

CHAPTER 5 – LIVING COMMUNITIES

INTRODUCTION

- 5.1 Housing affects everyone, from people wanting to take their first step on the housing ladder to people wishing to downsize and still live locally. It can have a significant impact on an area, whether in terms having enough housing to be attractive to new employers, or by helping to create physically attractive places.
- 5.2 Further to those outlined in the Spatial Portrait, the key housing issues facing Bolsover District are:
- a) Relatively low house prices over much of District;
 - b) A legacy of National Coal Board housing which has been sold into the private sector;
 - c) Parts of the District with high concentrations of social renting accommodation;
 - d) High levels of in and out commuting to work;
 - e) A history of low housing delivery, but with signs of improvement;
 - f) A remaining viability challenge for residential schemes to deliver both infrastructure and policy requirements
 - g) The need to plan for an aging population.
- 5.3 In addition, there is a need to:
- a) Meet national guidance;
 - b) Meet the fully Objectively Assessed Need (OAN) for the district;
 - c) Help to provide affordable housing;
 - d) Help to meet the needs of gypsies, travellers, and travelling showpeople;
 - e) Ensure that the needs of people who need to live in the countryside by virtue of their work are met.
- 5.4 The suite of policies below sets out the Council's approach to addressing these key issues; delivering identified housing needs, and helping to ensure new housing development enhances the attractiveness of the District.

Photograph of Creswell Model Village housing. Possibly use stock photo used in Local Plan Strategy (see page 55).

SCALE OF HOUSING PROVISION

- 5.5 Within Chapter 4, policies SS2: Scale of Development and SS3: Spatial Strategy and Distribution of Development, set out the scale of housing provision and its spatial distribution within Bolsover District.

- 5.6 To meet the full, Objectively Assessed Need for Housing for the Bolsover District part of the North Derbyshire and Bassetlaw Housing Market Area, the Local Plan needs to provide sufficient available, suitable and achievable sites to meet the OAN requirement of 272 dwellings per year for the period 2014 to 2033.
- 5.7 In addition to this, the Council has decided to provide an additional 10% buffer over and above the evidenced OAN figure to provide flexibility of site development and choice.
- 5.8 Currently this means the Local Plan will need to provide sufficient land for the following number of dwellings.

OAN (2014-2033) (272 dwellings per year x 19 years)	5,168 dwellings
10% buffer for flexibility	517 dwellings
TOTAL (approximately)	5,700 dwellings

- 5.9 The following elements can be seen as making up this requirement:

Completions 2014/15 to 2016/17	872 dwellings
Expected completions 2017/18	303 dwellings
Strategic site allocations	2,100 dwellings
Other site allocations	2,455 dwellings
TOTAL	5,730 dwellings

- 5.10 In addition to this planned supply of land to meet the OAN of 272 dwellings per year, there are a number of sites with planning permission that are not supported within the Local Plan due to either being not in accordance with the Council's Spatial Strategy or due to viability concerns. Despite this and questions over deliverability, it is acknowledged that the 300 dwellings they have permission for could in theory be delivered and they could also contribute to meeting the OAN of 272 dwellings per year.
- 5.11 This situation illustrates the potential supply of sites to deliver the Local Plan housing land requirement. A housing trajectory showing how the supply of housing is expected to come forward during the plan period is shown in Appendix 5.1
- 5.12 The NPPF advises that local planning authorities may make an allowance for windfall sites in their five year supply assessments, if there is compelling evidence to do so. Whilst the Council acknowledges the contribution to housing supply that windfall sites can make, the Council has made no allowance for windfall sites to help meet its Housing OAN of 272 dwellings per year within this plan.

HOUSING ALLOCATIONS



- 5.13 Sites which have been allocated in the Local Plan to provide the supply of sites to meet the housing land requirement during the plan period are listed in policy LC1: Housing Allocations.
- 5.14 Allocations have been made by balancing a range of considerations, such as the Plans approach to the strategic location of development, a site's availability, suitability and deliverability, and also the findings of the Sustainability Appraisal process. In addition, the Government has indicated through the NPPF (2012), the Housing White Paper (February 2017) and the draft NPPF (March 2018) that local planning authorities should promote a good mix of sites. In recognition of this desire, the Council has identified a good variety site sizes for allocation.
- 5.15 A brief description of the sites allocated for housing development is given below and the breakdown of Housing allocations by size is set out in Figure 5A which follows.

Small Town - Bolsover

- 5.16 Bolsover North Strategic Site - This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 950 dwellings between 2019 and 2031.
- 5.17 Land off Langwith Road and Mooracre Lane - This site is situated to the east of Bolsover. Approximately 18.3 hectares in size it is expected to deliver approximately 460 dwellings between 2018 and 2028. The site is expected to come forward in two phases, the first of which has detailed planning

permission. To achieve sustainable development, the site will be required to come forward in a comprehensive manner. The following requirements will be made:

- construction of a new highway link through the site to Mansfield Road;
- contribution to increasing the capacity of the Langwith Road / Mansfield Road junction;
- contribution to the development of the Bolsover Town cycle and walking networks;
- contribution to increasing the capacity of both primary and secondary phase schools;
- provision of green space within the site;
- provision of SuDS within the site; and
- 10% affordable housing provision.

5.18 Former Courtaulds factory site, Oxcroft Lane - This approximately 1.4 hectares site, is situated to the north of Bolsover, and is expected to deliver 35 dwellings between 2018 and 2020. The site has detailed planning permission and is expected to contribute to affordable housing and off-site green space improvements.

5.19 Land between Shuttlewood Road and Oxcroft Lane - This site is situated to the north of Bolsover, just to the north of the former Courtaulds factory site and is approximately 11.2 hectares in size and is expected to deliver approximately 230 dwellings between 2026 and 2033. The majority of the site has outline planning permission but the remainder of the site does not yet have permission. To achieve sustainable development, the site will be required to come forward in a comprehensive manner. The following requirements will be made:

- facilitate the reprioritisation of Shuttlewood Road through the site and connect to Oxcroft Lane, so increasing the capacity and traffic flow of the local highway network;
- contribution to the development of the Bolsover Town cycle and walking networks;
- contribution to increasing the capacity of both primary and secondary phase schools;
- provision of green space within the site;
- 10% affordable housing provision.

5.20 Land off Oxcroft Lane - This site is situated to the north of Bolsover, is approximately 1.6 hectares in size and is expected to deliver approximately 45 dwellings between 2019 and 2021. The development will be required to take highway access off Oxcroft Lane but provide for a pedestrian connection to the Bolsover North strategic site on its eastern edge. In addition, the development will be expected to contribute to increasing the capacity of local schools and GP surgery. Furthermore, the development will be expected to contribute to the provision of affordable housing and green space within the site or in the local area.

Small Town - Shirebrook

- 5.21 Land at Brookvale - This site is situated to the south of Shirebrook, is approximately 24 hectares in size and is expected to deliver approximately 560 dwellings between 2018 and 2031. The whole site has outline planning permission and the first phase of the development is now under construction. A reserved matters application is being prepared for the second phase of the development. The site is expected to contribute to providing a substantial green space within the site, a SuDS scheme and a small area of commercial development in the south west corner of the site. It will also provide a highway connection to Bracken Road to the north and footpath / greenway connections to the Archaeological Way on the east of the site.
- 5.22 Land at Station Road, Langwith Junction - This site is situated in Langwith Junction in the northern part of Shirebrook and is approximately 2 hectares in size. The site has full planning permission and is expected to deliver 58 dwellings between 2018 and 2021.

Emerging Town - South Normanton

- 5.23 Land to the rear of 1 to 35 Red Lane - This site is situated to the south-west of South Normanton, is approximately 1.6 hectares in size and is expected to deliver approximately 50 dwellings between 2018 and 2020. The site has reserved matters permission and is expected to contribute to increasing the capacity of local schools and to provide sufficient green space within the site.
- 5.24 Land at Rosewood Lodge Farm, Alfreton Road - This site is situated to the south-west of South Normanton, is approximately 6.2 hectares in size and is expected to deliver approximately 145 dwellings between 2018 and 2023. The site has been considered by the Council in July 2016 and it was resolved to grant permission subject to conditions and the completion of a S106 agreement. The site is expected to provide sufficient green space within the site and contribute to off-site formal recreation facilities, increasing the capacity of local schools and GP surgery.
- 5.25 Land at Town End Farm, Lees Lane - This site is situated close to South Normanton town centre, is approximately 1.8 hectares in size and is expected to deliver approximately 40 dwellings between 2023 and 2025. The development is expected to make minor improvements to Lees Lane, to contribute to increasing the capacity of local schools and GP surgery. In addition, the development will be expected to contribute to the provision of affordable housing.

Emerging Town - Clowne

- 5.26 Clowne Garden Village Strategic Site - This strategic site is described in more detail in Chapter 4. It is expected to deliver approximately 1000 dwellings between 2020 and 2033. The site as a whole has capacity for

greater levels of development which will support future development in the area and adds flexibility to the Plan.

- 5.27 Land to rear of 169-207 Creswell Road - This site is situated in the north-east of Clowne and is approximately 0.77 hectares in size. The site has full planning permission and is currently under construction and is expected to deliver its 28 dwellings by 2021.
- 5.28 Land west of Homelea and Tamarisk, Mansfield Road - This site is situated in the south-west of Clowne, is approximately 0.8 hectares in size and is expected to deliver 15 dwellings by 2019. The site has outline planning permission and a full planning application is currently being considered by the Council.
- 5.29 Land at High Ash Farm, Mansfield Road - This site is situated in the south-west of Clowne, is approximately 1.8 hectares in size and is expected to deliver 42 dwellings between 2018 and 2020. The site has outline planning permission and a reserved matters application has recently been granted by the Council.

Large Village - Barlborough

- 5.30 Land north of Chesterfield Road - This site is situated to the west of Barlborough, is approximately 4.67 hectares in size and is expected to deliver approximately 150 dwellings between 2018 and 2024. The site has reserved matters permission and is expected to contribute to increasing the capacity of local schools and to contribute to green space provision and affordable housing. As part of the development, the cessation of the scaffolding business use is also required.

Large Village - Creswell

- 5.31 Land rear of Skinner Street - This site is situated to the north of the centre of Creswell, is approximately 3.79 hectares in size and is expected to deliver 82 dwellings between 2018 and 2021. The site has full planning permission and is expected to provide vehicular access to Creswell Church of England Infant School and provision of a footpath across Derbyshire County Council land to the town centre.
- 5.32 Land south of Creswell Model Village - This site is situated to the south of Creswell, is approximately 6 hectares in size and is expected to deliver approximately 190 dwellings between 2018 and 2029. The site has full planning permission. Due to the site being adjacent to the Creswell Conservation Area, any alterations to the existing scheme will be expected to preserve the setting of the conservation area through the relationship with and the creation of appropriate green spaces, between the new buildings and the Model Village properties.

Large Village - Pinxton

- 5.33 Land at Croftlands Farm - This site is situated to the north of Pinxton, is approximately 3.14 hectares in size and is expected to deliver approximately 50 dwellings between 2022 and 2024. The development is expected to leave a substantial open break to the A38, to contribute to increasing the capacity of local schools and the GP surgery and to improve greenway connections through the site. In addition, the development will be expected to contribute to the provision of affordable housing.

Large Village - Tibshelf

- 5.34 Land south of Overmoor View - This site is situated to the east of the northern half of Tibshelf and is approximately 7.25 hectares in size. The site has detailed planning permission and is currently under construction and is expected to deliver its remaining 103 dwellings by 2021.
- 5.35 Land west of Spa Croft - This site is situated to the west of the southern half of Tibshelf, is approximately 1.8 hectares in size. The site has full planning permission and is expected to deliver its remaining 25 dwellings in 2018.

Large Village - Whitwell

- 5.36 Former Whitwell Colliery Strategic Site - This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately 200 dwellings between 2026 and 2033 and a further 200 beyond the plan period.

Small Village - Glapwell

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

Small Village - Hodthorpe

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

Small Village - Palterton

- 5.39 Land between 11 and 19 Back Lane - This site is situated within Palterton and is approximately 0.6 hectares in size. The site has outline planning

permission and is expected to deliver its 11 dwellings between 2020 and 2022.

Small Village - Pleasley

- 5.40 Land east of Pleasley Pit - This site is situated within Pleasley and is approximately 0.96 hectares in size. The site has detailed planning permission and is expected to deliver its 23 dwellings between 2019 and 2021.

Figure 5A: Housing Allocations breakdown by size

Size	Number	% of sites allocated
100 ha. +	1	4%
50 ha < 100 ha	0	0%
20 ha < 50 ha	2	8%
10 ha < 20 ha	3	12%
5 ha < 10 ha	3	12%
2 ha < 5 ha	4	16%
1 ha < 2 ha	7	28%
< 1 ha	5	20%
Total	25	100%

Policy LC1: Housing Allocations

In addition to the strategic sites, the following sites are allocated on the Policies Map to deliver the housing land requirement set out in policy SS2: Scale of Development and in accordance with the strategy set out in policy SS3: Spatial Strategy and Distribution of Development:

- a) Land off Langwith Road and Mooracre Lane, Bolsover
- b) Land off Oxcroft Lane, Bolsover
- c) Former Courtaulds factory site, Oxcroft Lane
- d) Land between Shuttlewood Road and Oxcroft Lane, Bolsover
- e) Land at Brookvale, Shirebrook
- f) Land at Station Road, Langwith Junction, Shirebrook
- g) Land to the rear of 1 to 35 Red Lane, South Normanton
- h) Land at Rosewood Lodge Farm, Alfreton Road, South Normanton
- i) Land at Town End Farm, Lees Lane, South Normanton
- j) Land to rear of 169-207 Creswell Road, Clowne
- k) Land west of Homelea and Tamarisk, Mansfield Road, Clowne
- l) Land at High Ash Farm, Mansfield Road, Clowne
- m) Land north of Chesterfield Road, Barlborough
- n) Land at Skinner Street, Creswell
- o) Land south of Creswell Model Village, Creswell
- p) Land at Croftlands Farm, Pinxton
- q) Land south of Overmoor View, Tibshelf
- r) Land west of Spa Croft, Tibshelf

- s) Land at Glapwell Nurseries, Glapwell
- t) Land at Queens Road Allotments, Hodthorpe
- u) Land between 11 and 19 Back Lane, Palterton
- v) Land east of Pleasley Pit, Pleasley

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

HOUSING NEED, RANGE AND CHOICE

Affordable Housing

- 5.41 The definition of 'affordable housing' is set out in national guidance and covers social rented, affordable rented, and intermediate housing whose needs are not met by the market. The current definition does not cover private rented accommodation. Affordable housing is based on need.
- 5.42 The evidence for affordable housing need in Bolsover District is provided by the North Derbyshire and Bassetlaw (Housing Market Area wide) Strategic Housing Market Assessment (SHMA) (November 2013) as updated by the Objectively Assessed Need (OAN) Update Report (November 2017). This evidence identifies a high theoretical need for affordable housing in the District but that this largely results from the relationship between low local housing costs and extremely low local income levels.
- 5.43 In relation to the current availability of affordable housing, the evidence provided by the SHMA and OAN Update Report identifies there are already high levels of social housing in the district, with some parts of the district having levels of over 24% compared with national levels of 17%. The private rented sector is identified as a key growth sector, increasing in Bolsover District by 84% between 2001 and 2011. This sector plays an important role in meeting housing demand and supporting dynamism within the overall housing market. A considerable amount of housing in this private rented sector is made up of former National Coal Board (NCB) properties, which are let at rents not dissimilar to Council rents. Lettings information suggests that the existing social stock is not under pressure in terms of demand.
- 5.44 As a result, the demand for affordable housing is already met by the Council and the private sector across the District. However, as there is no guarantee that the private sector provision will either maintain affordable rent levels or provide the quality that the public sector seeks to achieve, it remains appropriate to seek contributions to affordable housing provision through market housing, preferably on-site.

- 5.45 Government policy is to ensure that planning policies requiring contributions should not make development unviable and that policies should be supported by evidence to demonstrate this. Plans should also set out any circumstances in which further viability assessment may be required in determining individual applications.
- 5.46 As a result, the Council has commissioned an assessment to review its proposed Local Plan policies in order to understand the individual and cumulative impact of them on development viability. The key findings of the Whole Plan Viability Assessment (WPVA) for the Local Plan for Bolsover District (March 2018) are that the main policy requirement within the Local Plan that the Council needs to be demonstrate is deliverable is its approach to affordable housing.
- 5.47 In relation to the affordable housing requirement that can realistically be sought before residential development becomes unviable, the WPVA concludes that the Council should be confident that a 10% requirement for affordable housing is a reasonable policy across the majority of the District. Currently settlements in the east of the District may face greater difficulty to achieve this but where this can be proven through a site specific viability appraisal consideration will be given to amending the requirement.
- 5.48 In relation to the size of site that the 10% affordable housing requirement is viable, the WPVA concludes that the Council should be confident that it is likely to be deliverable on the majority of sites above a 25 unit threshold.
- 5.49 Based on this evidence, policy LC2 aims to ensure that market housing development proposal contribute to affordable housing provision where viable. More details in relation to how this policy will be operated will be brought forward within a Supplementary Planning Document on Section 106 Planning Contributions.

Policy LC2: Affordable Housing through market housing

The Council will require applications for residential development comprising of 25 or more dwellings to provide 10% as affordable housing on site. Where this is stated to not be viable, a detailed site viability appraisal of the development proposal shall be required to inform an alternative level of provision.

Type and Mix of Housing

- 5.50 The type and mix of housing developed in the district needs to ensure the needs of local people are met. It can also play a role in ensuring inclusive communities; attracting industry; and improving the physical environment and the overall image of the District.

- 5.51 National policy is that local authorities should deliver a wide choice of high quality homes, widen opportunities for home ownership, and create sustainable, inclusive and mixed communities.
- 5.52 The SHMA recognises these factors and makes recommendations in relation to the mix of housing. The SHMA recommends that the mix for new market housing should comprise:
- a) 0-5% 1 bedroom homes
 - b) 30-35% 2 bedroom homes
 - c) 40-45% 3 bedroom homes
 - d) 20-25% 4 or more bedrooms
- 5.53 Nationally and locally there is an aging population with people living longer, and needing more accessible accommodation. As set out in the Spatial Portrait, the District is characterised by an aging population, with a higher than average percentage of retired households. Households with poor health is a significant issue for many in the District and demographic trends are expected to lead to a growth in the number of households with support needs by 2,800 to 2031.
- 5.54 It should be noted that these figures are indicators against which delivery is monitored rather than a target for individual sites.
- 5.55 As noted within the Local Plan, significant numbers of residents in the district suffer from ill health and require support needs. In addition to this, a quarter of households in the District contain older people. The number of households including people of a pensionable age is expected to increase by 3,600 by 2035 (an increase of 46%). This may create significant demand for specialist accommodation and is likely to support demand for bungalows in particular.



- 5.56 Without additional specialist accommodation and bungalows it is predicted that the number of households' under-occupying homes will increase by 2,000 as people wanting to downsize will be unable to do so. Provision of housing targeting older age groups can help to release family homes. Policy LC6 also aims to ensure the needs of elderly and vulnerable residents are met and family housing can be released as people can downsize into accommodation better suited to their needs.
- 5.57 Policy LC3 aims to encourage the type of housing the district needs and to help to create inclusive mixed communities.

Policy LC3: Type and Mix of Housing

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

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

In order to ensure that older people are able to secure and sustain their independence in a home appropriate to their circumstances, the Council will encourage developers to build new homes that can be readily adapted to meet the needs of those with disabilities and older people as well as assisting independent living at home.

Custom and Self Build Dwellings

- 5.58 The government wants to enable more people to build or commission their own homes. The Council has set up a register of individuals and associations who are looking for serviced plots of land in the district on which to build their own homes. To date, very few people have expressed an interest in this type of house building. However, the register has only recently been set up (April 2016), and it is therefore considered that it would be appropriate to make provision to enable this type of house building. Policy LC4 aims to ensure that the aspirations of people who want to build their own homes can be met in accordance with governmental guidance.

Policy LC4: Custom and Self Build Dwellings

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

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

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

GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

5.59 National policy requires local planning authorities to carry out assessments of the future accommodation needs of gypsies and travellers in the form of Gypsy and Traveller Accommodation Assessments (GTAA). In accordance with the Duty to Co-operate a GTAA was jointly commissioned by the authorities in Derbyshire and East Staffordshire. The assessment was agreed in September 2015, and covers a twenty year period from 2014-2034. Figure 5B below sets out the identified need for Bolsover District.

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

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

5.60 National Policy requires Local Authorities to identify a five year supply of specific and deliverable sites against locally set targets and to identify a supply of specific developable sites or broad locations for growth, for years 6 to 10 and where possible for year 11 to 15.

5.61 These needs will be met through a series of allocations within policy LC5 and through criteria based policy LC6 as outlined below.

Gypsies and Travellers

- 5.62 Since 2014, 1 pitch has been granted planning permission at Pinxton, for a residential traveller site for 1 mobile home and two touring caravans. This planning permission has been implemented and reduces the district's requirement over the plan period from 17 to 16 pitches.
- 5.63 In 2016, 3 pitches were granted planning permission on land in Hilcote. A 2 pitch extension to an existing site off Church Road near Shuttlewood has also been promoted. The site is allocated in the policy below along with the site at Hilcote.
- 5.64 Further sites have been suggested to the Council by private landowners, however, the initial interest expressed by landowners has not been sustained and those sites suggested are not considered to be available. The District Council has not been able to identify suitable and available sites after reviewing its landholdings. Derbyshire County Council have not identified any sites from its landholdings within the District. Neighbouring Authorities have not been able to assist the District Council to meet its need. The Council will rely on the criteria based policy set out in policy LC6 which allows sufficient flexibility to meet need where it might arise.

Travelling Showpeople

- 5.65 The Council has granted permission for a Change of use to a Showman's Business Park comprising Showman's Winter Quarters for 14 plots on the 9th November 2016 at Beaufit Lane, Pinxton. This site is allocated in the policy below.

Policy LC5: Site Allocations for Gypsies, Travellers and Travelling Show-people

The following sites are allocated for a maximum number of Gypsy and Traveller Pitches as shown on the Policies Map.

- 1) 3 Pitches at Hilcote Lane, Hilcote;
- 2) 2 Pitches at land adjacent 255A Shuttlewood Road, near Shuttlewood.

The following site is allocated for a maximum number of Travelling Show-people's plots as shown on the Policies Map.

- 3) 14 Plots at Beaufit Lane, Pinxton.

- 5.66 Policy LC6 will be used to determine planning applications from a planning policy perspective. It aims to ensure the needs of Gypsies, Travellers, and Travelling Show-people are met, in suitable locations where there is a clear requirement.

Policy LC6: Applications for Gypsies, Travellers and Travelling Show-people

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

- a) is shown to meet a need identified in an independent assessment;
- b) will result in an acceptable living environment for its residents;
- c) is located within a reasonable distance (preferably within 2 kilometres) of a convenience food store, a primary school, and a doctor's surgery
- d) has safe highway access with adequate provision for parking and servicing; and in the case of sites for travelling showpeople has good access to the strategic highway network;
- e) is so located, designed and landscaped that its use will not significantly detract from the character of the area or from the amenity of adjoining or nearby land and so enclosed as to prevent encroachment onto adjoining land;
- f) is appropriate to the scale of the nearest settlement, its local services and infrastructure;
- g) will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by on-site activity and/or movement of vehicles to and from the site;
- h) is not within the green belt, or in areas at high risk of flooding;
- i) provides for a S106 agreement that ensures that the future use of the site shall only be to meet the identified need.

Consideration may be given to development adjacent to existing permitted sites where it has been demonstrated that there are benefits to the social grouping and that overall impacts meet the criteria of this policy.

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

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

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

Safeguarding sites for Gypsies, Travellers and Travelling Show-people

- 5.67 Taking account of the special nature of the requirements to find Traveller sites, they may well be accepted in locations where traditional dwellings would not be allowed. Therefore it is imperative that existing sites are not lost to other uses, particularly bricks and mortar houses for non-travellers.

For those reasons policy LC7 safeguards existing permanent sites for travellers.

- 5.68 Retrospective planning permission was granted in May 2017 for a change of use from B8 storage & distribution to a showman's site (1 plot) (parking of equipment and caravan home) on Brookhill Road, Pinxton. This site is also safeguarded under the safeguarding policy LC7.

Policy LC7: Safeguarding sites for Gypsies, Travellers and Travelling Show-people

Existing permanent sites, listed below, are identified on the Policies Map and will be safeguarded for use by Gypsies and Travellers, unless it is demonstrated the site is no longer suitable for such a use.

Gypsies and Travellers

- a) Land to the rear of 3-5 Brookhill Lane, Pinxton – 1 pitch
- b) Land to the rear of 255 Shuttlewood Road, nr Shuttlewood. – 1 Pitch
- c) Blackbridge Caravan Park, nr Pleasley - area covered by planning permission (11/00118/FULMAJ)
- d) The Paddocks, nr Old Blackwell – 2 pitches
- e) Charlesworth Street, Carr Vale. – 3 pitches.

Travelling Show-People

- f) Plots at Plymouth Avenue, Pinxton
- g) Plots at Guildhall Drive, Pinxton
- h) Plot at Brookhill Road, Pinxton

AGRICULTURAL, FORESTRY, AND OTHER OCCUPATIONAL DWELLINGS IN THE COUNTRYSIDE

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

any resident dependents). Policy LC8 aims to ensure the housing needs of people working in essential rural occupations are met.

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

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

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

If, within three years, the authority remains satisfied that a dwelling is justified permission will be granted for a permanent dwelling. Successive temporary permissions will generally not be granted.

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

- 5.72 It is accepted that there will be circumstances where these dwellings are no longer required for the purpose for which they were originally intended. Any application to remove a restrictive occupancy condition will need to demonstrate that the need for which the dwelling was approved originally, no longer exists. Policy LC9 below sets out the criteria the Council will apply to any application to remove a restrictive condition.
- 5.73 An applicant will be expected to appropriately market the dwelling for a reasonable period at a realistic market price for an agricultural tied dwelling to establish whether it could meet the existing functional needs of another local farm or rural business. Evidence demonstrating how this requirement has been investigated will need to be included to support any application to vary or remove a restrictive occupancy condition. Policy LC9 aims to provide

guidance on the removal of agricultural occupancy conditions, and avoid the proliferation of new dwellings in unsustainable locations.

Policy LC9: Removal of Agricultural and Other Occupancy Conditions

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

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