

**Bolsover District Council**

**Planning Committee**

**5<sup>th</sup> 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 11<sup>th</sup> 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 31<sup>st</sup> October 2015 – 11<sup>th</sup> 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 groups<sup>1</sup> 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)

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<sup>1</sup> 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 17<sup>th</sup> 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 31<sup>st</sup> October and ran until 12<sup>th</sup> 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 m<sup>2</sup> of floorspace were developed in the district for traditional employment uses in the monitoring year. This is a significant increase on the 2,944m<sup>2</sup> 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**

<b>Is the decision a Key Decision?</b> (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
<b>District Wards Affected</b>	N/A
<b>Links to Corporate Plan priorities or Policy Framework</b>	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:  COMMUNITY SAFETY – Ensuring that communities are safe and secure  ENVIRONMENT – Promoting and enhancing a clear and sustainable environment  REGENERATION – Developing healthy, prosperous and sustainable communities

**8 Document Information**

Appendix No	Title
A	Annual Planning Monitoring Report Twelfth Edition 1 <sup>st</sup> April 2014 – 31 <sup>st</sup> March 2016
<p><b>Background Papers</b> (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