to services and facilities.
- 1.12. In addition, work commenced/ continued on the following studies in the monitoring year:
- i. Bolsover Town Transport Study (October 2016)
 - ii. Clowne Transport Study (October 2016)
 - iii. Retail and Town Centre Needs Study (undertaken jointly on behalf Bolsover DC, Chesterfield BC & North East Derbyshire DC)

Issues for consideration - milestones

- 1.13. A statutory requirement of the AMR is to report on progress made against the timetable in the Council's Local Development Scheme (LDS). The current LDS came into force on 17th October 2014.
- 1.14. All of the milestones in the Local Development Scheme in the monitoring year were met. Consultation on the Consultation Draft Local Plan commenced on 31st October and ran until 12th December. This was an important step in consultation terms and ensuring that all sections of the community had an opportunity to comment on the emerging Local Plan.

Issues for consideration – Applications and Appeals

- 1.15. 2015/16 saw a continuing high level of applications for major housing development. There was also a significant increase in the number of applications for other major developments. The figures also show a further improvement in the number of complex major applications determined within the statutory period.
- 1.16. It is worth noting that the Council took a very proactive approach to applications, which has clearly encouraged development across the district. This has helped us to now confirm that we have a 5 year housing supply due in part to the number of dwellings now coming forward and the number of planning permissions granted.

Issues for consideration - Contextual Indicators and Managing Development Impacts

- 1.17. Contextual indicators describe broad, social, environmental, and economic trends in the district. They are useful when considering overall issues of equality within the district.
- 1.18. Unemployment continues to fall at county, regional, and national levels, although this year the falls have been less than previous years. The level for Bolsover district remains 0.3% less than the national level, which is positive.

- 1.19. Pay for both residents who live in Bolsover, or who work in Bolsover unfortunately still lags behind regional and national averages. House prices in the district relative to earnings is increasing (i.e. purchasing is becoming more difficult and housing less affordable). This has equality implications for people who are trying to enter the housing market. However, this is a slow increase, and housing affordability in the district relative to earnings is still much better than in neighbouring authorities, the region and England as a whole.
- 1.20. The report shows that the targets in relation to flood defence and water quality, air quality, hazardous substances, and waste reduction have all been met again this year.

Issues for consideration – Housing

- 1.21. The number of dwellings built in the monitoring year (333 gross, 327 net) is the highest number of dwellings built in the district since 2001/02. This is a very welcome increase, and helps to offset some of the shortfall that has built up against the target since 2011. The Council now has a five year supply of deliverable housing sites.
- 1.22. Affordable housing continues to be delivered in the district, although this year's total of 12 new dwellings is a slight reduction on the 16 delivered last year, which is a negative impact in relation to equality issues.

Issues for consideration – Employment

- 1.23. 109,911 m² of floorspace were developed in the district for traditional employment uses in the monitoring year. This is a significant increase on the 2,944m² recorded last year. The large increases were due to two significant developments at: The Sports Direct Warehouse at Shirebrook, and an industrial warehouse at Unit C1 Farmwell Lane, South Normanton.
- 1.24. The monitoring of employment land shows not only that employment floorspace is being developed to provide new jobs, but also that there is still a wide range of land available to accommodate new employment uses throughout the district. The amount of land allocated or with planning permission amounts to 114.12 hectares or 12.33 years of supply.

Issues for consideration – Retail and Town Centres

- 1.25. New retail provision in the monitoring year was dominated by the new out of town retail facilities at Sports Direct. However, this use is ancillary to the main use of the site. Other than this, there were two changes of use to retail in Shirebrook and South Normanton. A number of shops were converted to residential use in the monitoring period.
- 1.26. Overall, the limited demand for new retail uses in the district, particularly in town centres, and the loss of retail and other town centre uses continues to be a concern for the future vitality and viability of town and local centres in the district. A new retail study is underway and the draft findings are expected imminently.

Issues for consideration – Community Facilities, Recreation, and Tourism

- 1.27. Green spaces are an important part of many people's lives. They offer opportunities to exercise, play, relax and enjoy wildlife. 0.6km of new Greenway was created in the monitoring year on the Teversal Trail, and between Pleasley Pit and the Meden Trail on the Archaeological Way.
- 1.28. The Annual Planning Monitoring Report also records the number of community buildings either converted or demolished. Although there has not been an increase in actual numbers this year, there is a steady year on year trend for the conversion of vacant public houses and clubs to residential use. This can have a negative impact on community cohesion and peoples access to facilities which is important in terms of equality.
- 1.29. This section also details the visitor numbers to key tourist attractions in the district (Hardwick Hall, Bolsover Castle and Creswell Crags). The figures for the monitoring year show increases in visitor numbers for all of these attractions. Hardwick Hall continues to be the most popular tourist destination, followed by Bolsover Castle and then Creswell Crags.

Issues for consideration – Transport and Accessibility

- 1.30. Work commenced in this year on studies related to:
 - I. Bolsover Town Transport Study (October 2016)
 - II. Clowne Transport Study (October 2016)
- 1.30 This section looks at how easy it is to reach essential services from new housing development built in the monitoring year. This helps to show how well planning is performing in being able to encourage sustainable lifestyles.
- 1.31 All newly completed housing, built on sites of 10 or more in the district, were built within 30 minutes public transport time of a doctor's surgery, key employment site, primary school, secondary school, and a retail centre: and within 60 minute public transport time of a hospital.
- 1.32 Overall, the indicators in this section show that the Council is consistently delivering new housing sites that are close to key essential services.

Issues for consideration - Conservation of the Historic and Built Environment

- 1.33 The Council has a duty to protect buildings and places of historic interest. When well maintained older buildings add character and help to create attractive places. All of the targets for the indicators in this section were met in the monitoring year, with no losses of listed buildings or developments affecting scheduled ancient monuments.
- 1.34 A bid to the Heritage Lottery Fund for New Bolsover Model Village for a grant of £1.9m towards a £10m project for repair and restoration was successful. The money is being used to enhance this important historic part of the district though the

carrying out of repairs; restoration of original architectural features; and the provision of additional thermal insulation in Council owned properties. This is a very important project where improvements to the historic fabric of the district also means improvements to peoples living conditions in the future

Issues for consideration – Countryside and Natural Environment

- 1.35 There has been no net loss of Sites of Special Scientific Interest for the twelfth year running, and no recorded loses of Local Wildlife Sites in the monitoring year.

2 Conclusions and Reasons for Recommendation

- 2.1 The Annual Planning Monitoring Report shows that the saved policies in the Bolsover District Local Plan are being used effectively. The level of housing being delivered in the monitoring year is the highest for well over a decade. New housing and employment land is in the process of being developed. However, the lack of new retail development in town centres remains a concern.
- 2.2 Overall, policies in the current Local Plan continue to be effective in helping to deliver much needed growth in the district, whilst maintaining targets in respect of managing development, and protecting the historic and natural environment, continue to be met.

3 Consultation and Equality Impact

- 3.1 Other Officers involved in the preparation of this report were: Development Control Manager; Principal Planner (Policy); Assistant Planner (Policy), and Senior Planning Technician. The report has been subject to consultation with the Chair of the Local Plan Steering Group and was presented to the Local Plan steering group.
- 3.2 Consideration of the impact on equalities of the items reported on, have been made throughout the report.

4 Alternative Options and Reasons for Rejection

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

5 Implications

Finance and Risk Implications

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

Legal Implications including Data Protection

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

Human Resources Implications

5.3 The assessment can be met within existing staffing resources.

6 RECOMMENDATIONS

6.1 That the Planning Committee:

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

7 Decision Information

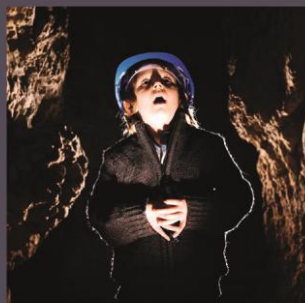
Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
District Wards Affected	N/A
Links to Corporate Plan priorities or Policy Framework	<p>Monitoring can identify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

8 Document Information

Appendix No	Title
A	Annual Planning Monitoring Report Twelfth Edition 1 st April 2014 – 31 st March 2016
<p>Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)</p>	
Report Author	Contact Number
Rob Routledge	2299

Annual Planning Monitoring Report

1st April 2015 - 31st March 2016



Twelfth Edition
April 2016



We speak your language

Polish

Mówimy Twoim językiem

Slovak

Rozprávame Vaším jazykom

Chinese

我们会说你的语言

If you require this publication in
large print or another format
please call us on **01246 242424**

CONTENTS	Page
1. Introduction	5
<ul style="list-style-type: none"> • Introduction • Scope of the Annual Planning Monitoring Report • Co-operation with other bodies • Evidence Base • Progress on the timetable for preparing new planning documents • Details of any policies in the Bolsover District Local Plan not being implemented. • Applications and Appeals 	
2. Types of indicators and policy performance	16
3. Contextual indicators	17
4. Managing Development Impacts	21
5. Housing	24
6. Employment	31
7. Shopping and Town Centres	38
8. Community Facilities, Recreation, and Tourism	41
9. Transport and Accessibility	46
10. Conservation of the Historic and Built Environment	49
11. Countryside and the Natural Environment	52
 APPENDICES	
Appendix 1: Housing Trajectory as of December 2011 for 22 Year Plan Period 2011 - 2033 (Part A: Tabular Form)	55
Appendix 2: Housing Trajectory as of December 2011 for 22 Year Plan Period 2011 - 2033 (Part B: Bar Chart)	56
Appendix 3: Completions by Settlement	57
Appendix 4: Employment Land Availability (Hectares)	58
Appendix 5: Accompaniment to indicator C6 – Amount of employment land developed at the 10 local employment sites within the last year: and employment land available by use classes (Hectares)	59
Appendix 6: Deliverable sites included in the 5 year supply	61

INDEX OF PHOTOS, FIGURES AND TABLES

Photos 1-4: Illustrating housing, shopping, transport and green spaces in the district	16
Photo 5: Water Lane, Belp, illustrating importance of water quality	21
Photo 6: New housing under construction at The Edge, Clowne	26
Photo 7: The Sports Direct distribution centre, under construction at Brook Park, Shirebrook	33
Photos 8 and 9: Showing shopping areas in Clowne and Bolsover	40
Photos 10, 11 and 12: Showing the most popular visitor attractions in the district	42
Photo 13: Showing Poulter Country Park, Scarcliffe	44
Photo 14: Illustrating public transport	46
Photo 15: Bee and Wild Scabious	52
Figure 1: Showing the Sub- Regional extent of Bolsover district and its relationship with its neighbours	10
Figure 2: Bar chart showing net additional dwellings per year	25
Figure 3: Bar chart showing net additional floor space	32
Figure 4: Bar chart showing floor space developed for town centre use	39
Table 1: Progress against Timetable in the Local Development Scheme	12
Table 2: Types of Planning Application	13
Table 3: Performance on Planning Applications	14
Table 4: Performance on Planning Appeals	15

1. Introduction

1.1 Welcome to the 2016 Annual Planning Monitoring Report. This year marks the twelfth edition of the annual publication, which continues to report progress on planning issues to residents and stakeholders across the district. Some of the indicators used to measure performance have changed over the years. This year a number of indicators have been refined to improve readability. However, the report still aims to provide interesting information about the district, and the role planning has in its development and the preservation of its acknowledged assets.

1.2 Monitoring has a key role in the planning process; it can identify where policies are effective or if they need changing. It can also show trends over time. It is therefore an important tool in the development of effective new planning documents and policies.

1.3 The Annual Planning Monitoring Report aims to:

- Show how the current Bolsover District Local Plan 2000 is helping to deliver sustainable development;
- Show progress against the timetable for the preparation of new planning documents;
- Identify any policies in the current adopted Bolsover District Local Plan that the Council are not implementing;
- Show the actions taken by the planning authority in order to co-operate with its neighbours;
- Provide metrics on the performance of the Council in determining planning applications.

1.4 This report also sets out details of the indicators and targets used to measure progress on delivering planning policies. Information relating to these indicators is then arranged around specific topics. The appendices provide detailed information on particular issues.

Scope of the Annual Planning Monitoring Report

1.5 The report assesses the district in the monitoring year, from 1 April 2015 up to the 31st March 2016.

Co-operation with other bodies

1.6 Issues such as transport and the impact of development do not stop at the district borders. This section looks at how the Council works with neighbours to ensure key planning issues are addressed.

- 1.7 There is also a legal requirement¹ to set out in the Annual Planning Monitoring Report details of the actions the council has taken with regard to co-operation with other council and specified bodies. Therefore this section sets out:
- The working groups the Council regularly participates in;
 - Joint studies undertaken in the monitoring year with other authorities/specified bodies;
 - Specific cross-boundary sites;
 - Non-statutory consultation on the Council's Identified Strategic Options in October/December 2015;
 - Requests from other authorities to help accommodate their development needs;
 - Other joint working.
- 1.8 Physically the district sits at the north of the East Midlands region and shares boundaries with seven other local authorities. It is a member of two Local Enterprise Partnerships (LEP); the Sheffield City Region LEP and the Derby and Derbyshire and Nottingham and Nottinghamshire (D2N2) LEP. The arrangements for cross boundary working reflect this diverse physical and social setting.

Working Groups

- 1.9 Officers from the Council regularly participate in a range of groups, including:
- The Sheffield City Region Planning Officers' Group;
 - The Sheffield City Region Heads of Planning Group;
 - The Derbyshire Planning Policy Officers' Group;
 - The Local Plan Liaison Group;²
 - North Derbyshire Infrastructure Planning Group.
- 1.10 The key work of the groups is to share information and progress on planning policy documents, share best practice, and where appropriate, commission joint studies.

¹ Under Part 8 and Regulation 34 (6) of The Town and Country Planning (Local Planning) (England) Regulations 2012

²(made up of officers from authorities in the Northern Housing Market Area - Bassetlaw; Bolsover; Chesterfield; and North-east Derbyshire; together with Derbyshire and Nottinghamshire County Councils)

Joint Studies

- 1.11 The final version of the Gypsy and Traveller Accommodation Assessment was published in June 2015. This updates the previous study for Derbyshire in 2008. The findings of the Assessment have been agreed by all partners with the exception of East Staffordshire Borough Council. The work is being used to inform the new Local Plan for Bolsover District.

Specific Cross Boundary Sites

- 1.12 The former Coalite site straddles the boundary between Bolsover District and North-East Derbyshire District. In February 2014 applications were received by both districts for new dwellings (795 dwellings in North East Derbyshire District), and employment uses (employment, an energy centre, museum and visitor centre in Bolsover District). During the monitoring year consultation took place between the two authorities in relation to both applications. In respect of the application made to Bolsover District Council a decision to grant planning permission was made at a Special Planning Committee Meeting on 19th August 2015.
- 1.13 Members of North East Derbyshire District Council resolved to grant outline planning permission for 660 dwellings³, together with associated ancillary uses, including a Local Centre, an area safeguarded for a school, a Neighbourhood Equipped Areas of Play (NEAP), a Local Equipped Area of Play (LEAP), a Riverside Park, a Local Habitat Area, Sustainable Urban Drainage Systems, footpaths, walkways, cycle paths and landscaping on 20th April 2016.
- 1.14 Following grant funding from Derbyshire County Council, and Derby and Derbyshire and Nottingham and Nottinghamshire (D2N2) Local Enterprise partnership, work started on cleaning up the former Coalite works site in November 2016. It is expected that close working between the councils and the Environment Agency will take place during the remediation process and in the initial seven weeks works will include asbestos removal, emptying, cleaning and purging of tanks and pipelines and the demolition of above ground structures and tanks.

Informal Consultation on the Local Plan for Bolsover District

- 1.15 In keeping with the published timetable for the delivery of the new Local Plan, informal consultation on the Local Plan for Bolsover District ran from 31st October 2015 – 11th December 2015.
- 1.16 The consultation sought views on the following issues:
- The proposed Vision for the Local Plan
 - The proposed Objectives for the Local Plan
 - A housing target for the Local Plan (three options put forward)
 - An employment target for the Local Plan (three options put forward)

³ The difference between the figures for number of dwellings in the application, and that granted permission, is due to land being provided in the scheme for a school.

- The strategic sites put forward to the council by owners/developers (four of these)
- Spatial strategy options (four options)

1.17 As part of the exercise everyone on the Local Plan database was contacted, and press notices were issued. In addition, the consultation exercise included holding 8 'drop in'/manned exhibitions across the district during the consultation period. In the past, this type of exhibition/meeting has usually been limited to the four main settlements in the district. However, given the potentially high levels of development contained in some of the Options 'drop in' sessions were held in the potentially most affected settlements: Barlborough; Bolsover; Clowne; Creswell; Glapwell (to cover Glapwell, New Houghton, Bramley Vale and Doe Lea); Shirebrook; South Normanton; and Whitwell.

1.18 In response to the consultation, the Council received 877 representations from 94 people/organisations. These have been used to inform the Consultation Draft Local Plan for Bolsover District.

Requests from other authorities to help accommodate their development needs

1.19 No formal requests to accommodate the development needs of another authority were received in the monitoring period.

Other joint working

1.20 In addition to the formal working partnerships outlined above, the Council responded to the following consultations/invitations to comment on emerging work from neighbouring authorities. Brief summaries of this workstream are outlined below:

- **Amber Valley Borough Council.** Notified the Council that they were withdrawing their Core Strategy on 10th December 2015.
- **Ashfield District Council.** Consulted on their Local Plan Preferred Approach in February 2016. Ashfield District Council is planning to meet its own Housing and Employment needs. Other common issues identified were the implications of growth in both authorities on Junction 28 of the M1; and meeting the needs of Travelling Showpeople⁴.
- **Derbyshire Dales District Council.** Consulted key issues for their emerging Local Plan in October 2015.
- **Mansfield District Council.** Consulted on their Consultation Draft Local Plan in January 2016. Mansfield District Council is planning to meet its own Housing and Employment needs. A common issue identified between the

⁴ Since this consultation Bolsover Council, has granted planning permission for 14 new plots for Showmens winter quarters (9th November 2016). This is more than need identified in the GTAA for this type of housing to 2034.

two authorities was the implications of growth in both authorities on Junction 28 of the M1.

- Rotherham Metropolitan Borough Council. Consulted on their Local Plan Sites and Policies document and accompanying Policies Map on 28th September 2015. It was not considered that the proposals in the document would have a material impact on Bolsover district, or that the document raised any joint strategic issues.

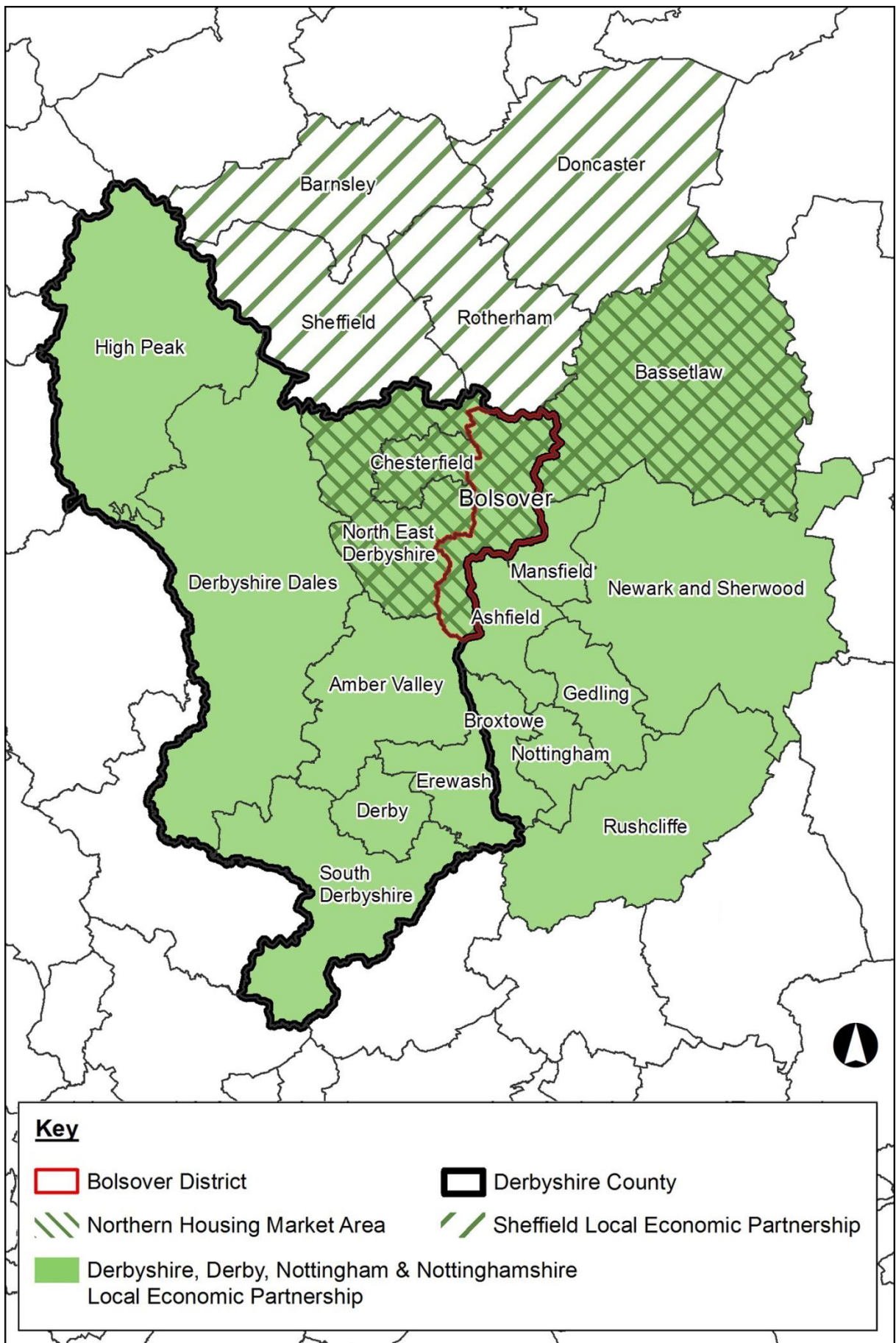


Figure 2: Showing the Sub-Regional extent of Bolsover district and its relationship with its neighbours

Evidence Base

- 1.21 Under Section 13(1) of the Planning and Compulsory Purchase Act 2004, local planning authorities must “keep under review the matters which may be expected to affect the development of their area or the planning of its development.” The survey and presentation of a robust and credible evidence base to inform local plans and other key planning documents is therefore important to the plan making process.
- 1.22 Work on a range of studies and reports that make up the evidence base that underpins planning policy documents is an ongoing process. The following studies and reports were completed in the monitoring year:
- Settlement Hierarchy Study (April 2015)
 - Interim Transport Evidence Information Note (April 2015)
 - Gypsy and Traveller Accommodation Assessment covering Derbyshire and East Staffordshire (June 2015)
 - Economic Development Needs Assessment (October 2015)
 - Employment Land Portfolio (October 2015)
 - Sustainability Appraisal in respect of Identified Strategic Options (October 2015)
 - Sustainability Appraisal in respect of Identified Strategic Options Non-Technical Summary (October 2015)
 - Identified Strategic Options Habitat Regulations Assessment Scope and Approach Report (October 2016)
 - Five Year Supply (2015 annual update) (December 2015)
 - 2015 Annual Monitoring Planning Monitoring Report (December 2015)
- 1.23 In addition, work commenced/ continued on the following studies in the monitoring year:
- Bolsover Town Transport Study (October 2016)
 - Clowne Transport Study (October 2016)
 - Retail and Town Centre Needs Study (undertaken jointly on behalf Bolsover DC, Chesterfield BC & North East Derbyshire DC) (July 2016)

Progress on the timetable for preparing new planning documents

1.24 The Council's published timetable for the preparation of planning policy documents is known as the Local Development Scheme. The latest Local Development Scheme came into effect on the 17th October 2014.

1.26 The table below shows progress against this latest timetable.

Table 1: Progress against Timetable in the Local Development Scheme				
Preparation	Statutory Consultation (Regulation 18)	Non-Statutory consultation on Identified Strategic Options	Non- Statutory Consultation on draft Plan	Consultation on Publication Version of the Plan (Regulation 19)
Ongoing to October 2017	October/ November 2014	October/ November 2015	September/ October 2016	June/July 2017
Submission (Regulation 22)	Examination (Hearings) (Regulation 24)	Receipt of Inspector's Report	Adoption (Regulation 26)	
November 2017	March 2018	July 2018	September 2018	

References to Regulations refer to The Town and Country Planning (Local Planning) (England) Regulations 2012

1.27 In table 1, the dates highlighted in Green show that all of the milestones in the Local Development Scheme to date have been met.

Details of any policies in the Bolsover District Local Plan not being implemented.

1.28 All of the 'saved' policies in the Bolsover District Local Plan are being implemented where appropriate, and there is no evidence from the monitoring information collected that the policies are not working or are having any unintended effects.

Applications and Appeals

- 1.29 The following tables show how well the Council is performing in relation to the determination of planning applications. The tables contain details of performance over the last three years to show progress.
- 1.30 Table 2 below contains a breakdown of the different types of planning applications determined. It shows a continuing high level of applications for major housing development (10 or more dwellings). There was also a significant increase in the number of applications for other major developments. Whilst the applications in relation to change of use fell, the number of householder applications remains high.

Table 2: Types of Planning Application			
No of decisions per application type:	13/14	14/15	15/16
Major Housing	13	16	16
Other Major	7	7	16
Change of Use	39	29	16
Listed Buildings & Conservation Areas	6	8	11
Householder	148	161	159
Minors/others	124	143	132
Total	337	364	350

1.28 Table 3 below shows the councils' performance in relation to the number of planning applications determined, and the speed of determination. The figures show a further improvement in the number of complex major applications determined within the statutory period. Despite this increase, the overall number of applications determined within the statutory period remains high. Similarly, the level of planning approvals remains consistently high.

Table 3: Performance on Planning Applications			
Application Type	13/14	14/15	15/16
No of planning decisions made by the Council ⁵	337	364	350
% in time - Majors	50	83	88
% in time - Minors	74	91	86
% in time - Others	88	93	93
% in time - householder applications	94	95	96
% in time all cases	82	87	85
% approved Householder Applications	97	97	97
% approved - all types	95	94	94

1.29 Table 4 shows the authorities' performance in relation to planning appeals made to the Secretary of State against the refusal of planning permission. The number of appeals represents only a small proportion of applications determined, and three quarters of these were withdrawn or dismissed. Despite a high caseload, only one appeal was lodged against an enforcement notice. This appeal was withdrawn, and the notice was complied with (see table 4 below).

⁵ It should be noted that this total does not include; some types of legal determinations; screening opinions; hazardous substances consents; Tree Preservation Orders; some types of amendments;, and discharges of conditions.

Table 4: Performance on Planning Appeals			
Planning Appeals	13/14	14/15	15/16
Appeals Lodged as % of planning decisions	1.7%	3%	2%
Appeals lodged on planning decisions	9	10	8
% of appeals dismissed or withdrawn on planning decisions	62.5%	50%	75%
Appeals lodged against Enforcement Notices	0	1	1
% of appeals dismissed or withdrawn against Notices	100%	0%	100%

2. Types of indicators and policy performance

2.1 This twelfth Monitoring Report focuses on the saved policies in the adopted Bolsover District Local Plan 2000.

2.2 To allow a comparison to be made with progress in previous years, many of the indicators and targets from previous years have been kept. This is why the numbering in some sections is not consecutive. The two types of indicator used are:

- **Contextual indicators** – these describe broad social, environmental, and economic trends in the district. They are intended to provide a quick source of highly relevant information about Bolsover District.
- **Local output indicators** – these show what is happening in the district on a range of topics, for example, housing and employment.

2.3 The information is set out in tables around topic headings, with further additional information set out in the appendices.

- 2.4 Indicators highlighted in **red** show targets that have not been met.
Indicators highlighted in **orange** show targets that have been partially met.
Indicators highlighted in **green** show targets that have been met.
Indicators highlighted in **grey** do not have a target or there is no new data.



Photos 1-4: Illustrating housing, shopping, transport and green spaces within the district

3. Contextual indicators (CX)

- 3.1 These indicators contain background information on issues affecting everyone in the district such as pay, unemployment and life expectancy.
- 3.2 New figures are not always available each year for all topics. Indicators updated this year are CX5, CX6, CX8, and CX11.
- 3.3 CX5 looks at unemployment. Compared with 2015, there was a fall of 0.2 percentage point (pp) in unemployment across Bolsover, Derbyshire, and the East Midlands. This means that the trend in previous years of the unemployment rate in the district remaining slightly lower than Great Britain as a whole continues.
- 3.4 Indicators CX6 and CX8 focus on income in the form of the annual mean full time pay of residents in the district, and the pay of workers in the district. Indicator CX6 (income of residents) fell for the third consecutive year. Pay in the district (indicator CX8) fell for the first time. There is now a significant gap between the average pay in the district, and that in the region, and country as a whole.
- 3.5 CX11 looks at housing affordability. In line with the regional and national trends, there has been a lessening of housing affordability in the district compared to previous years. However, affordability in the district is still better (lower) than in any neighbouring authority as well as regionally, and nationally.

Indicator CX3	Overall district ranking in Indices Multiple Deprivation (IMD).	
Policy Reference: NA	Target Met: YES	
Target	Improve ranking in each consecutive index.	
Performance	Bolsover District was 87 th most deprived out of 326 Local Authority Districts in England - IMD 2015 Rank of Average Score. This is an improvement on IMD 2010 figures. IMD 2015	

Indicator CX4	Ranking of Lower Super Output Areas (LSOAs) of deprivation in Bolsover District, out of the whole of England.	
Policy Reference: NA	Target Met: YES	

Target	Improve the number of SOAs in the district within the most deprived 20% and 10%.
Performance	The Authority now has only 2 LSOAs within the most deprived 10% across England and ten within the most deprived 20%. This is an improvement on IMD 2010 figures. IMD 2015

Indicator CX5	Unemployment level. At March 2016, based on claimant count.	
Policy Reference: NA		Target Met: YES
Target	District level no higher than the GB average.	
Performance	Bolsover: 1.5% (fall of 0.2pp since March 2015) Derbyshire: 1.3% (fall of 0.2pp “ “ “) GB: 1.8% (fall of 0.2pp “ “ “) March 2016 pp = percentage point.	

Indicator CX6	Mean full time workers weekly income (residents).	
Policy Reference: NA		Target Met: NO
Target	District average no less than the GB average.	
Performance	Bolsover: £455 East Midlands: £501.7 GB: £541 2016	

Indicator CX8	Mean full time workers gross weekly pay (workplace).
----------------------	---

Policy Reference: NA		Target Met: YES
Target	To improve the Gross Value Added of the area.	
Performance	Workplace analysis: Bolsover £421.6 East Midlands £483.2 GB £ 540.4 2016	

Indicator CX9	Age distribution of population.	
Policy Reference: NA		Target Met: NA
Target	NA	
Performance	Percentage of population aged 65 or over in 2014: Bolsover: 19.3% - Derbyshire: 20.4% - UK: 17.7% 2014	
Indicator CX10	Life expectancy at birth.	
Policy Reference: NA		Target Met: N/A
Target	NA	
Performance	Male 2012 - 2014: Bolsover 77.60 - East Midlands 79.40 - England 79.55 Female 2012 - 2014: Bolsover 81.70 - East Midlands 83.00 - England 83.20	

Indicator CX11	Housing affordability.	
-----------------------	-------------------------------	--

Policy Reference: NA		Target Met: NA		
Target	NA			
Performance	Ratio of lower quartile house price to lower quartile earnings:			
	Year	Bolsover	East Midlands	England
	2013	4.41	6:05	6.66
	2014	4.97	6.25	6.95
	2015	5.02	6.46	7.02
(2015 is the latest available data)				

4. Managing Development Impacts

4.1 Part of the process of planning and encouraging new development is to assess and manage the likely impact of new proposals on local people and the environment. The indicators and targets in this section show if targets have been met in respect of flood defence, water and air quality, hazardous substances, waste efficiency and renewable energy.



Photo 5: Water Lane, Belph, illustrating importance of water quality

4.2 The information below shows that the targets in relation to flood defence, water quality, air quality, and hazardous substances have been met for the twelfth year running.

4.3 The amount of household waste produced in the district has increased marginally this year after a trend of year on year decreases. However, the increase is within the target.

Indicator A1	Number of planning permissions granted contrary to the advice of the Environment Agency on either flooding or water quality grounds.	
	Policy Reference: GEN 2	Target Met: YES
Target	Zero number of planning permissions given contrary to Environment Agency advice on flood defence or water quality.	

Performance	None given.
--------------------	-------------

Indicator A2	Air Quality Management Areas declared as a consequence of development which produces harmful levels of air pollution.	
	Policy Reference: GEN 2	Target Met: YES
Target	Permit no new development which is likely to produce harmful levels of air pollution of a scale likely to require the declaration of an Air Quality Management Area.	
Performance	None permitted.	

Indicator A3	Newly permitted hazardous substances sites within or adjoining residential areas.	
	Policy Reference: EMP 18	Target Met: YES
Target	Number of consents granted for hazardous substances within or adjoining residential areas.	
Performance	None permitted.	

Indicator A4	Any planning permissions given contrary to Health and Safety Executive advice.	
	Policy Reference: GEN 1 - 3 & GEN 11 - 18	Target Met: YES
Target	No permissions given contrary to Health and Safety advice.	
Performance	None given.	

Indicator A6	Amount of Household Waste.	
	Policy Reference: NA	Target Met: YES
Target	To have an increase of no more than 3% per year.	
Performance	A increase of 2.66%	

5. Housing

5.1 A key purpose of planning is to make sure that there are enough sites identified in suitable locations to provide the homes that people need.

5.2 This section of the report sets out:

- The increase in the number of dwellings in the district over the last year;
- The increase in the number of dwellings over the last 5 years for comparison;
- The number of new homes built on brownfield land;
- The number of 'affordable' homes built for people who cannot afford to rent or buy new homes on the open market;
- The number of new Gypsy and Traveller pitches provided;

5.3 As part of the work on the new Local Plan, the Council has identified a preferred housing target of 240 dwellings a year. This is in line with the target identified in joint Strategic Housing Market Assessment (SHMA). As there is currently no development plan against which to assess housing delivery the housing trajectory set out at appendices 1 and 2 is based on 22 years from the base date of the SHMA to cover the period to the end date of the new Local Plan for Bolsover District.

5.4 The number of dwellings built in the monitoring year (333 gross, 327 net) is the highest number of dwellings built in the district since 2001/02. This is a very welcome increase, and helps to offset some of the shortfall that has built up against the target since 2011. The recent assessment showed that the Council currently has a five year supply of deliverable housing sites. This is the first time in a number of years that the Council has been able to demonstrate a five year supply.

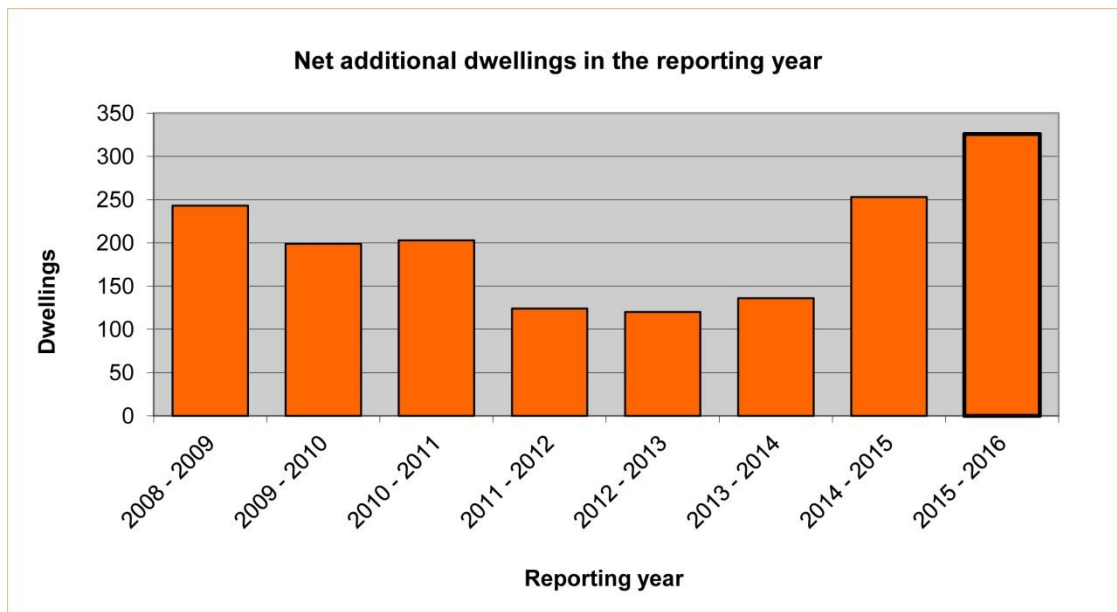


Figure 2: Bar chart showing the net additional dwellings per year

- 5.5 An important part of what planning does is to make sure land is being used efficiently. The two most common ways of showing this are to look at the amount of new development that takes place on brownfield (or previously developed land), and the number of new homes built on a set area of land (the housing density)
- 5.6 55% of new homes built in the monitoring year were built on brownfield land. Whilst this is an improvement on last year's figure of 51%, it is still below the monitoring target of 60%.
- 5.7 Housing densities are measured in three categories: less than 30 dwellings a hectare (low density); between 30 and 50 dwellings a hectare (medium density) and over 50 dwellings a hectare (high density). The percentage split of densities in the monitoring year on major sites (those with 10 or more dwellings) was:
- Low density housing built 84.6%
 - Medium density housing built 0.0%
 - High density housing built 15.4%
- 5.8 This continues the trend from last year when new housing was also completed at a predominantly low density.
- 5.9 In the previous two monitoring years the settlement seeing the greatest number of housing constructed was South Normanton. However, this year Clowne has seen the most housing activity in the district. Work has also started on a longstanding allocation at South Shirebrook, with 12 dwellings constructed, and a further 25 under construction at the end of the monitoring year.
- 5.11 Indicator B8 shows the number of new affordable homes. 12 new affordable homes were built on two sites in the district in the monitoring year. Whilst this is

a slight fallback on the 16 recorded last year, affordable housing is still being delivered in the district.

- 5.12 Indicator B9 shows the number of net additional Gypsy and Traveller pitches delivered in the district. The target has been amended this year to reflect the findings of the Derby, Derbyshire, Peak District National Park Authority and East Staffordshire Gypsy and Traveller Accommodation Assessment (see also paragraph 1.12 above)



Photo 6: New housing under construction at The Edge, Clowne

Indicator B1	Net additional dwellings over the previous five year period	
Policy Reference: HOU 2-3 & EMP 2		Target Met: NO
Target	To meet the latest assessment of objectively assessed need over the five years. (Currently maximum of 240 dwellings a year as set out in 2014 Strategic Housing Market Assessment)	
Performance	<p>Requirement: 1,200</p> <p>2015/2016: 327 2014/2015: 253 2013/2014: 136 2012/2013: 120 2011/2012: 124 Constructed: 960</p> <p>Although target not yet met, this is an improvement on the 836 recorded last year</p>	

Indicator B2	Net additional dwellings for the reporting year.	
Policy Reference: HOU 2-3 & EMP 2		Target Met: YES
Target	To provide the housing required	
Performance	<p>The basis for the requirement in the monitoring year was the objectively assessed need of 240 dwellings a year as set out in the latest Strategic Housing Market Assessment.</p> <p>2016 provision:</p> <p>Number of new dwellings: 333</p> <p>Number of demolitions, changes of use and conversions: 6</p> <p>Net dwelling change: 327</p>	

Indicator B4	Net additional dwellings to show likely future levels of housing delivery, including the area (in hectares) applying to each of the 5 years.								
Policy Reference: NA					Target Met: YES				
Target	To meet the five year supply based on the 2014 Strategic Housing Market Assessment, and housing target in the emerging Local Plan.								
Performance	Deliverable supply of 2207 dwellings to come forward over 6 years, on approximately 73.5 hectares of land (based on a density of 30 dwellings per hectare). The dwelling total includes current year estimate of 273 and 5 year supply estimates of 1,934 as shown at appendix 6.								
	Year	16/17	17/18	18/19	19/20	20/21	21/22	Total	
	Dwellings	273	308	421	430	375	400	2207	
	Area (hectares)	9.1	10.3	14.0	14.3	12.5	13.3	73.5	

Indicator B5	Managed delivery target to show how likely levels of future housing are expected to come forward taking into account the previous year's performance.								
Policy Reference: NA					Target Met: NA				
Target	To meet overall housing requirement.								
Performance	In line with the housing target in the emerging Local Plan a target of 240 dwellings a year has been used to inform the trajectory at appendices 1 & 2 showing how housing could be delivered over the life of the emerging Local Plan.								

Indicator B6	New and converted dwellings on previously developed land, to show the number of gross new dwellings being built on previously developed land.	
	Policy Reference: NA	Target Met: NO
Target	To develop at least 60% of new dwellings on previously developed land within the year.	
Performance	A total of 55% of new and converted dwellings were completed on previously developed land.	

Indicator B7	Percentage of new dwellings completed (gross) at: (i) less than 30 dwellings a hectare (ii) between 30-50 dwellings a hectare (iii) above 50 dwellings a hectare	
	Policy Reference: HOU 2-3 & EMP 2	Target Met: NA
Target	NA	
Performance	<p>These figures refer to sites that have reached full completion within the last monitoring year. Some of the dwellings within these sites may have been completed in previous years. All figures are gross.</p> <p>Dwellings completed on sites of 2 dwellings or more: 124</p> <p>Less than 30 dwellings per hectare: 96 77.4%</p> <p>30-50 dwellings per hectare: 3 2.4%</p> <p>50+ dwellings per hectare: 25 20.2%</p> <p>Dwellings completed on sites of 10 dwellings or more: 91</p> <p>Less than 30 dwellings per hectare: 77 84.6%</p> <p>30-50 dwellings per hectare: 0 0.0%</p> <p>50+ dwellings per hectare: 14 15.4%</p>	

Indicator B8	Net affordable housing completions.	
Policy Reference: NA	Target Met: NA	
Target	NA	
Performance	<p>12 new affordable homes were built in the district in the monitoring year. These were constructed on two sites at:</p> <ul style="list-style-type: none"> • Site of the former North Derbyshire Tertiary College, Rectory Road, Clowne (5 dwellings) • Garage site at the corner of West Street and Rogers Avenue, Creswell (7 dwellings) 	

Indicator B9	Net additional pitches (Gypsy & Traveller) to show the number of Gypsy and Traveller pitches delivered	
Policy Reference: NA	Target Met: NA	
Target	17 residential pitches & 13 pitches for showpeople to 2034	
Performance	No new sites and no losses this year.	

6. Employment

- 6.1 One of the key roles of planning is to identify sites for new jobs and encourage investment in the district.
- 6.2 A key goal of the planning system, and aim of government policy is the achievement of sustainable development. One way of helping to achieve this is to reduce the need to commute to work by increasing opportunities to work locally.
- 6.3 This section of the report looks at employment issues, including:
- The amount of floorspace developed for traditional employment uses in the monitoring year;
 - What type of job opportunities are being created;
 - Where in the district new jobs are being created;
 - What type of land is being developed to deliver new jobs (greenfield or previously developed land);
 - If any land identified for employment was developed for other purposes;
 - How much land is available for development as future employment sites.
- 6.4 For monitoring purposes the term ‘traditional employment uses’ includes business, (including some types of offices), industrial premises, and storage and distribution (warehouse) uses.
- 6.5 Traditional employment uses are defined as:
- **B1**: Business;
 - **B1 (a)** Offices other than financial services
 - **B1 (b)** Research and Development of products or processes
 - **B1 (c)** Light Industrial
 - **B2**: Industry;
 - **B8**: Storage and Distribution.
- 6.6 Overall **113,388 m²** of floorspace was developed in the district for employment uses. Of this **109,911 m²** of floorspace was for the traditional employment uses listed above. This is a significant increase on the 2,944m² recorded last year. The large increase is mainly due to a significant development at: The Sports Direct Warehouse at Shirebrook (97,510 m²), and a smaller area for open storage at Beaufit Lane, Pinxton (12,300 m²). 2,499 m² was lost through the development of a retail unit at Weighbridge Road, South Normanton. The net amount of traditional floorspace developed was **107,412 m²**.
- 6.7 The bar chart over the following page shows the levels of net employment floorspace developed over the past eleven years.

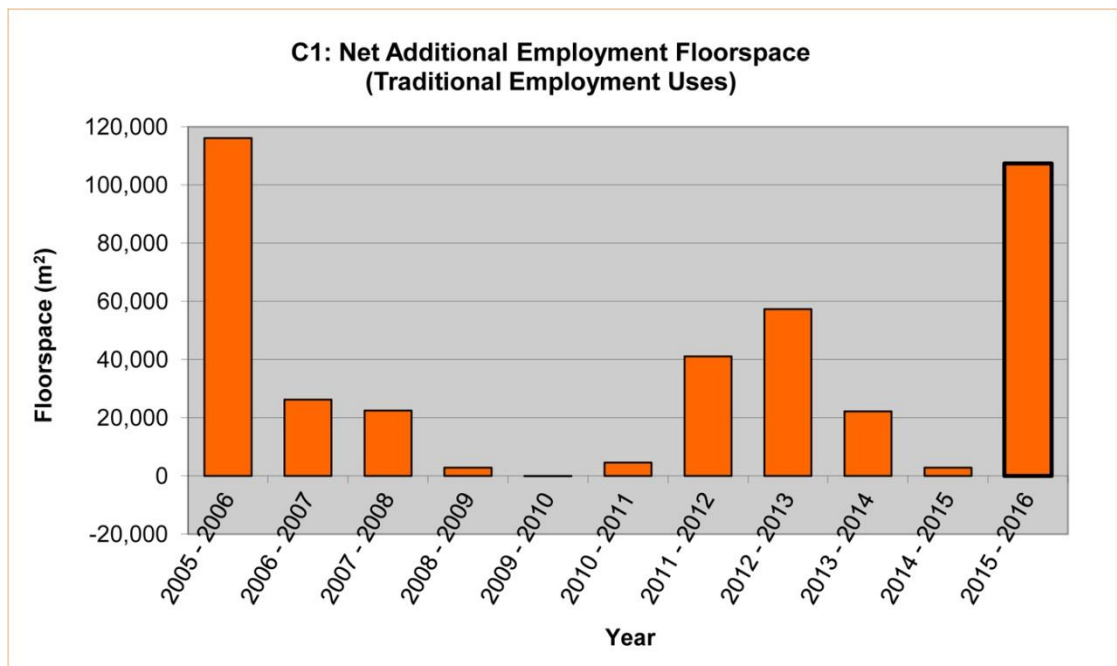


Figure 3: Bar chart showing the net additional floor space

- 6.8 100% of the new employment premises were developed on brownfield land. This is above the 60% target, and it represents an improvement on last year's total of 80%
- 6.9 In addition to the new floorspace for traditional employment uses **3,477 m²** of non traditional employment floorspace was developed. The main contributor to this is the new retail store at Brook Park, Shirebrook, that totalled 2,499 m².
- 6.10 Creating new jobs in the district is important, and because of this the Council tries to minimise the loss of employment land and premises. Only a small amount of employment land (152 m²), was lost to residential uses in the monitoring year. This is less that the 0.26ha from the previous year.
- 6.11 Although focussed on just a few sites, the increase in floorspace for both traditional employment uses and new retail uses is welcomed, and there is still a wide choice of employment land available to further develop.



Photo 7: The Sports Direct distribution centre, under construction at Brook Park, Shirebrook

Indicator C1	Amount of floorspace developed for traditional employment uses	
Policy Reference: EMP 1 - 3, 6 & 10	Target Met: NA	
Target	N/A	
Performance	Overall 109,911 m ² of floorspace was developed in the district for traditional employment uses in the monitoring year.	
	Use Class	Floorspace
	B1a Offices	29 m ²
	B1c Light Industry	72 m ²
	B2 General Industrial	0 m ²
	B8 Warehouse, distribution & storage	109,810 m ²
	Total	109,911 m²

Indicator C2	Amount of floorspace developed for employment by type (Non-traditional Uses)		
Policy Reference: EMP 1 - 3, 6 & 10	Target Met: NA		
Target	NA		
Performance	Class	Area	Location
	A1 shops	2,747 m ²	Shirebrook and South Normanton
	D1 Non residential institutions	260 m ²	Shirebrook (CoU from fire station to Nursery/childcare)
	Sui Generis Uses	470 m ²	Barlborough and South Normanton
	Total	3,477 m²	

Indicator C3		Total amount of employment floorspace on previously developed land - by type.	
Policy Reference: NA		Target Met: YES	
Target	To develop at least 60% of industrial floorspace on previously developed land each year.		
Performance	Brownfield sites 100%		
	Greenfield Sites 0%		
	Class	Area	Location
	A1 shops	2,747 m ²	Shirebrook and South Normanton
	A2 financial	0 m ²	
	A3	0 m ²	
	B1 (a)	29 m ²	Barlborough
	B1 (b) R & D	0 m ²	
	B1 (c) light	72 m ²	Pinxton
	B2 general	0 m ²	
	B8	109,810 m ²	Shirebrook and Pinxton
	B (various)	0 m ²	
	D1 Non residential Institutions	260 m ²	Shirebrook
Uses outside the use classes	470 m ²	Barlborough and South Normanton	
Total	113,388 m²		

Indicator C4	Amount of land allocated or with planning permission for employment use.	
Policy Reference: EMP 1- 3, 6 & 10	Target Met: N/A	
Target	N/A	
Indicator C10	Amount of land allocated or with planning permission for employment use.	
Performance	<p>Total 114.12 hectares Equivalent to 12.33 years supply (114.12 ÷ 9.25)</p> <p>Bolsover District Local Plan 2000 remaining allocation = 39.15 hectares Land with planning permission for employment use = 74.97 hectares</p>	

Indicator C6	Amount of employment land developed within the year at the 10 local employment sites proposed in the Bolsover District Local Plan.	
Policy Reference: EMP 3	Target Met: Previously	
Target	Target previously met – now for information only.	
Performance	<p>1.23 hectares developed at Beaufit Lane, Pinxton for outdoor storage. Overall 8 sites still have land available for development, and 2 sites are fully developed. See Appendix 4.</p>	

Indicator C7	Loss of land allocated for traditional employment uses; or with planning permission for traditional employment uses; or last used for traditional employment uses	
	Policy Reference: EMP 5	Target Met: NO
Target	To minimise the loss of traditional employment land to other uses.	
Performance	2.30 hectares has been lost at Weighbridge Road, Brook Park, Shirebrook where a Retail unit has been developed on land allocated for B class employment use. In floorspace this amounts to 2,499 m ² for the building only.	

Indicator C8	Loss of land used, or last used for non-traditional employment uses	
	Policy Reference: EMP 5	Target Met: YES
Target	Minimise losses of non- traditional employment land/ floorspace.	
Performance	<ul style="list-style-type: none"> • 152 m² of Gymnasium space (D2) has been lost to living accommodation. 	

7. Shopping and Town Centres

- 7.1 Town centres provide a range of facilities. In addition to shops they provide services such as post offices, banks, and doctors' surgeries. They can also provide leisure and entertainment opportunities and places to socialise. By meeting the needs of people locally, town centres can help to contribute to sustainable lifestyles by reducing the need to travel to shop or use facilities. Through its policies, the Council aims to make sure that town centres are attractive and relevant to the people who use them.
- 7.2 This section of the report looks at the changes taking place in the centres of the key settlements in the district in: Bolsover, Clowne, Shirebrook, and South Normanton, Barlborough, Tibshelf, Pinxton, Whitwell, and Creswell.
- 7.3 248 m² of floorspace in a defined town or local centre was developed for retail uses in the form of two retail units; one at Market Square, Shirebrook and another at Market Street, South Normanton. However, there was also a loss of retail floorspace of 10m² through the conversion of a former shop into a taxi business in Market Place, South Normanton. This resulted in an overall net gain in floorspace in defined town centres of 238 m².
- 7.4 At a broader level within the district **2,694 m²** of floorspace was developed for retail and other town centre uses.
- 7.5 The graph on the following page shows the amount of floorspace developed for town centre uses since 2005/06.

Indicator D3	Number of shops outside the defined town and local centres granted planning permission within the year.	
Policy Reference: SAC 8, 9 & 13	Target Met: NO	
Target	No retail developments larger than 1,000 m ² permitted outside town and local centres, where retail is the primary use of the unit.	
Performance	Retail training facility at Unit F Sports Direct, Shirebrook Total	2499 m ² 2499 m²

Indicator D4	The number and floorspace of new shops and other town centre uses, including conversion from other uses within the year.	
Policy Reference: SAC 1 & 2	Target Met: NA	
Target	Increase the number of shops in the district.	
Performance	<p>Gains</p> <ul style="list-style-type: none"> • Change of use from Storage and Distribution (B8) to Retail (A1) - 65A Market Street, South Normanton - 195m² • Retail training facility (A1) at Unit F Sports Direct, Shirebrook - 2499 m² <p>Changes</p> <ul style="list-style-type: none"> • Change of use from Retail (A1) to Taxi Office (Sui Generis) - 15A Market Place South Normanton - 10m² • Change of use from Financial Services (A2) to Retail (A1) - 4 Market Place Shirebrook - 53m² <p>Losses</p> <ul style="list-style-type: none"> • None. 	

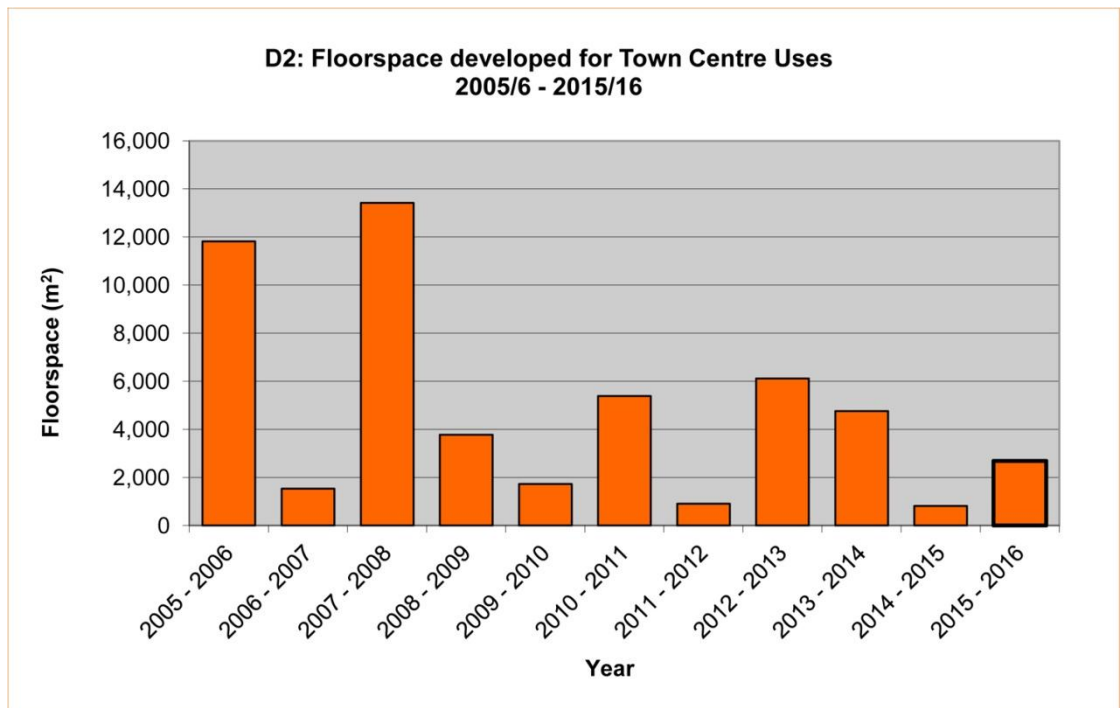


Figure 4: Bar chart showing floor space developed for town centre use.



Photos 8 and 9: Showing shopping areas in Clowne and Bolsover

8. Community Facilities, Recreation, and Tourism

- 8.1 Green spaces are an important part of many people's lives. They offer opportunities to exercise, play, relax, and enjoy wildlife. They can link places by providing safe pedestrian and cycleways. In addition green spaces can add to the attractiveness of towns and villages and encourage tourism. Community facilities provide places for local people to meet and socialise, and they can also provide services, for example crèches.
- 8.2 This section looks at the number of community facilities lost and gained, and the amount of new greenways provided. The final indicator in this section looks at the number of visitors to the district.
- 8.3 The number of community buildings either converted or demolished this year was six. This is the same number of the previous two years. The trend for the conversion of vacant public houses and clubs to residential uses has continued.
- 8.4 0.6km of new Greenways were created in the monitoring year.
- 8.5 The table at E4 shows the most popular attractions in the district, in terms of visitor numbers, over the last 2 monitoring years. Hardwick Hall remains the most popular visitor destination in the district with a reported 222,061 visits, followed by Bolsover Castle with approximately 90,000 and Creswell Crags with 64,271. Each of the attractions continues to attract more visitors year on year.



Photos 10, 11 and 12: Showing Hardwick Hall, Bolsover Castle and Creswell Crags Visitor Centre - the most popular visitor attractions

Indicator E1	Increase in amount of formal green space, and increase in the formal Green space meeting the quality criteria for the Green Flag award.	
	Policy Reference: NA	Target Met: No new data this year
Target	To remedy shortfalls identified in the Green Space Strategy by increasing the level and quality of formal green space in successive surveys	
Performance	None	

Indicator E2	Net number of community facilities lost to other uses within the year.	
	Policy Reference: CLT 1	Target Met: YES
Target	No net loss of public houses, surgeries, places of worship, crèches, and community halls, unless: appropriate alternative provision is made; or it can be demonstrated that the facility is no longer required; or is no longer economically viable.	
Performance	<p>Conversion to Residential</p> <ul style="list-style-type: none"> • Change of use from community house - 41 Hyndley Road, Bolsover to one dwelling • Change of use from club and grill - Ace of Clubs and Bolsover Grill, Mansfield Road Hillstown, Bolsover to 14 flats • Change of use from Public House - Rose and Crown, Creswell to 3 two storey dwellings, with 3 further dwellings in the site. • Change of use from public house - Black Horse Inn, Whaley Road, Whaley Thorns to single dwelling <p>Demolition</p> <ul style="list-style-type: none"> • Site of the former Greyhound Inn, Town Street, Pinxton, and construction of 5 single storey dwellings • Rowthorne Lane Miners Welfare Social Club, Rowthorne Lane, Glapwell, and construction of 3 new dwellings <p>Conversion to Employment</p> <ul style="list-style-type: none"> • None 	

Indicator E3	Number of new country parks and greenways opened in the last year.	
Policy Reference: CLT 10 & 11	Target Met: NA	
Target	NA	
Performance	<p>Country parks, none.</p> <p>Greenways: Batley Lane Bridge – new multi-user bridge on Teversal Trail 0.1km</p> <p>Archaeological Way - Pleasley Pit to Meden Trail – highways improvements 0.5km</p>	



Photo 13: Showing Poulter Country Park, Scarcliffe

Indicator E4	Increase in the number of visitors and to increase visitor spend in the district.		
Policy Reference: CLT 13 & 14	Target Met: No new data for visitor spend this year. Visitor numbers only this year.		
Target	Increase visitor numbers and tourism spend year on year.		
Performance	Key visitor attractions - visitor numbers 2014/15 and 2013/14		
	Attraction	2014/15	2015/16
	Hardwick Hall	212,547	226,061
	Bolsover Castle	85,329	Approximately 90,000
	Creswell Crags	53,085	64,271

9. Transport and Accessibility

- 9.1 One of the aims of planning is to create places where people get to the facilities they need without needing to travel by private car.
- 9.2 This section looks at how easy it is to reach essential services from new housing development built in the monitoring year. This helps to show how well planning is performing in being able to encourage sustainable lifestyles.
- 9.3 The tables on the following page show that all newly completed housing, built on sites of 10 or more in the district, were built within 30 minutes public transport time of a doctor's surgery, key employment site, primary school, secondary school, and a retail centre. This target has been met every year for the last twelve years. Additionally, 100% of these new homes were built within 60 minutes public transport time of a hospital. This target has been consistently met each year since this target was set.
- 9.4 The percentage of housing developments within 400 metres of a bus stop or railway station was a 100%. This is an improvement on the 80% recorded for this category last year.
- 9.5 With regard to the distances to schools, the target for the distance to a secondary school was exceeded. However, the targets for distances to infant and junior schools were just 10% under target.
- 9.6 Overall, the indicators in this section show that the Council is consistently delivering new housing sites that are close to key essential services.



Photo 14: Illustrating public transport

Indicator F2	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centres.
Policy Reference: TRA 1	Target Met: YES
Target	<p>At least 80% of newly completed residential developments, consisting of 10 dwellings or more, to be built within 30 minutes public transport time of a GP (doctor's surgery), primary school and secondary school, key employment sites and retail centres.</p> <p>At least 80% of newly completed residential developments, of 10 dwellings or more, to be built within 60 minutes public transport time of a hospital.</p>
Performance	<p>There were 5 such sites completed within the monitoring period.</p> <p>100% of sites were within 30 minutes public transport journey time of a doctor's surgery, a key employment site, a primary school, a secondary school, and a retail centre.</p> <p>100% of sites within 60 minutes public transport time of a Hospital (Outpatient's facility)</p>

Indicator F3	Number of new dwellings built within 400m of a bus stop or railway station.
Policy Reference: TRA 1, 3, 7 & 15	Target Met: YES
Target	80% of newly completed housing developments, consisting of 10 dwellings or more, to be built within 400m of a bus stop or railway station.
Performance	100% of sites are within 400m of a bus stop or railway station.

Indicator F4	Number of new dwellings built within 400m and 1,500m of an infant or junior school, and within 2,000m of a secondary school within the year.
Policy Reference: TRA1 & 15	Target Met: PARTIALLY
Target	Location of newly completed housing developments, consisting of 10 dwellings or more, 30% within 400m of an infant or junior school and 90% within 1,500m. 60% of dwellings within 2,000m of a secondary school.

Performance	20% within 400m of an infant or junior school. 80% within 1500m of an infant of junior school. 80% within 2000m of a secondary school.
--------------------	--

10. Conservation of the Historic and Built Environment

- 10.1 The Council has a duty to protect buildings and places of historic interest. When maintained, older buildings can add character and help to create attractive places.
- 10.2 This section looks at the changes and schemes that affected historic places this year.
- 10.3 All of the targets for the indicators in this section were met in the monitoring year, with no losses of listed buildings or developments affecting scheduled ancient monuments.
- 10.4 A successful bid to the Heritage Lottery Fund for £1.9 was submitted and approved in the monitoring year. The money will be used for the repair and restoration of New Bolsover Modal Village which comprises 194 dwellings (138 of the properties are owned by Bolsover District Council). The project aims to carry out essential repairs, restore original architectural features (including windows) and where appropriate provide additional thermal insulation. A series of community workshops, exhibitions and events will be organised to keep residents informed and to raise awareness of the heritage value of the area. There will also be volunteering and training opportunities available throughout the life of the project.
- 10.5 Overall this was an extremely successful year, with important buildings being retained, and a funding to improve a historic part of the district; provide improved housing; and local training and volunteering opportunities.

Indicator G1	Number of listed buildings demolished within the year.	
Policy Reference: CON 8	Target Met: YES	
Target	No buildings demolished	
Performance	Acheived	

Indicator G2	Number of developments permitted affecting a Scheduled Ancient Monument.	
	Policy Reference: CON 13	Target Met: YES
Target	No new development which adversely affects Scheduled Ancient Monument	
Performance	None	

Indicator G3	Designated Heritage Assets in areas covered by a Management Plan.	
	Policy Reference: NA	Target Met: YES
Target	No net loss of designated assets. <ul style="list-style-type: none"> • Managing Positively in areas covered by a Management Plan • Enhancing the Historic Environment in areas covered by a Management Plan 	
Performance	No change	

Indicator G4	Heritage at Risk In Areas covered by a Management Plan.	
	Policy Reference: NA	Target Met: YES
Target	Positive enhancement of Heritage Buildings.	
Performance	9 Buildings have been removed from the Buildings at Risk register	

Indicator G5	Managing Positively in areas covered by a Management Plan.	
Policy Reference: NA	Target Met: YES	
Target	Positive enhancement of Conservation Areas and Listed Buildings.	
Performance	A proposal for a solar farm at Rylah Hill Palterton was refused, due to its effect on a Conservation Area with a Management Plan, and designated heritage assets	

Indicator G6	Enhancing the Historic Environment in areas covered by a Management Plan	
Policy Reference: NA	Target Met: YES	
Target	Positive enhancement of the Historic Environment.	
Performance	Bolsover Model Village Townscape Heritage Initiative underway. The scheme involves the enhancement of listed buildings in the model village; within Bolsover Conservation Area; and in the setting of Bolsover Castle.	

11 Countryside and the Natural Environment

- 11.1 Green spaces outside towns and villages can be important not only for recreation, but also for allowing plants and wildlife to flourish. This section looks at whether there have been any changes in areas of the district that are important for plants and wildlife.
- 11.2 There was no net loss of sites of Sites Special Scientific Interest (SSSI), in the monitoring year. This is the twelfth year running where there has been no loss of land in SSSI's.
- 11.3 The table below contains data provided by the Derbyshire Wildlife Trust. It illustrates the amount of land in the district designated as Local Wildlife Sites (LWF). (Also referred to as Sites of Interest for Nature Conservation (SINC's). There was no loss of land in the district designated as Local Wildlife Sites. The slight change from the previous year is due to changes to the mapping system rather than a loss of important habitat.

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016
Area of land in district covered by LWF/SINC designation(ha)	1,261.8	1,274.2	1,277.0	1,277.1	1,277.2	1,339.6	1,339.9	1,323.4	1,318.8

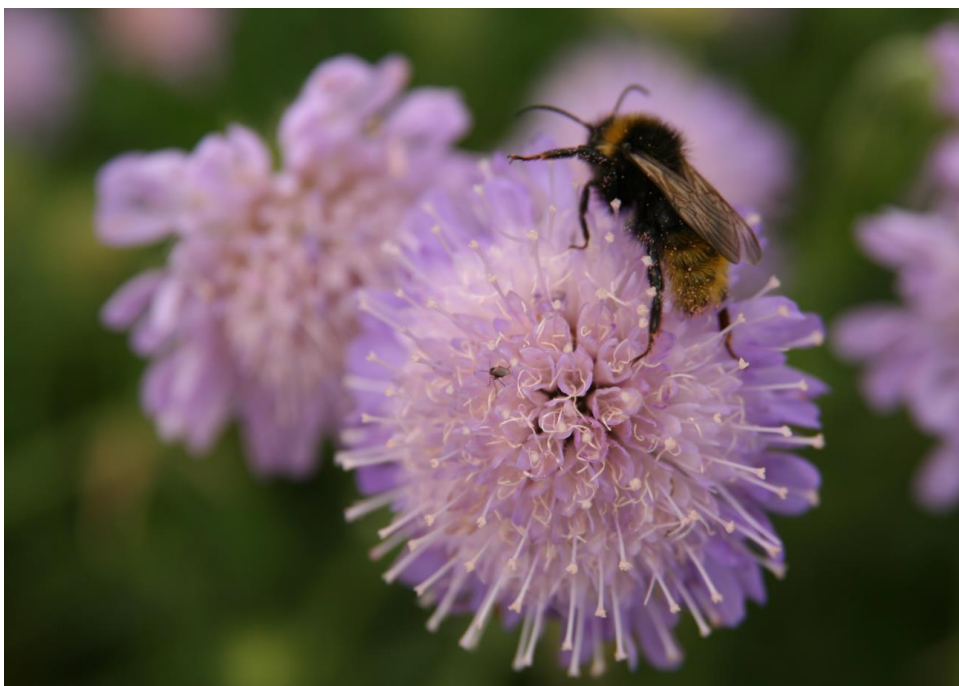


Photo 15: Bee and wild scabious (Photo credit Derbyshire Wildlife Trust)

Indicator H4	Number and areas of Sites of Special Scientific Interest and Sites of Interest for Nature Conservation deleted and lost to development.	
Policy Reference: ENV 6	Target Met: YES	
Target	Any lost wildlife sites to be fully replaced.	
Performance	<p>No deletions of Sites of Special Scientific Interest.</p> <p>No loss of Local Wildlife Sites:</p>	

Appendices

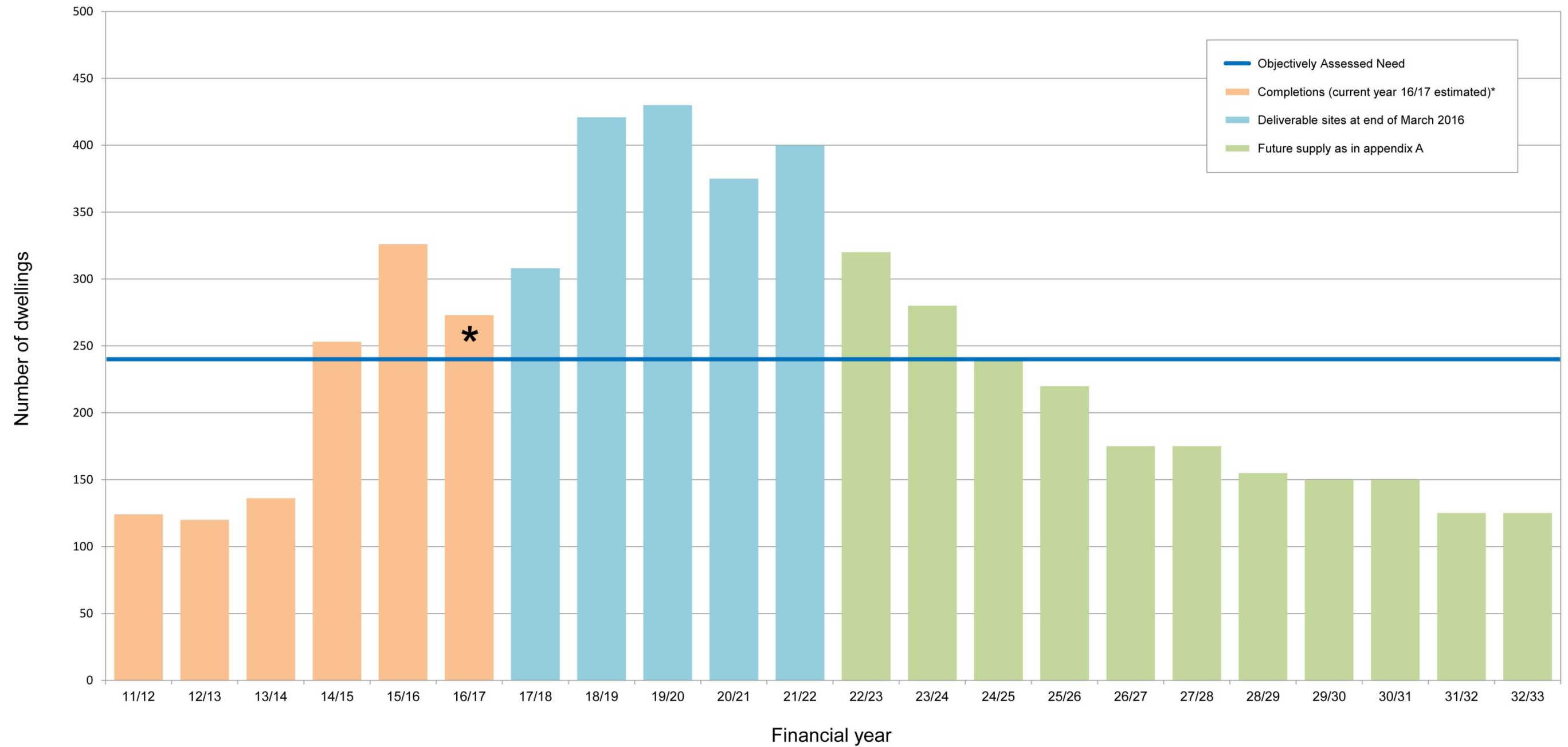
Appendix 1: Housing Trajectory Showing Delivery against Current Assessment of Objectively Assessed Need of 5,280 Homes Over the Assessment period of 2011 - 2033 (Part A Tabular Form)

Financial Year		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	TOTAL
Objectively Assessed Need		240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	240	5,280
Sources of supply	Completions (current year 16/17 estimated)*	124	120	136	253	326	273																	1,232
	Deliverable sites at end of March 2016 (A)							308	421	430	375	400												1,934
	Other (B)												320	280	240	220	175	175	155	150	150	125	124	2,114
TOTAL		124	120	136	253	326	273	308	421	430	375	400	320	280	240	220	175	175	155	150	150	125	124	5,280

A = five year supply

B - Includes the following sources of supply: New site allocations in the Local Plan for Bolsover District; Sites granted planning permission after 1st April 2016; New applications granted in the future; and, sites with planning permission not deliverable (in whole or in part) within five years.

Appendix 2: Housing Trajectory Showing Delivery Against Current Assessment of Objectively Assessed Need of 5,280 Homes Over the Assessment period of 2011 - 2033 (Part B Bar Chart)



Appendix 3 - Completions by Settlement

Settlement		
	2015	2016
Ault Hucknall	0	0
Barlborough	1	2
Blackwell	32	0
Bolsover	24	15
Bramley Vale	0	2
Clowne	87	44
Countryside	-	119
Elmton with Creswell	4	9
Glapwell	2	18
New Houghton	0	31
Pinxton	2	6
Pleasley	19	0
Scarcliffe	7	0
Shirebrook	32	24
South Normanton	61	50
Stanfree	-	1
Tibshelf	2	1
Whaley Thorns	0	1
Whitwell	8	4
Totals	281	327

Appendix 4 - 2015 Employment Land Availability (Hectares)

Settlement	Developed from April 2015 - April 2016 (1)	Developed (from April 2006 - April 2016) (2)	With planning permission (3)	Remaining Allocation (4)	Total (5) (3 + 4)
Bolsover	0.00	1.38	34.27	4.07	40.3
Shirebrook	12.05	21.72	1.71	4.49	5.56
South Normanton	0.00	29.38	10.68	15.53	26.21
Barlborough	0.77	6.03	6.06	0.42	6.48
Pinxton	1.23	1.29	0.00	1.72	1.72
Creswell	0.00	0.00	0.00	3.08	3.08
Whitwell	0.00	0.05	0.00	8.17	8.17
Tibshelf	0.00	0.14	0.00	0.00	0.00
Doe Lea / Bramley Vale	0.00	1.30	0.00	0.00	0.00
Whaley Thorns / Langwith	0.00	0.00	0.00	1.67	1.67
Countryside	0.00	0.78	22.25	0.00	22.25
TOTAL	14.05	62.07	74.97	39.15	114.12

The table includes settlements that have had employment development since 2006 or still have allocations.

Appendix 5 - Accompaniment to indicator C6 - Amount of employment land developed at the 10 local employment sites within the last year - 0 hectares.

Status abbreviations:

AV: Land still available for development

D: Fully developed

Site No.	Address	Status	Area Developed 1991-2016	Area Developed 2010- 2016	Total Area Available
B19	Whitwell Colliery	AV	0.93	0.00	8.17
B30	Colliery Road, Creswell	AV	8.43	0.00	1.51
B33	Creswell Colliery - South	AV	0.00	0.00	1.57
B28	Main Street, Carr Vale	D	1.05	0.00	0.00
B17	Glapwell Colliery	D	6.96	0.00	0.00
B29	Mansfield Road, Hillstown	AV	0.00	0.00	1.04
B32	Bolsover Business Park	AV	0.66	0.00	1.65
B34	Bolsover Colliery - South	AV	2.50	0.00	1.30
B04	Portland Dr./Vernon St. Shirebrook	AV	1.56	0.00	4.49
B08	Brookhill, Pinxton	AV	7.22	1.23	1.72

Employment land developed and employment land available by use class (Hectares)

Employment Use	Developed 2006 - 2016	With Planning Permission	Remaining Allocation	Total Undeveloped
B1	7.85	0.00	2.99	2.99
B2	0.06	0.00	0.00	0.00
B8	41.74	0.00	0.00	0.00
B1 / B2, B2 / B8, B8 /B1 or B1 / B2 / B8	5.07	66.79	36.16	102.95
Other / Sui Generis	7.35	8.18	0.00	8.18
Total	62.07	74.97	39.15	114.12

Appendix 6

List of major sites in the five year supply of deliverable sites

Site	Permission Reference	Address	Status	Commitment at 1st April 2016	5 year assessment period						Not deliverable within 5 years	
					2016/17	2017/18	2018/19	2019/20	2020/21	2021/22		
Bolsover												
B1880	BOL/1103/730	Former Courtaulds Plc, Oxcroft Lane, Bolsover	Extant	43	0	0	0	0	0	0	0	43
B2005	BOL/1210/552	99 to 101 Moor Lane, Bolsover, Chesterfield	U/C	9	0	0	0	0	0	0	0	9
B2192	BOL/1110/568	Land off Blind Lane, Bolsover	N/S	250	0	0	0	0	0	0	0	250
B2276	BOL/513/209	Land off Langwith Road and, Mooracre Lane, Bolsover	N/S	360	0	0	30	40	40	45		205
B2278	BOL/214/76	South of Carr Vale Working Men's Club, Sherwood Street	N/S	13	0	6	7	0	0	0	0	0
B2387	BOL/215/76	Land between Shuttlewood Road and Oxcroft Lane, Bolsover	Extant	149	0	0	0	0	0	0	0	149
B2400	BOL/214/80	Land between Welbeck Road and Oxcroft Lane, Bolsover	N/S	950	0	60	60	120	90	90		530
Totals				1774	0	66	97	160	130	135		1186
Shirebrook												
B0275	BOL/1275/465	Main Street / Carter Lane, Shirebrook	Extant	24	0	0	0	0	0	0	0	24
B0906	BOL/1190/0583	Former Shirebrook Station, Station Road, Shirebrook	Extant	69	0	0	0	0	0	0	0	69
B2226	BOL/1112/515	Model Infants School, Central Drive, Shirebrook	N/S	20	0	0	0	20	0	0	0	0
B2322	BOL/615/316	Land at Brookvale, Shirebrook	U/C	638	25	35	45	55	55	55		368
Totals				751	25	35	45	75	55	55		461
Clowne												
B2112	BOL/214/57	High Ash Farm, Mansfield Road, Clowne	N/S	48	0	0	8	40	0	0	0	0
B2260	BOL/1112/529	Land to west of Mansfield Road, Clowne	U/C	48	26	22	0	0	0	0	0	0
B2296	BOL/514/226	Woodside Stables Riding School, Barlborough Road, Clowne	U/C	25	25	0	0	0	0	0	0	0
B2386	BOL/1214/603	Land to rear of 169-207 Creswell Road, Clowne	U/C	28	28	0	0	0	0	0	0	0
B2392	BOL/915/455	Sterry House Farm, Mansfield Road, Clowne	N/S	32	22	10	0	0	0	0	0	0
LPfBD	Allocation	Land west of Tamarisk, Mansfield Road, Clowne	N/S	15	0	0	15	0	0	0	0	0
LPfBD	Allocation	Clowne Garden Village	Alloc	1500	0	0	0	0	60	60		1380
Totals				1696	101	32	23	40	60	60		1380
South Normanton												
B2316	BOL/1114/551	Carter Lane West, South Normanton	U/C	12	12	0	0	0	0	0	0	0
B2014	BOL/0413/162	Land To The Rear of, 1 to 35, Red Lane, South Normanton	N/S	50	0	0	20	30	0	0	0	0

LPfBD	Allocation	Land at Rosewood Lodge Fm, Alfreton Road	N/S	145	0	0	30	30	30	30	25
Totals				207	12	0	50	60	30	30	25

Site	Permission Reference	Address	Status	Commitment at 1st April 2016	5 year assessment period						Not deliverable within 5 years
					2016/1	2017/18	2018/19	2019/20	2020/21	2021/22	
Barlborough											
B2155	BOL/113/2	Land north of Chesterfield Road, Barlborough	N/S	157	0	30	30	30	30	37	0
Totals				157	0	30	30	30	30	37	0
Creswell											
B1577	BOL/507/326	Land South of Model Village, Creswell	Extant	190	0	0	15	25	30	30	90
B2291 E	BOL/214/79	Land To The Rear Of Nos 34 To 54, Skinner Street, Creswell	N/S	87	0	0	0	0	0	15	72
Totals				277	0	0	15	25	30	45	162
Pinxton											
B0907	BOL/613/236	Land to the rear of The Rectory, Town Street, Pinxton	N/S	11	0	0	0	0	0	0	11
Totals				11	0	0	0	0	0	0	11
Tibshelf											
B2275	BOL/413/170	Field West Of Spa, Doe Hill Lane, Tibshelf	N/S	57	0	25	32	0	0	0	0
B2295	BOL/513/182	Land South of Overmoor View, Tibshelf	N/S	170	0	20	30	30	30	30	30
Totals				227	0	45	62	30	30	30	30
Whitwell											
B2292	BOL/614/286	5 Hangar Hill, Whitwell	N/S	11	0	0	0	0	0	0	11
LPfBD	Allocation	Former Whitwell Colliery site	N/S	200	0	0	0	0	0	0	200
Totals				211	0	0	0	0	0	0	211
Glapwell											
B1947	BOL/1111/599	Glapwell Nurseries, Glapwell Lane, Glapwell	U/C	16	5	11	0	0	0	0	0
Totals				16	5	11	0	0	0	0	0
Newton											
B2293	BOL/914/474	Land to the rear of 27 to 53, Alfreton Road, Newton	U/C	20	20	0	0	0	0	0	0
Totals				20	20	0	0	0	0	0	0
New Houghton											
B2236	BOL/213/73	Land off Appleby Road, New Houghton	U/C	21	21	0	0	0	0	0	0
Totals				21	21	0	0	0	0	0	0
Pleasley											

B2262	BOL/1012/505	East of Pleasley Pit, Pit Lane, Pleasley	N/S	23	0	0	0	0	0	0	23
Totals				23	0	0	0	0	0	0	23
Hodthorpe											
B2390	BOL/715/354	Land at Queens Road Allotments, Hodthorpe	N/S	38	0	0	10	10	10	8	0
B2385	BOL/1014/518	Land north-west of Broad Lane, Hodthorpe	N/S	101	0	0	0	0	0	0	101
Totals				139	0	0	10	10	10	8	101
Shuttlewood											
B2243	BOL/612/269	Field Adjacent to Pattison Street, off Bolsover Road, Shuttlewood	N/S	80	0	0	0	0	0	0	80
Totals				80	0	0	0	0	0	0	80
Sub totals – Majors				5,610	184	219	332	400	375	400	3,645
All Settlements – Minors											
	Total in supply	314	(assumed 15% of minor sites will lapse)	314	89	89	89	0	0	0	47
Totals				314	89	89	89	0	0	0	47
Sub totals – Minors				314	89	89	89	0	0	0	47
Final totals				5,924	273	308	421	400	375	400	3,692

 Not deliverable within 5 years

Deliverable total for current year (16/17) = 273 (estimated)

Deliverable total for the following 5 years = 1,934 (estimated)

