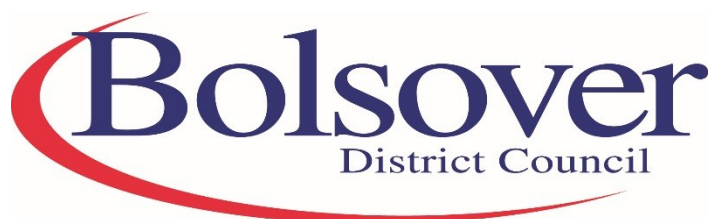


**PROPOSED MAIN MODIFICATIONS TO
THE LOCAL PLAN FOR BOLSOVER
DISTRICT (PUBLICATION LOCAL PLAN)**

June 2019



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Introduction

This document includes the proposed Main Modifications to the Local Plan for Bolsover District (Publication Local Plan) [SD2] submitted for Examination on 31 August 2018.

These proposed Main Modifications are put forward for public consultation without prejudice to the Inspector's final conclusions on the Local Plan.

Any representations made upon the proposed Main Modifications will be taken into account by the Inspector.

In addition to the proposed Main Modifications contained in this document, the Council is proposing to make a number of Additional Modifications to the Local Plan upon adoption. These proposed Additional Modifications do not materially affect the policies in the Local Plan and do not fall within the scope of the Examination. As such, the Council is accountable for these changes and they are not before the Inspector. However, a schedule of the proposed Additional Modifications is being published alongside the proposed Main Modifications for completeness.

The Policies Map is not defined in statute as a development plan document and so the Inspector does not have the power to recommend Main Modifications to it. As such, this document does not contain any proposed changes to the Policies Map. However, a number of the proposed Main Modifications to the Plan's policies will require further corresponding changes to be made to the Policies Map and some changes will be required to more accurately reflect the geographical expression of the policies. The Council is therefore publishing a separate document detailing the proposed changes to the Policies Map alongside the proposed Main Modifications for consultation in order to provide clarity for interested parties.

Within the Local Plan, there is a series of maps which precede the Strategic Site Allocation and Priority Regeneration Area policies, as well as the Edge of Town Centre Allocations; Landscape Character; Biodiversity and Geodiversity; and, Strategic Green Infrastructure Network policies. Furthermore, maps are also included in Appendix 8.1 (Locations of planned local transport improvements schemes). Where these plans have been updated to reflect the proposed Main Modifications, these are included in this document.

How to comment on the proposed Main Modifications

Any comments on the proposed Main Modifications should be made on **Response Form 1**. The comments made should relate strictly to the proposed Main Modifications only, and not the Local Plan as a whole (which has already been subject to a comprehensive Examination process). This consultation does not represent an opportunity to raise other matters which either were, or could have been, part of the earlier representations or Hearings, on the Local Plan.

The proposed Main Modifications are prefixed with **MM** in the first column in the following schedule and are arranged in Plan order.

For clarification, where text has been changed, deleted text is shown as ~~striketrough~~ and additional text is shown underlined.

All Policy / Paragraph numbers referred to in the schedule relate to those in the Local Plan for Bolsover District (Publication Local Plan) (May 2018) unless otherwise stated.

In addition to the specific changes listed in the following schedule, consequential renumbering and renaming changes will also be required to policies, sites, paragraphs and footnotes upon adoption of the Local Plan. Please see AM73 in the Proposed Additional Modifications to the Local Plan for Bolsover District (Publication Local Plan) **[ED?]**.

Please complete **Response Form 1** to make a comment on a proposed Main Modification. If you wish to make several comments on proposed Main Modifications, please use a separate form for each. Each comment should respond to a proposed Main Modification number indicated in the first column of the schedule.

PROPOSED MAIN MODIFICATIONS TO THE LOCAL PLAN FOR BOLSOVER DISTRICT (PUBLICATION LOCAL PLAN)

CHAPTER 1 – INTRODUCTION

Mod. No.	Policy/Para No.	Reason for the Change	Proposed Main Modification
MM1	New Paragraph	To comply with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012.	<p>Add a new paragraph after paragraph 1.8 to read as follows:</p> <p><u>“Once adopted, this Local Plan will supersede the adopted Bolsover District Local Plan and all of the policies within that document as listed in Appendix 1.2.”</u></p> <p>See MM93 below, for the consequential addition to the Appendices.</p>
MM2	New Paragraph	To accord with paragraph 184 of the National Planning Policy Framework [NPPF] (March 2012).	<p>Add a new paragraph after the new paragraph set out in MM1 above to read as follows:</p> <p><u>“It is important to understand what the Strategic Policies are within the Plan. Strategic policies are essentially those which address each local planning authority’s priorities for the development and use of land in its area. A full list of the strategic policies within the Local Plan is set out in Appendix 1.3.”</u></p> <p>See MM94 below, for the consequential addition to the Appendices.</p>

CHAPTER 2 – SPATIAL PORTRAIT

Mod. No.	Policy/Para No.	Reason for the Change	Proposed Main Modification
MM3	Paragraph 2.41	To better reflect Government policy in the NPPF with regards to the historic environment.	Amend Paragraph 2.41 to read as follows: b) “ Protect and enhance identified heritage and natural assets <u>and their settings</u> ”

CHAPTER 3 – VISION AND OBJECTIVES

Mod. No.	Policy/Para No.	Reason for the Change	Proposed Main Modification
MM4	Objective C: Countryside, Landscape Character and Wildlife	To better reflect Government policy in the NPPF with regards to the natural environment.	Amend Objective C by adding an additional Criterion to read as follows: g) “ <u>Protecting and enhancing sites designated for their biodiversity interest (for example SSSIs)</u> ”

CHAPTER 4 – THE SPATIAL STRATEGY

Mod. No.	Policy/Para No.	Reason for the Change	Proposed Main Modification
MM5	New Paragraph	To provide clarity with regards to the requirements of Policy SS1 and to reflect Government policy in the NPPF.	Insert a new paragraph after Paragraph 4.4 to read as follows:

			<p><u>“Policy SS1 sets out the criteria against which the Council will consider the sustainability of a proposal. For clarity, it is recognised that proposals may be able to positively address some of the criteria, to a greater or lesser degree, but not others. The Policy does not require any proposal to achieve a benefit against every criterion, but it seeks to provide a basis on which to recognise the various sustainability costs and benefits of a proposal, which will then be considered by the Council in the overall ‘Planning Balance’.”</u></p>
MM6	Paragraph 4.7	To better reflect Government policy in the NPPF.	<p>Amend Paragraph 4.7 to read as follows:</p> <p>“4.7...As a result, the Council will plan for <u>a minimum of 5,168 dwellings</u> for the period 2014 to 2033.”</p>
MM7	Policy SS2: Scale of Development	To better reflect Government policy in the NPPF.	<p>Amend Policy SS2 to read as follows:</p> <p>“During the plan period, the Local Plan will accommodate new growth and investment in Bolsover District by making provision for</p> <p>a) Sufficient land to accommodate the delivery of <u>a minimum of 5,168 dwellings</u> (272 new homes per year) to meet the Council’s Housing Objectively Assessed Need across the period 2014 to 2033...”</p>

MM8	Policy SS3: Spatial Strategy and Distribution of Development	To provide more flexibility in accordance with the NPPF.	Amend the fourth paragraph of Policy SS3 to read as follows: “The Small Settlements in the Countryside are considered to not be sustainable settlements and the Local Plan will not support urban forms of development beyond infill development on single plots and conversion of agricultural buildings to employment uses where appropriate.”								
MM9	Policy SS3: Spatial Strategy and Distribution of Development	To correct an error and to accord with the updated Settlement Hierarchy Study (February 2018).	Amend the table within Policy SS3 to remove Stanfree from the list of Rural: Small Villages and add 1 dwelling to the Non-Settlement total to read as follows: <table border="1"> <tr> <td>Rural: Small Village</td><td>Stanfree</td><td>1</td><td>0 ha</td></tr> <tr> <td>Non-Settlement</td><td></td><td>33-34</td><td>21.54 ha</td></tr> </table>	Rural: Small Village	Stanfree	1	0 ha	Non-Settlement		33-34	21.54 ha
Rural: Small Village	Stanfree	1	0 ha								
Non-Settlement		33-34	21.54 ha								
MM10	Paragraph 4.26	To more accurately reflect the likely delivery of housing on the Bolsover North Strategic Site.	Amend Paragraph 4.26 to read as follows: “4.26 From testing of this suggested strategic site, the site is expected to accommodate approximately a) 950 dwellings (<u>880 during the Plan period</u>)...” See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.								

MM11	Paragraph 4.27	To more accurately reflect the likely delivery of housing on the Bolsover North Strategic Site.	Amend Paragraph 4.27 to read as follows: “4.27 ... The proposal is expected to be delivered over <u>14</u> 11 years via 6 phases following a start in <u>2020</u> 2019 . A reserved matters application is being prepared <u>has been submitted</u> for the first phase of the development which will <u>incorporates</u> approximately 300 <u>240</u> dwellings and related highway improvements.”
MM12	Paragraph 4.29	To accord with Government policy in the NPPF and the requirements of the Regulations with regards to Supplementary Planning Documents.	Amend Paragraph 4.29 to read as follows: “4.29 The Council has previously prepared a Bolsover North Strategic Allocation Design Brief to guide the general planning principles for the development of the site. This will be updated in light of the approved masterplan and prepared as a Supplementary Planning Document <u>to provide more detailed advice and guidance on the requirements of Policy SS4.</u> to ensure the planning principles can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan. ”
MM13	Policy SS4: Strategic Site Allocations – Bolsover North	To more accurately reflect the likely delivery of housing on this site and to accord with Government policy in the NPPF and the requirements of the Regulations with regards to Supplementary Planning Documents.	Amend Criteria a) and c) of Policy SS4 to read as follows: a) “Enable completion of the site by 2033”

			<p>c) “Provide in the region of 950 dwellings <u>(880 during the Plan period)</u>”</p> <p>Delete the last paragraph of Policy SS4 as follows:</p> <p>These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan. In the event that the masterplan needs to be revised, this will be considered and approved by the Council through the initial preparation or review of the Supplementary Planning Document.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM14	Paragraph 4.31	To more accurately reflect the likely delivery of housing on the Clowne Garden Village Strategic Site.	<p>Amend Paragraph 4.31 to read as follows:</p> <p>“4.31 From testing of this suggested strategic site, the site is expected to accommodate approximately</p> <p>a) 1,500 dwellings (1,000 <u>1,050</u> during the plan period) ...”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>

MM15	Paragraph 4.32	To more accurately reflect the likely delivery of housing on the Clowne Garden Village Strategic Site.	Amend Paragraph 4.32 to read as follows: “4.32 As stated above, the Clowne Garden Village proposal will provide <u>around 450</u> at least 500 further dwellings beyond the plan period. This land will be reserved within the Local Plan for this future use.” See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM16	Paragraph 4.36	To accord with Government policy in the NPPF and the requirements of the Regulations with regards to Supplementary Planning Documents.	Amend Paragraph 4.36 to read as follows: “4.36 The Council will incorporate the indicative masterplan and the planning principles behind this proposal within a Design Brief. This will be prepared as a Supplementary Planning Document <u>to provide more detailed advice and guidance on the requirements of Policy SS5.</u> so that the proposals can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan. ”
MM17	Figure 4C: Clowne Garden Village - Indicative Masterplan	To indicate the extent of the Conservation Area on the Indicative Masterplan.	Amend Figure 4C: Clowne Garden Village - Indicative Masterplan to show the Conservation Area boundary as shown in Appendix 3a).
MM18	Policy SS5: Strategic Site	To accurately reflect the terminology with regards to multi-user trails; to fully consider	Amend Criteria i), m) and n) of Policy SS5 to read as follows:

	Allocation - Clowne Garden Village	conserving and enhancing the biodiversity of the District and the historic environment; to fully address methods of tackling climate change and the issue of sewage infrastructure and capacity; and, to accord with Government policy in the NPPF and the requirements of the Regulations with regards to Supplementary Planning Documents.	<p>i) “Provide greenways <u>multi-user trails</u> through the site that connect to the enhanced Clowne Linear Park proposal <u>and the wider proposed multi-user trail network.</u>”</p> <p>m) “Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows, and <u>woodlands, wetlands and grasslands</u> within the site’s general layout, design and orientation.”</p> <p>n) “Contribute towards the efforts to tackle climate change through its approach to sustainable construction, <u>flood risk reduction, sustainable drainage systems,</u> renewable energy and energy conservation within the site’s general layout, design and orientation.”</p> <p>Add two new Criteria after Criterion n) to Policy SS5 to read as follows:</p> <p>o) “<u>Preserve or enhance the historic environment, heritage assets and/or their setting and be informed by a Heritage Impact Assessment.</u>”</p>
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			<p>p) <u>“Demonstrate that adequate sewage infrastructure and capacity exists or can be provided as part of the development.”</u></p> <p>Delete the last paragraph of Policy SS5 as follows:</p> <p>These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram. In the event that the masterplan needs to be revised, this will be considered and approved by the Council through the initial preparation or review of the Supplementary Planning Document.”</p>
MM19	Paragraphs 4.37 to 4.39 and New Paragraph	To update the supporting text to more accurately reflect the current position with regards to the former Whitwell Colliery Strategic Site and the importance of a Transitional zone between the development and the Important Open Break.	<p>Amend paragraphs 4.37, 4.38 and 4.39 to read as follows:</p> <p>“4.37 The former Whitwell Colliery site is approximately 43 <u>47</u> hectares in size and ...”</p> <p>“4.38 From testing of this suggested strategic site, the proposal is expected to involve: ... c) A minimum of 200 dwellings <u>within the Plan period</u> ...”</p> <p>“4.39 At this stage, the land owner is</p>

			<p>preparing <u>has submitted</u> a minerals application to Derbyshire County Council as the minerals authority. An outline planning application is also been prepared <u>has also been submitted</u> for the built development elements of this proposal for submission to the District Council as local planning authority.”</p> <p>Insert a new paragraph after paragraph 4.40 to read as follows:</p> <p><u>“The northern ‘Transitional’ zone shall provide for a landscaped area where the form, layout and density of housing development shall reflect the need to respond positively to the countryside edge and the Important Open Break between Whitwell and Hodthorpe. The detailed design of this area will be addressed through the SPD and reserved matters planning submissions.”</u></p> <p>Corresponding change proposed to the Policies Map [PMC3]</p>
MM20	Figure 4D: Former Whitwell Colliery site - Indicative Masterplan	To update the Indicative Masterplan to more accurately reflect the current position and the Transitional zone referred to in MM19 above.	<p>Amend Figure 4D: Former Whitwell Colliery site - Indicative Masterplan as shown in Appendix 3b).</p> <p>A consequential change is also required to Figure xvi) in Appendix 8.1 (See MM96 below).</p>
MM21	Paragraph 4.41	To accord with Government policy in the NPPF and the requirements of the Regulations with regards to Supplementary Planning Documents.	<p>Amend Paragraph 4.41 to read as follows:</p> <p>“4.41 The Council will incorporate the indicative masterplan and the planning principles behind</p>

			<p>this proposal within a Design Brief. This will be prepared as a Supplementary Planning Document <u>to provide more detailed advice and guidance on the requirements of Policy SS6. so that the proposals can respond in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the above masterplan.</u>"</p>
MM22	<p>Policy SS6: Strategic Site Allocation – Former Whitwell Colliery site</p>	<p>To better reflect Government policy in the NPPF with regards to the historic environment; to acknowledge the location of a principal aquifer on the site; to more accurately reflect the environmental considerations on the site; and, to accord with Government policy in the NPPF and the requirements of the Regulations with regards to Supplementary Planning Documents with regards to Supplementary Planning Documents.</p>	<p>Amend Criteria i) and m) of Policy SS6 to read as follows:</p> <ul style="list-style-type: none"> i) “Contribute towards conserving and enhancing the biodiversity of the District through the protection and incorporation of existing hedgerows; <u>and</u> woodlands; watercourses and the creation and enhancement of open flower rich grassland, wetland and scrub habitats within the site's general layout, design and orientation” m) “Protect <u>Conserve or enhance</u> the setting of heritage assets, in particular the Belf Conservation Area and the wider setting of Creswell Crags” <p>Add two new Criteria after Criterion m) of Policy SS6 to read as follows:</p> <ul style="list-style-type: none"> n) <u>“Due to the historic use of the site and the underlying principal aquifer, a detailed site</u>

			<p><u>investigation and remediation report shall be provided and any necessary works undertaken”</u></p> <p>o) <u>“Provide for a landscaped Transitional zone to the north of Station Road where the form, layout and density of housing development shall reflect the need to respond positively to the countryside edge and the important open break between Whitwell and Hodthorpe”</u></p> <p>Delete the last paragraph of Policy SS6 as follows:</p> <p>These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the indicative layout diagram. In the event that the masterplan needs to be revised, this will be considered and approved by the Council through the initial preparation or review of the Supplementary Planning Document.”</p> <p>Corresponding change proposed to the Policies Map [PMC3]</p>
MM23	Paragraph 4.47 and New Paragraph	To make it clear which uses would be appropriate in the Coalite Priority Regeneration Area.	Amend Paragraph 4.47 to read as follows:

			<p>“...The approved scheme, based on both planning permissions, includes the remediation of the site. <u>Within Bolsover District the 32 ha site benefits from permission for uses including general industrial, warehousing, open storage, a transport hub, an energy centre, and a visitor centre/museum.</u> In North East Derbyshire District <u>the approved scheme includes the provision of approximately 660 dwellings; 70,000 m² of employment land, a transport hub; energy centre; visitor centre / museum; a local centre and land for a new primary phase school.</u>”</p> <p>Insert a new paragraph after paragraph 4.49 to read as follows:</p> <p><u>“The Priority Regeneration Area within Bolsover District amounts to 32 hectares and this includes an additional 3.5 hectares to the north-west of the site that is not included in the planning permission but was included within the Development Envelope of the Adopted Bolsover District Local Plan (2000). The 32 hectares excludes the 2.2 hectare area covered by the HS2 line and safeguarding zone at the southern tip of the site.”</u></p>
MM24	Policy SS7: Coalite Priority Regeneration Area	To reflect the current position with regards to the restoration of the site and the existing planning permissions for its redevelopment; to better reflect Government policy in the NPPF with regards to the historic environment;	<p>Amend Criteria b), c) and d) of Policy SS7 to read as follows:</p> <p>b) “Enable the full reclamation of the site prior to the development commencing, in line</p>

		<p>and to reflect the importance of the biodiversity value of the site.</p>	<p>with an agreed programme of work and delivery plan”</p> <p>c) “Protect <u>Conserve or enhance</u> the setting of heritage assets, in particular the Grade I listed Bolsover Castle and Sutton Scarsdale Hall, <u>or demonstrate that the development is necessary to achieve public benefits that outweigh the harm caused to the significance of the asset</u>”</p> <p>d) “Protect and enhance the biodiversity value of the Doe Lea Corridor <u>within the site</u> and promote linkages to the wider green infrastructure network <u>where possible</u>”</p> <p>Add a new paragraph to the end of Policy SS7 to read as follows:</p> <p><u>“The following are considered acceptable main uses for the site either individually or in combination, subject to meeting the requirements above</u></p> <p><u>a) Employment development (comprising B1, B2 and B8) for up to 32 ha</u></p> <p><u>b) Transport hub</u></p> <p><u>c) An energy centre</u></p> <p><u>d) A visitor centre/museum</u></p> <p><u>Proposals for other employment uses will be considered on their merits.”</u></p>
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MM25	Policy SS8: Pleasley Vale Regeneration Area	To better reflect Government policy in the NPPF with regards to the historic environment.	<p>Amend the first paragraph of Policy SS8 to read as follows:</p> <p>“The Council will encourage development proposals for the Pleasley Vale area which preserve <u>conserve</u> and / or enhance the special appearance and character of the area, <u>the historic environment, heritage assets and their setting</u> and provides a long term future for the existing buildings, preferably featuring employment, commercial, and tourism uses....”</p>
MM26	Policy SS9: Development in the Countryside	To ensure that development proposals would be sustainable and in an appropriate location, in accordance with Government policy in the NPPF, and that the wording more accurately reflects that in the NPPF.	<p>Amend Criteria a), b) and c) of Policy SS9 to read as follows:</p> <ul style="list-style-type: none"> a) “Involve a change of use or the re-use of vacant, derelict or previously developed land, <u>provided the proposed use is sustainable and appropriate to the location</u>” b) “Are necessary for the efficient or viable operation of agriculture, horticulture, forestry and <u>or</u> other appropriate land based businesses, including the diversification of activities on an existing farm unit” c) “Are small scale employment uses related to local farming, forestry, recreation, or tourism”

			<p>Delete Criterion h) and re-establish wording as new paragraph at end of Policy SS9 to read as follows:</p> <p>h) “In all cases, where development is considered acceptable it will be required to respect the form, scale and character of the landscape, through careful location, design and use of materials</p> <p><u>In all cases, where development is considered acceptable it will be required to respect the form, scale and character of the landscape, through careful location, design and use of materials.”</u></p>
MM27	Policy SS10: Development in the Green Belt	To set out a commitment to the maintenance of the Green Belt; to provide clarity and to accord with Government policy in the NPPF.	<p>Insert a new paragraph at the beginning of Policy SS10 to read as follows:</p> <p><u>“The purposes of the North East Derbyshire Green Belt are supported and will be maintained during the plan period and beyond. In achieving this, the openness of the land within the Green Belt as defined on the Policies Map will be preserved.”</u></p> <p>Amend the first paragraph of Policy SS10 to read as follows:</p> <p>“Within the Green Belt as defined on the Policies Maps, the The construction of new buildings within the Green Belt will be regarded as inappropriate...”</p>

			<p>Amend the second paragraph of Policy SS10 to read as follows:</p> <p><u>“Certain Other forms of development which may not be inappropriate in the Green Belt, provided it they preserves the its openness and does not conflict with its the purposes of including land within it. These include:.....”</u></p>
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CHAPTER 5 – LIVING COMMUNITIES

Mod. No.	Policy/Para. No.	Reason for the Change	Proposed Main Modification
MM28	Paragraph 5.9	To update the Local Plan with regards to the amended ‘completions’ data and to accord with Government policy in the NPPF.	<p>Amend paragraph 5.9 to read as follows:</p> <p><u>“5.9 The Government’s definition of a completed dwelling is one that is ‘ready for occupation’. Historically, the Council has included dwellings that were at the ‘wind and water tight’ stage as ‘completed’ in its Annual Monitoring Report. The Council resurveyed all dwellings it had recorded as ‘completed’ since 1 April 2014, between 4 and 8 February 2019, to ensure that these dwellings are ‘ready for occupation’. The annual survey was then undertaken in April 2019. Based on this updated information, which confirms the actual completions, using the ‘ready for occupation’ definition, between 1 April 2014 and 31 March</u></p>

			<p>2019, the The following elements can be seen as making up this <u>the 5,700 dwellings</u> requirement:</p> <table><tr><td>Completions 2014/15 to 2016/17 <u>2018/19</u></td><td>872 1,407 dwellings</td></tr><tr><td>Expected completions 2017/18</td><td>303 dwellings</td></tr><tr><td>Strategic site allocations</td><td>2,100 <u>2,130</u> dwellings</td></tr><tr><td>Other site allocations</td><td>2,455 <u>2,318</u> dwellings</td></tr><tr><td>TOTAL</td><td>5,730 <u>5,855</u> dwellings</td></tr></table>	Completions 2014/15 to 2016/17 <u>2018/19</u>	872 1,407 dwellings	Expected completions 2017/18	303 dwellings	Strategic site allocations	2,100 <u>2,130</u> dwellings	Other site allocations	2,455 <u>2,318</u> dwellings	TOTAL	5,730 <u>5,855</u> dwellings
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Other site allocations	2,455 <u>2,318</u> dwellings												
TOTAL	5,730 <u>5,855</u> dwellings												
MM29	Paragraph 5.10	To accord with Government policy in the NPPF.	<p>Delete paragraph 5.10 in its entirety as follows:</p> <p>“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.”</p>										

MM30	Paragraph 5.12	To clarify how the development of windfall sites is recorded.	Amend Paragraph 5.12 to read as follows: “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 <u>but records their contribution through its annual monitoring of housing delivery.</u> ”
MM31	Paragraph 5.16	To update the Local Plan with regards to the anticipated timescale for delivery of housing on the Bolsover North Strategic Site.	Amend Paragraph 5.16 to read as follows: “5.16 Bolsover North Strategic Site – This strategic site is described in more detail in Chapter 4. However, it is expected to deliver approximately <u>880 950</u> dwellings between 20 <u>20</u> 19 and <u>2031</u> <u>2033.</u> ” See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM32	Paragraph 5.17	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land off Langwith Road and Mooracre Lane, Bolsover.	Amend Paragraph 5.17 to read as follows: “5.17 a) Land off Langwith Road and Mooracre Lane – This site is situated to the east of Bolsover, and is <u>Approximately 18.3 hectares in size. The site is expected to come forward in two phases, the first of which has detailed planning permission.</u> <u>The site delivered 21 dwellings in 2018/19 and it is</u>

			<p>expected to deliver <u>the remaining approximately 460 442 dwellings between 20198 and 2031 2033</u>. The site is expected to come forward in two phases, the first of which has detailed planning permission. To achieve sustainable development,..."</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM33	Paragraph 5.18	To update the Local Plan with regards to the anticipated timescale for delivery of housing on the Former Courtaulds factory site, Oxcroft Lane, Bolsover.	<p>Amend Paragraph 5.18 to read as follows:</p> <p>"5.18 b) Former Courtaulds factory site, Oxcroft Lane – This approximately 1.4 hectares site, is situated to the north of Bolsover. <u>The site has detailed planning permission and is currently under construction. The site delivered 17 dwellings in 2018/19</u> And is expected to deliver the remaining 18 35 dwellings in 2019/20 between 2018 and 2020. The site has detailed planning permission and is expected to contribute to affordable housing and off-site green space improvements."</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM34	Paragraph 5.19	To update the Local Plan with regards to the requirements and anticipated timescale for delivery of housing on Land between Shuttlewood Road and Oxcroft Lane, Bolsover.	<p>Amend Paragraph 5.19 to read as follows:</p> <p>"5.19 c) 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</p>

			<p>size and is expected to deliver approximately 230 dwellings between 2024 <u>2020</u> and 2032. The majority of the site has outline <u>detailed</u> 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:</p> <ul style="list-style-type: none"> a) Facilitate the reprioritisation <u>provision of a distributor road link to Shuttlewood Road</u> through the site and connect to Oxcroft Lane, so increasing the capacity and traffic flow of the local highway network b) Contribution to increasing the capacity of both primary and secondary phase schools c) Provision of green space within the site d) 10% affordable housing provision e) <u>Contribution to the development of the Bolsover Town cycle and walking networks”</u> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p> <p>Corresponding change proposed to the Policies Map [PMC4]</p>
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MM35	Paragraph 5.21	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land at Brookvale, Shirebrook.	<p>Amend Paragraph 5.21 to read as follows:</p> <p>“5.21 e) Land at Brookvale – This site is situated to the south of Shirebrook, <u>and</u> is approximately 24 hectares in size. <u>The whole site has outline planning permission, with the development coming forward in phases. The site and delivered 84 dwellings in 2018/19 and is expected to deliver the remaining 600 approximately 560 dwellings between 2018 2019 and 2031 2033.</u> The whole site has outline planning permission and the first second phase of the development is now under construction being readied for commencement. 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.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM36	Paragraph 5.22	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land at Station Road, Langwith Junction.	<p>Amend Paragraph 5.22 to read as follows:</p> <p>“5.22 f) 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</p>

			<p>planning permission and <u>is currently under construction</u>. The site delivered 14 dwellings in <u>2018/19</u> and is expected to deliver <u>the remaining 54</u> 58 dwellings between 201<u>9</u>8 and 202<u>2</u>4.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM37	Paragraph 5.23	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land to the rear of 1 to 35 Red Lane, South Normanton.	<p>Amend Paragraph 5.23 to read as follows:</p> <p>“5.23 g) 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 <u>2020</u> and 2020 <u>2022</u>. The site has previously had detailed reserved matters permission but needs a new permission. <u>and is It will be</u> expected to contribute to increasing the capacity of local schools, and to provide sufficient green space within the site <u>and contribute to the provision of affordable housing.</u>”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM38	Paragraph 5.24	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land at Rosewood Lodge Farm, Alfreton Road, South Normanton and to more accurately reflect Government policy in the NPPF with regards to heritage assets.	<p>Amend Paragraph 5.24 to read as follows:</p> <p>“5.24 h) 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 143 <u>145</u></p>

			<p>dwellings between 2019 and 2024 <u>2025</u>. The site has outline <u>detailed</u> planning permission and is expected to provide sufficient green space within the site. It will also contribute to off-site formal recreation facilities, affordable housing and to increasing the capacity of local schools and GP surgery. <u>Due to the site being adjacent to the Carnfield Hall Conservation Area and the Carnfield Wood Local Wildlife Site, any alterations to the existing scheme will be expected to preserve the setting of the conservation area and conserve the biodiversity of the wildlife site. Furthermore, the setting of Carnfield Hall should be preserved.</u>"</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM39	Paragraph 5.26	To update the Local Plan with regards to the anticipated timescale for delivery of housing on the Clowne Garden Village Strategic Site.	<p>Amend Paragraph 5.26 to read as follows:</p> <p>"5.26 Clowne Garden Village Strategic Site – This strategic site is described in more detail in Chapter 4. It is expected to deliver approximately 4000 <u>1,050</u> dwellings between 2021<u>0</u> 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."</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>

MM40	Paragraph 5.27	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land to the rear of 169-207 Creswell Road, Clowne.	<p>Amend Paragraph 5.27 to read as follows:</p> <p>“5.27 j) 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. <u>It and is expected to deliver its 28 remaining 27 dwellings by 2024 between 2024 and 2027.”</u></p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM41	Paragraph 5.28	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land west of Homelea and Tamarisk, Mansfield Road, Clowne.	<p>Amend Paragraph 5.28 to read as follows:</p> <p>“5.28 k) 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 <u>2020</u>. The site has outline <u>full</u> planning permission and <u>is expected to contribute to increasing the capacity of local schools. a full planning application is currently being considered by the Council.</u></p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM42	Paragraph 5.29	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land at High Ash Farm, Mansfield Road, Clowne.	<p>Amend Paragraph 5.29 to read as follows:</p> <p>“5.29 l) Land at High Ash Farm, Mansfield Road – This site is situated in the south-west of Clowne;</p>

			<p><u>and is approximately 1.8 hectares in size. The site has detailed planning permission and is currently under construction. It is expected to deliver 42 41 dwellings between 2018 and 2020 and 2021. The site has outline planning permission and a reserved matters application has recently been granted by the Council.</u></p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM43	Paragraph 5.30	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land north of Chesterfield Road, Barlborough.	<p>Amend Paragraph 5.30 to read as follows:</p> <p>“5.30 m) 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 <u>2020</u> and 2024 <u>2026</u>. 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.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM44	Paragraph 5.31	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land to the rear of Skinner Street, Creswell.	<p>Amend Paragraph 5.31 to read as follows:</p> <p>“5.31 n) Land rear of Skinner Street – This site is situated to the north of the centre of Creswell; <u>and</u></p>

			<p>is approximately 3.79 hectares in size. <u>The site has full planning permission and is currently under construction.</u> The site delivered 30 dwellings in 2018/19 and is expected to deliver <u>the remaining 43 82 dwellings</u> between 201<u>9</u>8 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 <u>village</u> centre.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM45	Paragraph 5.32	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land south of Creswell Model Village.	<p>Amend Paragraph 5.32 to read as follows:</p> <p>“5.32 o) Land south of Creswell Model Village – This site is situated to the south of Creswell, and is approximately 6 hectares in size. <u>The site has full planning permission and is currently under construction</u> and is expected to deliver approximately 190 <u>its 197</u> dwellings between 201<u>9</u>8 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.”</p>

			See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.
MM46	Paragraph 5.33	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land at Croftlands Farm, Pinxton.	<p>Amend Paragraph 5.35 to read as follows:</p> <p>“5.33 p) 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 <u>65</u> dwellings between 2022 and 2024 <u>2025</u>.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM47	Paragraph 5.34	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land south of Overmoor View, Tibshelf.	<p>Amend Paragraph 5.34 to read as follows:</p> <p>“5.34 q) 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. <u>The site delivered 17 dwellings in 2018/19</u> and is expected to deliver its remaining 403 <u>78</u> dwellings by 2024 <u>2022</u>.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM48	Paragraph 5.35	To update the Local Plan with regards to the anticipated timescale for delivery of housing on Land west of Spa Croft, Tibshelf.	<p>Amend Paragraph 5.35 to read as follows:</p> <p>“5.35 r) Land west of Spa Croft – This site is situated to the west of the southern half of Tibshelf, <u>and</u> is approximately 1.8 hectares in size. The site</p>

			<p>has full planning permission <u>and is currently under construction</u>. The site delivered 17 dwellings in <u>2018/19</u> and is expected to deliver its remaining 25 <u>27</u> dwellings in 2018 <u>2019/20</u>.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p>
MM49	Paragraph 5.37	To remove Land at Glapwell Nurseries, Glapwell from the Local Plan following the grant of planning permission for the development of a larger site in this location.	<p>Delete the heading and Paragraph 5.37 in its entirety as follows:</p> <p>“Small Village – Glapwell”</p> <p>“5.37 s) 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 by 2021.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p> <p>Corresponding change proposed to the Policies Map [PMC5]</p>
MM50	Paragraph 5.40	To remove Land east of Pleasley Pit, Pleasley from the Local Plan following the completion of the development in 2019.	<p>Delete the heading and Paragraph 5.40 in its entirety as follows:</p> <p>“5.40 v) Land east of Pleasley Pit” – This site is situated within Pleasley and is approximately 0.96 hectares in size. The site has detailed planning</p>

			<p>permission and is expected to deliver its 19 dwellings between 2019 and 2021.”</p> <p>See MM95 below, for the consequential changes to Appendix 5.1: Housing Trajectory.</p> <p>Corresponding change proposed to the Policies Map [PMC6]</p>																														
MM51	Figure 5A: Housing Allocations breakdown by size	To update the Local Plan with regards to the breakdown of the housing allocations by size.	<p>Amend Figure 5A to read as follows:</p> <table><tr><th>Size</th><th>Number</th><th>% of sites allocated</th></tr><tr><td>100 ha. +</td><td>1</td><td>4%</td></tr><tr><td>50 ha < 100 ha</td><td>0</td><td>0%</td></tr><tr><td>20 ha < 50 ha</td><td>2</td><td>8 9%</td></tr><tr><td>10 ha < 20 ha</td><td>3</td><td>12 13%</td></tr><tr><td>5 ha < 10 ha</td><td>3</td><td>12 13%</td></tr><tr><td>2 ha < 5 ha</td><td>4</td><td>16 18%</td></tr><tr><td>1 ha < 2 ha</td><td>7</td><td>28 30%</td></tr><tr><td>< 1 ha</td><td>5 3</td><td>20 13%</td></tr><tr><td>Total</td><td>25 23</td><td>100%</td></tr></table>	Size	Number	% of sites allocated	100 ha. +	1	4%	50 ha < 100 ha	0	0%	20 ha < 50 ha	2	8 9%	10 ha < 20 ha	3	12 13%	5 ha < 10 ha	3	12 13%	2 ha < 5 ha	4	16 18%	1 ha < 2 ha	7	28 30%	< 1 ha	5 3	20 13%	Total	25 23	100%
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MM52	Policy LC1: Housing Allocations	To update the Local Plan with regards to the ‘completions’ data; the delivery rates of the housing allocations; and the current position in respect of the housing allocations, including the number of dwellings anticipated on each site.	<p>Amend Policy LC1 to read as follows:</p> <p>“Policy LC1: Housing Allocations</p> <p>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</p>																														

			<p>strategy set out in Policy SS3: Spatial Strategy and Distribution of Development:</p> <ul style="list-style-type: none"> a) Land off Langwith Road and Mooracre Lane, Bolsover <u>(442)*</u> b) Former Courtaulds factory site, Oxcroft Lane, Bolsover <u>(18)*</u> c) Land between Shuttlewood Road and Oxcroft Lane, Bolsover <u>(227)</u> d) Land off Oxcroft Lane, Bolsover <u>(45)</u> e) Land at Brookvale, Shirebrook <u>(600)*</u> f) Land at Station Road, Langwith Junction, Shirebrook <u>(54)*</u> g) Land to the rear of 1 to 35 Red Lane, South Normanton <u>(50)</u> h) Land at Rosewood Lodge Farm, Alfretton Road, South Normanton <u>(143)</u> i) Land at Town End Farm, Lees Lane, South Normanton <u>(40)</u> j) Land to rear of 169-207 Creswell Road, Clowne <u>(27)</u> k) Land west of Homelea and Tamarisk, Mansfield Road, Clowne <u>(15)</u> l) Land at High Ash Farm, Mansfield Road, Clowne <u>(41)</u> m) Land north of Chesterfield Road, Barlborough <u>(157)</u> n) Land at Skinner Street, Creswell <u>(43)*</u> o) Land south of Creswell Model Village, Creswell <u>(197)</u> p) Land at Croftlands Farm, Pinxton <u>(65)</u>
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			<p>q) Land south of Overmoor View, Tibshelf <u>(78)*</u></p> <p>r) Land west of Spa Croft, Tibshelf <u>(27)*</u></p> <p>s) Land at Glapwell Nurseries, Glapwell</p> <p>t) Land at Queens Road Allotments, Hodthorpe <u>(38)</u></p> <p>u) Land between 11 and 19 Back Lane, Palterton <u>(11)</u></p> <p>v) Land east of Pleasley Pit, Pleasley</p> <p>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 5.40 and where relevant elsewhere in this Plan.</p> <p><u>*These sites are currently under construction and the number of dwellings remaining to be completed on each site, at 1 April 2019, is listed in this policy."</u></p>
MM53	New Paragraph	To update the Local Plan with regards to entry-level housing at low cost as set out in Paragraph 71 of the NPPF published in July 2018.	<p>Add a new paragraph after paragraph 5.49 to read as follows:</p> <p><u>"The evidence base for the Local Plan indicates that the need for entry level housing at low cost, as provided for by Paragraph 71 of the 2018 NPPE, is generally well met across the district. Where exceptional circumstances apply and a proposal can clearly show that a specific need is being met</u></p>

			<u>and the dwellings will provide for that need over the long term, proposals will be supported.”</u>
MM54	Policy LC2: Affordable Housing Through Market Housing	To reflect the identified need for affordable housing for rent in the District.	<p>Amend Policy LC2 to read as follows:</p> <p>“The Council will require applications for residential development comprising of 25 or more dwellings <u>(or which form part of a larger development site with a potential capacity of 25 or more dwellings)</u> 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 <u>This should be in the form of affordable housing for rent. Where an applicant considers that this requirement would lead to the development becoming unviable, this should be demonstrated through the submission of a detailed viability assessment which should accompany the planning application.”</u></p>
MM55	Policy LC3: Type and Mix of Housing	To set out the approach to Self Build and Custom Build properties, having regard to current and likely future demand.	<p>Add the following paragraph to the end of Policy LC3:</p> <p>“<u>The Council will encourage the inclusion of plots suitable for self and custom build dwellings in areas where the Council’s Self and Custom Build Register shows that there is a demand.</u>”</p>
MM56	Paragraph 5.58	To set out the approach to Self Build and Custom Build properties, having regard to current and likely future demand.	<p>Amend paragraph 5.58 to read as follows:</p> <p>“5.58 The <u>G</u>overnment wants to enable more</p>

			<p>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. <u>However, the Council's evidence base shows that, whilst at the present time it is difficult to demonstrate concrete evidence of demand at a local level, there is some potential to encourage developers of larger schemes to designate parts of these sites as plots available for custom and self builders, and this is provided for by Policy LC3.</u>"</p>
MM57	Policy LC4: Custom and Self Build Dwellings	To reflect the limited demand for Custom and Self Build dwellings in the District.	<p>Delete Policy LC4 in its entirety as follows:</p> <p>"Policy LC4: Custom and Self Build Dwellings</p> <p>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</p>

			<p>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.</p> <p>*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."</p> <p>See MM100 and MM102 below, for the consequential changes to Appendix 10.1 - Which Policies contribute towards which Objectives; and to Appendix 10.2 - How the policies will be monitored.</p>
MM58	Paragraphs 5.62, 5.63 and 5.64	To clarify the number of pitches available on Land to the rear of 3-5 Brookhill Lane, Pinxton and to allocate the site for Gypsy and Traveller pitches.	<p>Amend Paragraph 5.62 to read as follows:</p> <p>"5.62 Since 2014, 1 pitch has been granted planning permission on land to the rear of 3-5 Brookhill Lane at Pinxton, for a residential traveller site for 1 mobile home and two 2 touring caravans. This planning permission has been implemented and reduces the district's requirement over the plan period from 17 to 16 pitches. In addition, 3 pitches were granted planning permission on land at Hilcote Lane in Hilcote. Together, these</p>

			<p><u>permitted sites meet 4 of the required 17 residential pitches.”</u></p> <p>Amend Paragraph 5.63 to read as follows:</p> <p>“5.63 In 2016, 3 pitches were granted planning permission on land in Hilcote. Based on the Council’s Gypsy and Travellers Land Availability Assessment, A a 2 pitch extension to an existing site off Church Road, near Shuttlewood has also been promoted. An additional 1 residential pitch has also been suggested to the Council within the permitted site on land to the rear of 3-5 Brookhill Lane at Pinxton. These sites is are allocated along with the permitted sites in the policy below along with the site at Hilcote.”</p> <p>Amend Paragraph 5.64 to read as follows:</p> <p><u>“5.64 To meet the remaining requirement of 10 residential pitches. 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 any suitable and available sites after reviewing its landholdings. Derbyshire County Council hasve 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. As a result, Tthe Council will rely on the</u></p>
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			criteria based policy set out in policy LC6 which allows sufficient flexibility to meet need where it might arise.”
MM59	Policy LC5: Site Allocations for Gypsies, Travellers, and Travelling Showpeople	To include the pitches available on Land to the rear of 3-5 Brookhill Lane, Pinxton and to allocate the site for Gypsy and Traveller pitches.	<p>Amend Policy LC5 to read as follows:</p> <p>“The following sites are allocated for a maximum number of Gypsy and Traveller pitches as shown on the Policies Map.</p> <p><u>a) 3 Pitches at Hilcote Lane, Hilcote.</u></p> <p><u>b) 2 Pitches at Land adjacent to 255A, Shuttlewood Road, near Shuttlewood.</u></p> <p><u>c) 2 Pitches at Land to the rear of 3-5 Brookhill Lane, Pinxton.</u></p> <p>The following site is allocated for a maximum number of Travelling Showpeople’s plots as shown on the Policies Map.</p> <p><u>d) e) 14 plots Beaufit Lane, Pinxton”</u></p> <p>See MM61 below, for the consequential change to Policy LC7.</p> <p>Corresponding change proposed to the Policies Map [PMC7]</p>
MM60	Policy LC6: Applications for	To ensure that new sites for Gypsies, Travellers and Travelling Showpeople would	Amend Criteria a) and c) of Policy LC6 to read as follows:

	Gypsies, Travellers and Travelling Showpeople	be sited in sustainable locations and would meet the future needs of the Gypsy and Traveller community.	<p>a) <u>“Proposals should be within development envelopes or on other suitable development land as provided for within the Plan unless they can be</u> Is shown to meet a need identified in an independent assessment”</p> <p>c) “Is located within a reasonable distance one kilometre (preferably within 2 kilometres) of a convenience food store, a primary school, and a doctor’s surgery, or of access to public transport”</p> <p>Delete Criterion i) in its entirety as follows:</p> <p>i) “Provides for a S106 agreement that ensures that the future use of the site shall only be to meet the identified need”</p> <p>Insert a new paragraph below Criteria a) to h) to read as follows as follows:</p> <p><u>“Acceptable proposals will be subject to a condition or agreement that ensures that the future use of the site shall only be to meet the needs of the Gypsy and Traveller community.”</u></p>
MM61	Policy LC7: Safeguarding sites for Gypsies, Travellers and	To remove the Land to the rear of 3-5 Brookhill Lane, Pinxton as an existing permanent site for use by Gypsies and Travellers.	<p>Amend Policy LC7 to read as follows:</p> <p>“Existing permanent sites, listed below, are identified on the Policies Map and will be safeguarded for use by Gypsies and Travellers,</p>

	Travelling Showpeople		<p>unless it is demonstrated the site is no longer suitable for such a use.</p> <p>Gypsies and Travellers</p> <p>a) Land to the rear of 3-5 Brookhill Lane, Pinxton – 1 pitch ...”</p> <p>See MM59 above, for the consequential change to Policy LC5.</p> <p>Corresponding change proposed to the Policies Map [PMC7]</p>
MM62	Policy LC8: Agricultural, Forestry and Other Occupational Dwellings in the Countryside	To accord with paragraph 55 of the NPPF, as well as the title of the Policy.	<p>Amend the first paragraph of Policy LC8 to read as follows:</p> <p>“Planning permission for a new dwelling in the countryside based upon the essential needs of agriculture and, forestry or other rural business shall only be granted planning permission...”</p>
MM63	Policy LC9: Removal of Agricultural and Other Occupancy Conditions	To include a more appropriate minimum marketing period.	<p>Amend Criterion c) of Policy LC9 to read as follows:</p> <p>c) “The property has been marketed locally for an appropriate period (minimum 18 <u>12</u> months) at an appropriate price and evidence of marketing is demonstrated.”</p>

CHAPTER 6 – WORKING COMMUNITIES

Mod. No.	Policy/Para. No.	Reason for the Change	Proposed Main Modification									
MM64	Paragraph 6.13	To reflect the current position with regards to the site at Land between Brickyard Farm and Barlborough Links, Barlborough.	Amend Paragraph 6.13 to read as follows: “6.13 Land between Brickyard Farm and Barlborough Links, Barlborough – The site has outline detailed planning permission for B1/B2/B8 uses. although a new application is currently being considered. ”									
MM65	Policy WC1: Employment Land Allocations	To clarify the acceptable uses on the employment sites and provide flexibility in accordance with the NPPF.	Amend the table in Policy WC1 to read as follows: <table><tr><th>Sites with Planning Permission</th><th>Ha</th><th>Use</th></tr><tr><td>Explore Industrial Park, Explore Way (off A619), Steetley</td><td>10.70</td><td><u>B1/B2/B8</u></td></tr><tr><td>Land between Brickyard Farm and Barlborough Links</td><td>3.45</td><td>B1/<u>B2</u>/B8</td></tr></table>	Sites with Planning Permission	Ha	Use	Explore Industrial Park, Explore Way (off A619), Steetley	10.70	<u>B1/B2/B8</u>	Land between Brickyard Farm and Barlborough Links	3.45	B1/ <u>B2</u> /B8
Sites with Planning Permission	Ha	Use										
Explore Industrial Park, Explore Way (off A619), Steetley	10.70	<u>B1/B2/B8</u>										
Land between Brickyard Farm and Barlborough Links	3.45	B1/ <u>B2</u> /B8										
MM66	Policy WC2: General Principles for Economic Development	To clarify that the Existing Employment Area and the Core Area of EPC-UK Explosives, Rough Close Works, South Normanton are one and the same.	Amend the existing employment area xxiii) in Policy WC2 to read as follows: xxiii) “ <u>Core Area of</u> EPC-UK Explosives, Rough Close Works, South Normanton”									

			Corresponding change proposed to the Policies Map [PMC9]
MM67	Paragraph 6.36	To clarify the position with regards to comparison goods floorspace.	<p>Amend Paragraph 6.36 to read as follows:</p> <p>“6.36 The floorspace requirements range for comparison goods are negative figures because the amount already developed within the study period has exceeded the need identified. In essence, in quantitative modelling terms, the District has too much comparison floorspace, and effectively would need to lose at least 3,087 m² before any new Comparison goods floorspace is needed. This is mainly due to the 4,669 m² Retail store granted permission and nearly complete (December 2017) at Brook Park, Shirebrook. There is therefore insufficient capacity in the system for additional comparison goods floorspace, right through until the end of the plan period.</p>
MM68	Policy WC5: Retail, Town Centre and Local Centre Development	To accord with Government policy in the NPPF.	<p>Amend Policy WC5 to read as follows:</p> <p>“...Retail development must demonstrate that it is:</p> <p style="padding-left: 40px;">a) Appropriate in scale and function to its location;</p> <p>...</p> <p>A sequential <u>test</u> and retail or leisure impact assessment will be required for applications in</p>

			edge-of-centre or out-of-centre locations which include ...”
MM69	Paragraphs 6.51, 6.52, 6.53 and 6.55	To clarify the current position with regards to the Sherwood Lodge Edge of Town Centre Allocation.	<p>Amend Paragraph 6.51 to read as follows:</p> <p>“6.51 Development of the Sherwood lodge site is a major undertaking that necessitates Local Plan support. The site, between Town End (the ‘high street’) and Oxcroft Lane to the north is a large potential redevelopment area. An extant planning permission exists for development of a large Supermarket on the site, with a road connection through from Town End to Oxcroft Lane, however the developer (Morrisons) is no longer proceeding with the scheme. A large vacant site, (Sherwood Lodge) close to the town centre was recognised as a potential retail based development site. Planning permission for the erection of a food store and retail terrace with associated car parking was granted planning permission (17/00615/FUL), on 26th September 2018.”</p> <p>Amend Paragraph 6.52 to read as follows:</p> <p>“6.52 The development of the ‘Sherwood Lodge site’ is seen by the Council as an important objective in delivering significant improvements within Bolsover town centre. The site will play two important roles: <u>provide town centre retail development opportunities.</u></p>

			<p>a) Provide a vehicular link to help mitigate against potential congestion due to traffic generated within and around the town centre;</p> <p>b) Provide town centre retail development opportunities, potentially with residential or community facilities as well."</p> <p>Amend Paragraph 6.53 to read as follows:</p> <p>"6.53 Figure 6A. below shows the main area of the development. However, it is accepted that provided that the site helps to provide for a link road and enhances the retail provision within the town centre, other forms of town centre development would be welcomed as part of the overall development site."</p> <p>Delete Paragraph 6.55 in its entirety as follows:</p> <p>"6.55 Whilst the allocated land is largely not within the Council's ownership, there have been discussions with the landowners over potential redevelopment schemes."</p>
MM70	Policy WC6: Bolsover Edge of Town Centre Allocation	To clarify the current position with regards to the Bolsover Edge of Town Centre Allocation.	<p>Amend Policy WC6 to read as follows:</p> <p>"As part of the regeneration and redevelopment of Bolsover town centre, the area known as the Sherwood Lodge site, as indicated in Figure 6A and defined on the Policies Map is allocated as an edge of town</p>

			<p>centre allocation within the Local Plan. Proposals for the development of this site will be permitted where they are comprehensive, guided by an approved masterplan for the site and:</p> <ul style="list-style-type: none"> a) Provide for an acceptable two way vehicular access road between Town End and Oxcroft Lane; b) Ensure the provision of pedestrian access and linkage between Cavendish Walk and the site; c) Provide for at least one Convenience retail store in excess of 1,200m²; d) Provide for other town centre related uses which may include retail, leisure, employment, residential or community facilities; e) Ensure that a suitable level of public parking is made available as part of the scheme; f) Give special consideration to the historic grounds and remaining building on the western side of the site, as identified heritage assets;
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			<p>g) Contribute to the planned Bolsover town cycle network through the provision of cycling facilities within the site;</p> <p>h) Contribute towards place-making through the delivery of a high quality designed development that creates an attractive and locally distinctive new urban neighbourhood-utilising public art as appropriate;</p> <p>i) Contribute towards the efforts to tackle climate change through its approach to sustainable construction, renewable energy and energy conservation within the site's general layout, design and orientation;</p> <p>j) Mitigate the loss of the green space through a financial contribution to be towards the improvement of a green space within Bolsover Town.</p> <p>These requirements will be carried forward into a Supplementary Planning Document to ensure that the Council can respond if required in a flexible way to changes in circumstances during the plan period that would necessitate revisions to the approved masterplan."</p>
MM71	Policy WC7: Shirebrook	To provide clarity in respect of the provision of a replacement recreational facility.	Amend Criterion e) of Policy WC7 to read as follows:

	Edge of Town Centre Allocations		“e) Provide <u>for</u> a replacement play area <u>and</u> <u>or</u> provide a commuted sum to be agreed with the Council <u>for alternative recreational facilities.</u> ”
MM72	Policy WC8: South Normanton Edge of Town Centre Allocations	To highlight the need for development proposals to also comply with the provisions of Policy WC4 and to remove the South Normanton Edge of Town Centre Allocations from within the Explosive Safeguarding Zone.	<p>Amend Criterion c) of Policy WC8 to read as follows:</p> <p>c) “Comply with <u>the provisions of Policy WC4 and</u> current Health and Safety Executive (HSE) land use planning guidance in relation to the nearby Rough Close Works”</p> <p>Amend Figure 6C – South Normanton Edge of Town Centre Allocations to keep the site boundary outside of the Explosive Safeguarding Zone (See Appendix 3(c)).</p> <p>A consequential change is also required to Figure xx) in Appendix 8.1 (See MM98 below).</p> <p>Corresponding change proposed to the Policies Map [PMC10]</p>
MM73	Paragraphs 6.73, 6.75, 6.76 and 6.77	To more accurately reflect Government policy in the NPPF.	<p>Amend Paragraph 6.73 to read as follows:</p> <p>“6.73 Action on the food environment is supported by the NICE public health guidance, <i>‘Prevention of Cardiovascular Disease’</i>. NICE recommends restricting planning permission for takeaways and other food retail outlets in</p>

			<p>specific areas (for example, within walking distance of schools). <u>However, there is no substantial evidence to support a link between childhood obesity and the siting of hot food takeaways within walking distance of schools in Bolsover District at present.</u>"</p> <p>Amend Paragraph 6.75 to read as follows:</p> <p>"6.75 The NPPF says that planning should "take account of and support local strategies to improve health, social and cultural wellbeing for all" (paragraph 17), and it "can play an important role in facilitating social interaction and creating healthy, inclusive communities" (paragraph 69)."</p> <p>Amend Paragraph 6.76 to read as follows:</p> <p>"6.76 A condition may be imposed which removes permitted development rights in cases where the size and / or location of the proposed hot food takeaway could undermine the district's retail hierarchy should a change of use occur. The Council is also considering further work alongside Public Health to develop A Supplementary Planning Document (SPD) to support / inform decision making in relation to fast food outlets and therefore aid the implementation of the policy."</p>
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			<p>Add a new paragraph after paragraph 6.76 to read as follows:</p> <p><u>“The Council will continue to work with partners in the Public Health sector to monitor and develop its policies in relation to hot food takeaways.”</u></p> <p>Delete Paragraph 6.77 in its entirety as follows:</p> <p>“6.77 Whilst it is recognised that this policy cannot have a retrospective impact on existing outlets, it can reduce the potential for saturation of outlets in locations near to schools and colleges. Therefore, it is seen useful to have a policy that will help limit the worsening of an identified issue by preventing proliferation of hot food takeaway outlets and preventing new outlets opening in undesirable locations if existing ones close.”</p>
MM74	Policy WC9: Hot Food Takeaways	To more accurately reflect Government policy in the NPPF.	<p>Delete Criterion a) from Policy WC9 as follows:</p> <p>a) “They are not within 400m* of an access point to any school or college”</p> <p>Delete the corresponding footnote to Policy WC9 as follows:</p> <p>“*400m radius around the proposal — based on an approximate ten minute walking time.”</p>

			<p>Delete the second part of Policy WC9 as follows:</p> <p>“Where planning permission is forthcoming for hot food takeaways the following actions may be pursued to minimise impact:</p> <p style="padding-left: 40px;">a) S106 contribution to support local healthy eating programmes</p> <p>Conditions restricting opening hours during school term time, for example at the start/end of a school day; break and lunchtimes”</p> <p>See MM101 and MM103 below, for the consequential changes to Appendix 10.1 - Which Policies contribute towards which Objectives; and to Appendix 10.2 - How the policies will be monitored.</p>
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CHAPTER 7 – SUSTAINABLE COMMUNITIES

Mod. No.	Policy/Para. No.	Reason for the Change	Proposed Main Modification
MM75	Policy SC2: Sustainable Design and Construction	To include a reference to the drainage hierarchy set out in the NPPG.	<p>Add a footnote to Criterion f) of Policy SC2 to read as follows:</p> <p>f) “Adopts sustainable drainage principles* and avoids detrimental changes to the characteristics of groundwater drainage</p>

			<p>and surface water run-off, and protects the capacity of natural surface water drainage systems and access to them for maintenance and improvement”</p> <p><u>“* Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:</u></p> <ol style="list-style-type: none"> 1. <u>into the ground (infiltration);</u> 2. <u>to a surface water body;</u> 3. <u>to a surface water sewer, highway drain, or another drainage system;</u> 4. <u>to a combined sewer.”</u>
MM76	Policy SC6: Renewable and Low Carbon Energy	To reflect the terminology used in the NPPF.	<p>Amend Criterion d) of Policy SC6 to read as follows:</p> <p>d) “Significant <u>Substantial</u> harm to the historic environment, including the effect on the significance of heritage assets and their setting and important views associated with valued landscapes and townscapes.”</p>
MM77	Policy SC8: Landscape Character	To include reference to the Historic Landscape Character Data.	<p>Amend the second paragraph of Policy SC8 to read as follows:</p> <p>“Development proposals should have regard to the Derbyshire Landscape Character Assessment, <u>Historic Landscape Character Data</u> and the Areas of Multiple Environmental</p>

			Sensitivity ² and contribute, where appropriate, to the conservation and enhancement, or restoration and re-creation of the local landscape.”
MM78	Policy SC14: Contaminated and Unstable Land	To accord with Government policy in Paragraphs 135 and 139 of the NPPF.	Amend the third paragraph of Policy SC14 to read as follows: “Proposals for the remediation of contaminated or unstable land will only be permitted where the benefits of remediation outweigh any harm to the natural, and built, <u>and historic</u> environment.”
MM79	Policy SC15: Hazardous Installations	To highlight the need for development proposals to also comply with the provisions of Policy WC4 and other policies within the Local Plan.	Amend Policy SC15 to read as follows: “Planning permission will be granted for development within the Health and Safety consultation zones provided that the risks arising from the presence of the hazardous substance are acceptable in relation to the nature of the proposed development, <u>and the development is compliant with the provisions of other Local Plan policies, including Policy WC4.</u> ”
MM80	Paragraph 7.106	To reflect the terminology used in the NPPF. .	Amend Paragraph 7.106 to read as follows: “7.106 Policy SC18 below, aims to ensure that these settlements and all other important sites are preserved <u>conserved</u> and where possible enhanced.”

MM81	Policy SC18: Scheduled Monuments and Archaeology	To reflect the need for any assessment to be carried out prior to the consideration of a development proposal.	Amend the second paragraph of Policy SC18 to read as follows: “...In some cases this will require archaeological desk based assessment and / or field evaluation of the site <u>which should be submitted as part of a development proposal and should be undertaken by a suitably qualified archaeologist</u> . Provision should then...”
MM82	Policy SC19: Bolsover Area of Archaeological Interest	To ensure that an assessment appropriate to the individual site’s circumstances is undertaken.	Amend Criterion 1) of Policy SC19 to read as follows: 1) “Planning applications involving ground disturbance should be accompanied by the results of an archaeological desk based assessment, or heritage impact assessment <u>or other site evaluation assessment method</u> , as appropriate to the scale and type of development. <u>The assessment work should be undertaken by a suitably qualified archaeologist</u> ”
MM83	Paragraph 7.109	To reflect the terminology used in the NPPF.	Amend Paragraph 7.109 to read as follows: “7.109 Policy SC20 below aims to ensure that these assets are preserved <u>conserved</u> , whilst development proposals which conserve and offer opportunities to enhance the character, appearance and significance of such assets are treated positively.”

MM84	Paragraph 7.112	To reflect the terminology used in the NPPF.	Amend Paragraph 7.112 to read as follows: “7.112 Policy SC21 below aims to ensure that these are assets <u>are preserved conserved</u> , whilst development proposals which conserve and offer opportunities to enhance the character, appearance and significance of such assets are treated positively.”
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CHAPTER 8 – INFRASTRUCTURE, TRANSPORT, COMMUNITY AND RECREATION PROVISION

Mod. No.	Policy/Para. No.	Reason for the Change	Proposed Main Modification
MM85	Figure 8A: Strategic Green Infrastructure Network	To accurately reflect the route of the Archaeological Way and to add an additional Multi User Trail East of Hennymoor Farm to Hodthorpe.	Amend the route of the Archaeological Way shown on Figure 8A: Strategic Green Infrastructure Network as follows: 1) Show Mag Lane as part of the existing route (Solid Green). 2) Show Sookholme Road as part of the existing route (Solid Green). 3) Change Frithwood Lane from an existing route to a proposed route, (Dotted green line). (See Appendix 3d))

			<p>A consequential change is also required to Figure xviii) in Appendix 8.1 (See MM97 below).</p> <p>Corresponding changes proposed to the Policies Map [PMC15] [PMC16] [PMC17]</p>
MM86	Policy ITCR2: The Multi-User Trails Network	To update the Local Plan with regards to the Archaeological Way and to add East of Hennymoor Farm to Hodthorpe.	<p>Amend Policy ITCR 2 to read as follows:</p> <p>“Planning permission will be granted for proposals providing that they would not prejudice the use of the following sites as existing Multi-User Trails (a-y) and proposed Multi-User Trails (1-38 <u>39</u>) as shown on the Policies Map:</p> <p>Proposed Multi-User Trails</p> <p>...</p> <p>3) Archaeological Way Link from Frithwood Lane Bridleway and link to Gypsy Lane, Creswell</p> <p>....</p> <p>39)<u>East of Hennymoor Farm to Hodthorpe</u>”</p> <p>A consequential change is also required to Figure xviii) in Appendix 8.1 (See MM97 below).</p> <p>Corresponding change proposed to the Policies Map [PMC18]</p>

MM87	Policy ITCR4: Local Shops and Community Facilities	To clarify what is required in respect of marketing evidence.	<p>Amend the second footnote of Policy ITCR4 to read as follows:</p> <p>“** Marketing should be through an appropriate agent as well as through the Council’s regeneration service facility. The applicant should agree the marketing strategy, including any marketing period <u>(with a rent or sale price for the existing use of the facility)</u>, with the Local Planning Authority in advance. Evidence of the results of the sustained marketing strategy will need to be submitted with any planning application. Marketing should not be restricted to just the building’s last use but also other potential community uses.”</p>
MM88	Policy ITCR5: Green Space and Play Provision	To clarify the contributions required from new residential developments in respect of green spaces.	<p>Amend Policy ITCR5 to read as follows:</p> <p>“...Quality Improvements to Green Spaces</p> <p>In addition new residential developments of more than 10 units will be expected to make reasonable financial contributions, either for new green spaces, playing pitches, or to improve green spaces, or playing pitches falling within the following walking distances.</p> <ul style="list-style-type: none"> ● Spaces of a minimum size of 10 ha. within 7.5 km; ● Spaces of a minimum size of 4 ha. within 2 km;

			<ul style="list-style-type: none"> • Spaces of a minimum size of 2 ha. within 800 metres; • Spaces of a minimum size of 0.5 ha. or equipped play areas within 400 metres. • <u>Equipped Play Areas within 400 metres</u> • <u>Amenity Green Space within 500 metres</u> • <u>Recreation Grounds or Semi-Natural Green Space within 800 metres</u> <p>The Council will prioritise contributions to achieve minimum quality standards of 60% for Green Spaces and an 'Average' standard for Playing Pitches."</p> <p>A consequential change is also required to Policy ITCR7 (See MM90 below).</p>
MM89	Policy ITCR6: Protection of Green Space	To more accurately reflect Government policy in the NPPF.	<p>Amend the first paragraph of Policy ITCR6 to read as follows:</p> <p>"Development proposals will be permitted where they do not have any adverse effect upon, or result in the loss of, existing green spaces, including allotments and village greens, as identified on the Policies Map or in the Council's Green Space Strategy, and associated documents, or any future green space..."</p>
MM90	Policy ITCR7: Playing Pitches	To more accurately reflect Government policy in the NPPF and to reflect the changes proposed to Policy ITCR5 in MM88 above.	<p>Amend Policy ITCR7 to read as follows:</p> <p>"Existing Playing Pitches</p>

			<p>Development proposals will be <u>permitted supported</u> where they do not have an adverse effect upon or result in the loss of Playing Pitches or Playing field land, as identified on the Policies Map or within the Council's Playing Pitch Strategy and associated documents. Proposals resulting in a loss will need to provide a replacement <u>facility provision equivalent or better in terms of quantity and quality in a suitable location.</u></p> <p>Need for new Playing Pitches</p> <p>When considering development proposals the Council will use the Sport England Playing Pitch Calculator and the Playing Pitch Strategy and Assessment to consider whether new playing pitch provision or improvements to existing pitches will be needed.</p> <p><u>Quality Improvements to Playing Pitches</u></p> <p><u>If improvements to existing pitches are needed, new residential development of more than 10 dwellings will be expected to make financial contributions to the improvement of playing pitches and/or their ancillary facilities. The Playing Pitch strategy and assessment will be used to consider the most appropriate site for enhancements. The site must be well-related to the development. The Council will</u></p>
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			<u>prioritise contributions to achieve minimum quality standards of 'average' for playing pitches."</u>
MM91	Paragraph 8.57	To clarify the current position with regards to the Sherwood Lodge Edge of Town Centre Allocation.	<p>Delete Paragraph 8.57 in its entirety as follows:</p> <p>"8.57 Related to these improvement schemes, as set out in policy WC6, the Bolsover Town Centre Regeneration site should come forward during the plan period. In this case, the regeneration and redevelopment of the site will be required to deliver an acceptable two way vehicular access road between Town End and Oxcroft Lane in order to help mitigate against potential congestion due to traffic generated within and around the town centre."</p>
MM92	Policy ITCR11: Parking Provision	To accord with Regulations 5 and 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012.	<p>Amend Policy ITCR11 to read as follows:</p> <p>"Planning permission will be granted where there is appropriate provision for vehicle and cycle parking as outlined <u>set out</u> within <u>Appendix 8.2 – Parking Standards</u> and guided by the Local Parking Standards Supplementary Planning Document.</p> <p>Parking provision should</p> <p>a) Relate well to the proposed development</p>

			<p>b) Be well designed, taking account of the characteristics of the site and the locality</p> <p>c) Provide a safe and secure environment</p> <p>d) Minimise conflict with pedestrians and / or cyclists</p> <p>e) Make provision for service and emergency access”</p> <p>See MM99 below, for the consequential addition to the Appendices.</p>
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CHAPTER 9 – IMPLEMENTATION AND INFRASTRUCTURE DELIVERY - No Main Modifications Proposed

CHAPTER 10 – MONITORING – No Main Modifications Proposed

CHAPTER 11 – APPENDICES

Mod. No.	Policy/Para. No.	Reason for the Change	Proposed Main Modification
MM93	New Appendix	To comply with Regulation 8(5) of the Town and Country Planning (Local Planning) (England) Regulations 2012 as referred to in MM1 above.	Include a list of superseded policies as a new Appendix to the Local Plan as shown in Appendix 1.
MM94	New Appendix	To accord with paragraph 184 of the NPPF as referred to in MM2 above.	Include a list of strategic policies as a new Appendix to the Local Plan as shown in Appendix 2.
MM95	Appendix 5.1	To update the housing trajectory to more accurately reflect the current position with regards to the housing site allocations as referred to in MM10 , MM13 to MM15 and MM31 to MM50 above.	Update the Housing Trajectory as shown in Appendix 4.
MM96	Appendix 8.1	To update Figure xvi) to more accurately reflect the current position in respect of the Transitional zone referred to in MM19 and MM20 above.	Update Figure xvi) as shown in Appendix 3e).
MM97	Appendix 8.1	To update Figure xviii) to reflect the changes to the Multi User Trails referred to in MM85 and MM86 above.	Update Figure xviii) as shown in Appendix 3f).
MM98	Appendix 8.1	To update Figure xx) to reflect the changes to the South Normanton Edge of Town Centre allocation referred to in MM72 above.	Update Figure xx) as shown in Appendix 3g).

MM99	New Appendix	To accord with Regulations 5 and 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as referred to in MM92 above.	Include the Parking Standards as a new Appendix to the Local Plan as shown in Appendix 5.
MM100	Appendix 10.1	To reflect the deletion of Policy LC4: Custom and Self Build Dwellings as referred to in MM57 above.	Delete the reference to Policy LC4 in Appendix 10.1 as shown in Appendix 6.
MM101	Appendix 10.1	To reflect the changes made to Policy WC9: Hot Food Takeaways as referred to in MM74 above.	Amend the assessment of Policy WC9 in Appendix 10.1 as shown in Appendix 6.
MM102	Appendix 10.2	To reflect the deletion of Policy LC4: Custom and Self Build Dwellings as referred to in MM57 above.	Update the Monitoring Indicators for Policy LC3 in Appendix 10.2 as shown in Appendix 7.
MM103	Appendix 10.2	To reflect the amendments made to Policy WC9 and more accurately reflect Government policy in the NPPF as referred to in MM74 above.	Update the Monitoring Indicators for Policy WC9 in Appendix 10.2 as shown in Appendix 7.

Appendices

Appendix 1 – Proposed Main Modification [MM93] – New Appendix: List of superseded policies

Appendix 1.2 - Policies in the adopted Bolsover District Local Plan which would be replaced by the policies in the Local Plan for Bolsover District if they were to be adopted.

The following table identifies those previously saved policies in the Bolsover District Local Plan (February 2000) which would be replaced by the policies in the Local Plan for Bolsover District if they were to be adopted.

<u>POLICY NO.</u>	<u>POLICY TITLE</u>
<u>GEN 1</u>	<u>Minimum requirements for development</u>
<u>GEN 2</u>	<u>Impact of Development on the Environment</u>
<u>GEN 3</u>	<u>Development Affected by Adverse Environmental Impacts from Existing or Permitted Uses</u>
<u>GEN 4</u>	<u>Development on Contaminated Land</u>
<u>GEN 5</u>	<u>Land Drainage</u>
<u>GEN 6</u>	<u>Sewerage and Sewage Disposal</u>
<u>GEN 7</u>	<u>Land Stability</u>
<u>GEN 8</u>	<u>Settlement Frameworks</u>
<u>GEN 9</u>	<u>Development in the Green Belt</u>
<u>GEN 10</u>	<u>Important Open Areas</u>
<u>GEN 11</u>	<u>Development Adjoining the Settlement Framework Boundary</u>
<u>GEN 12</u>	<u><i>Expired September 2007</i></u>
<u>GEN 13</u>	<u>Provision for People with a Disability</u>
<u>GEN 14</u>	<u><i>Expired September 2007</i></u>
<u>GEN 15</u>	<u>Telecommunications Development</u>
<u>GEN 16</u>	<u><i>Expired September 2007</i></u>
<u>GEN 17</u>	<u>Public Art</u>
<u>HOU 1</u>	<u><i>Expired September 2007</i></u>
<u>HOU 2</u>	<u>Location of Housing Sites</u>
<u>HOU 3</u>	<u>Housing Allocations</u>
<u>HOU 4</u>	<u><i>Expired September 2007</i></u>
<u>HOU 5</u>	<u>Outdoor Recreation and Play Space Provision for New Housing Developments</u>
<u>HOU 6</u>	<u>Affordable Housing</u>
<u>HOU 7</u>	<u>Low Cost Housing in Small Settlements in the Countryside</u>
<u>HOU 8</u>	<u>Replacement or Extension of Existing Dwellings in the Countryside</u>
<u>HOU 9</u>	<u>Essential New Dwellings in the Countryside</u>
<u>HOU 10</u>	<u>Removal of Conditions Limiting Occupancy of Essential Dwellings in the Countryside</u>
<u>HOU 11</u>	<u>Houses in Multiple Occupations and Hostels</u>
<u>HOU 12</u>	<u>Conversions of Building to Flats</u>
<u>HOU 13</u>	<u>Residential Care Homes and Nursing Homes</u>
<u>HOU 14</u>	<u>Residential Caravans and Mobile Homes</u>
<u>HOU 15</u>	<u>Sites for Gypsies and Travellers</u>
<u>HOU 16</u>	<u>Mobility Housing</u>

<u>HOU 17</u>	<u>Expired September 2007</u>
<u>EMP 1</u>	<u>Key Employment Site on Land Adjoining Pinxton Castle</u>
<u>EMP 2</u>	<u>South Shirebrook Mixed Development Package Providing a Key Employment Site.</u>
<u>EMP3</u>	<u>Local Employment Sites</u>
<u>EMP 4</u>	<u>Expired September 2007</u>
<u>EMP 5</u>	<u>Protection of Sites and Buildings in Employment Use</u>
<u>EMP 6</u>	<u>Non-industrial Employment Sites</u>
<u>EMP 7</u>	<u>Expired September 2007</u>
<u>EMP 8</u>	<u>Expired September 2007</u>
<u>EMP 9</u>	<u>Expired September 2007</u>
<u>EMP 10</u>	<u>Sites for Large Firms</u>
<u>EMP 11</u>	<u>Rough Close Works, South Normanton, Core Area</u>
<u>EMP 12</u>	<u>Rough Close Works, South Normanton; Area of Wider Operations</u>
<u>EMP 13</u>	<u>Rough Close Works Inner Development Control Zone</u>
<u>EMP 14</u>	<u>Rough Close Works Outer Development Control Zone</u>
<u>EMP 15</u>	<u>Coalite Chemicals, Bolsover; Area of Existing Operations</u>
<u>EMP 16</u>	<u>Coalite Chemicals Inner Development Control Zone</u>
<u>EMP 17</u>	<u>Coalite Chemicals Middle and Outer Development Control Zones</u>
<u>EMP 18</u>	<u>New Hazardous and Pollutant Industries</u>
<u>EMP 19</u>	<u>Expired September 2007</u>
<u>SAC 1</u>	<u>Shopping Development in South Normanton, Shirebrook, Bolsover and Clown Town Centres.</u>
<u>SAC 2</u>	<u>Expansion of South Normanton Town Centre</u>
<u>SAC 3</u>	<u>Non-retail uses in Town Centres</u>
<u>SAC 4</u>	<u>Upper Floor Development in Town Centres</u>
<u>SAC 5</u>	<u>Rear servicing in Town Centres</u>
<u>SAC 6</u>	<u>Car Parking in Town Centres</u>
<u>SAC 7</u>	<u>Local Centres and Shopping Frontages</u>
<u>SAC 8</u>	<u>Individual Local Shops</u>
<u>SAC 9</u>	<u>Hot Food Shops, Cafes, Restaurants, Public Houses and Social Clubs</u>
<u>SAC 10</u>	<u>Retail Development at Industrial or Warehousing Sites</u>
<u>SAC 11</u>	<u>Retail uses at Horticultural Nurseries, Farms and Factories</u>
<u>SAC 12</u>	<u>Retail Development on the Edge of Defined Town and Local Centres</u>
<u>SAC 13</u>	<u>Retail Development Outside Defined Town and Local Centres</u>
<u>SAC 14</u>	<u>Retention of Existing Shop Fronts</u>
<u>SAC 15</u>	<u>Design of New Shops Fronts and Alterations to Existing Shop Fronts</u>
<u>SAC 16</u>	<u>Amusement Centres</u>
<u>CLT 1</u>	<u>Protection of Existing Buildings which Serve the Community</u>
<u>CLT 2</u>	<u>New Community Facilities</u>
<u>CLT 3</u>	<u>Reservation of Land for Social and Community Projects</u>
<u>CLT 4</u>	<u>Indoor Sport and Recreation Facilities</u>
<u>CLT 5</u>	<u>Large Scale Indoor Sport and Recreation Facilities</u>
<u>CLT 6</u>	<u>Existing Outdoor Playing Space and Amenity Open Space</u>
<u>CLT 7</u>	<u>New Outdoor Playing Space and Amenity Open Space</u>
<u>CLT 8</u>	<u>New Golf Courses</u>

<u>CLT 9</u>	<u>Protection of Existing Allotments</u>
<u>CLT 10</u>	<u>Countryside Recreation Facilities</u>
<u>CLT 11</u>	<u>New Countryside Recreation Facilities</u>
<u>CLT 12</u>	<u>Water-based Recreation and Natural History Interests</u>
<u>CLT 13</u>	<u>Location of Major New Leisure and Entertainment Developments</u>
<u>CLT 14</u>	<u>Hotel Development</u>
<u>TRA 1</u>	<u>Location of New Development</u>
<u>TRA 2</u>	<u>Protection of Rail Routes</u>
<u>TRA 3</u>	<u>Protection of Sites for Railway Stations</u>
<u>TRA 4</u>	<u>Protection of Existing Railway Stations</u>
<u>TRA 5</u>	<u>Safeguarding Potential Railway Sidings</u>
<u>TRA 6</u>	<u>Expired September 2007</u>
<u>TRA 7</u>	<u>Design for Accessibility by Bus</u>
<u>TRA 8</u>	<u>Expired September 2007</u>
<u>TRA 9</u>	<u>Mill Street Relief Road, Clowne</u>
<u>TRA 10</u>	<u>Traffic Management</u>
<u>TRA 11</u>	<u>Expired September 2007</u>
<u>TRA 12</u>	<u>Protection of Existing Footpaths and Bridleways</u>
<u>TRA 13</u>	<u>Provision for Cyclists</u>
<u>TRA 14</u>	<u>Expired September 2007</u>
<u>TRA 15</u>	<u>Design of Roads and Paths to Serve New Development</u>
<u>CON 1</u>	<u>Development in Conservation Areas</u>
<u>CON 2</u>	<u>Demolition of unlisted Building or Structures in Conservation Areas</u>
<u>CON 3</u>	<u>Important Open Areas within Conservation Areas</u>
<u>CON 4</u>	<u>Development Adjoining Conservation Areas</u>
<u>CON 5</u>	<u>Expired September 2007</u>
<u>CON 6</u>	<u>Expired September 2007</u>
<u>CON 7</u>	<u>Extension and Alteration of Listed Buildings</u>
<u>CON 8</u>	<u>Demolition of Listed Buildings</u>
<u>CON 9</u>	<u>Change of Use of Listed Buildings</u>
<u>CON 10</u>	<u>Development Affecting the Setting of Listed Buildings</u>
<u>CON 11</u>	<u>Documentary Archives relating to all Listed Buildings and to Unlisted Buildings of Merit in Conservation Areas</u>
<u>CON 12</u>	<u>Historic Parks, Gardens, Graveyards and Cemeteries</u>
<u>CON 13</u>	<u>Archaeological Sites and Ancient Monuments</u>
<u>CON 14</u>	<u>Bolsover Area of Archaeological Interest</u>
<u>ENV 1</u>	<u>Agricultural Development</u>
<u>ENV 2</u>	<u>Protection of the Best and Most Versatile Agricultural Land and the Viability of Farm Holdings.</u>
<u>ENV 3</u>	<u>Development in the Countryside</u>
<u>ENV 4</u>	<u>Re-Use and Adaption of Rural Buildings</u>
<u>ENV 5</u>	<u>Nature Conservation Interests Throughout the District</u>
<u>ENV 6</u>	<u>Designated and Registered Nature Conservation Sites</u>
<u>ENV 7</u>	<u>Expired September 2007</u>
<u>ENV 8</u>	<u>Development affecting trees and hedgerows</u>
<u>ENV 9</u>	<u>Expired September 2007</u>
<u>ENV 10</u>	<u>Expired September 2007</u>
<u>ENV 11</u>	<u>Expired September 2007</u>

Appendix 2 – Proposed Main Modification [MM94] – New Appendix: List of strategic policies

Appendix 1.3 - Strategic policies of the Local Plan for Bolsover District

The following table identifies the strategic policies of the Local Plan for Bolsover District which address the Council's priorities for the development and use of land in Bolsover District.

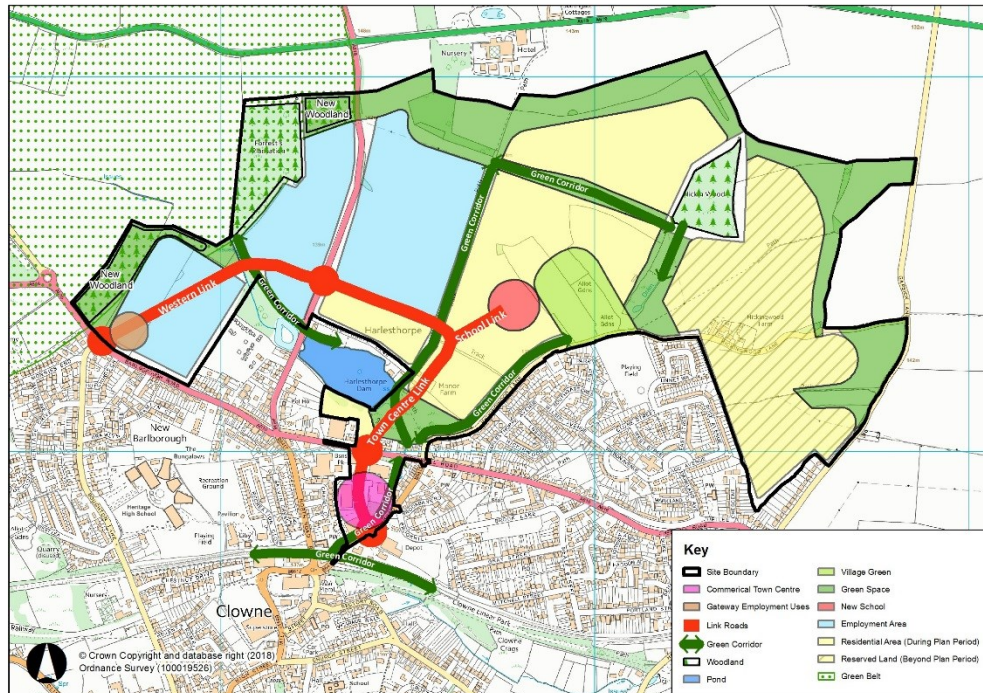
<u>POLICY NO.</u>	<u>POLICY TITLE</u>	<u>STRATEGIC OR NOT</u>
SS1	<u>Sustainable Development</u>	<u>Strategic</u>
SS2	<u>Scale of Development</u>	<u>Strategic</u>
SS3	<u>Spatial Strategy and Distribution of Development</u>	<u>Strategic</u>
SS4	<u>Strategic Site Allocation - Bolsover North</u>	<u>Strategic</u>
SS5	<u>Strategic Site Allocation - Clowne Garden Village</u>	<u>Strategic</u>
SS6	<u>Strategic Site Allocation - Former Whitwell Colliery site</u>	<u>Strategic</u>
SS7	<u>Coalite Priority Regeneration Area</u>	<u>Strategic</u>
SS8	<u>Pleasley Vale Regeneration Area</u>	<u>Strategic</u>
SS9	<u>Development in the Countryside</u>	<u>Strategic</u>
SS10	<u>Development in the Green Belt</u>	<u>Strategic</u>
SS11	<u>Development in Important Open Breaks</u>	<u>Strategic</u>
LC1	<u>Housing Allocations</u>	<u>Strategic</u>
LC2	<u>Affordable Housing Through Market Housing</u>	<u>Strategic</u>
LC3	<u>Type and Mix of Housing</u>	<u>Not Strategic</u>
LC5	<u>Site Allocations for Gypsies, Travellers and Travelling Showpeople</u>	<u>Strategic</u>
LC6	<u>Applications for Gypsies, Travellers and Travelling Showpeople</u>	<u>Strategic</u>
LC7	<u>Safeguarding sites for Gypsies, Travellers and Travelling Showpeople</u>	<u>Strategic</u>
LC8	<u>Agricultural, Forestry and Other Occupational Dwellings in the Countryside</u>	<u>Not Strategic</u>
LC9	<u>Removal of Agricultural and Other Occupancy Conditions</u>	<u>Not Strategic</u>
WC1	<u>Employment Land Allocations</u>	<u>Strategic</u>
WC2	<u>General Principles for Economic development</u>	<u>Strategic</u>
WC3	<u>Supporting the Rural Economy</u>	<u>Strategic</u>
WC4	<u>Rough Close Works, South Normanton</u>	<u>Not Strategic</u>
WC5	<u>Retail, Town Centre and Local Centre Development</u>	<u>Strategic</u>
WC6	<u>Bolsover Edge of Town Centre Allocation</u>	<u>Strategic</u>
WC7	<u>Shirebrook Edge of Town Centre Allocations</u>	<u>Strategic</u>
WC8	<u>South Normanton Edge of Town Centre Allocations</u>	<u>Strategic</u>
WC9	<u>Hot Food Takeaways</u>	<u>Strategic</u>
WC10	<u>Tourism and the Visitor Economy</u>	<u>Strategic</u>
SC1	<u>Development within the Development Envelope</u>	<u>Strategic</u>
SC2	<u>Sustainable Design and Construction</u>	<u>Strategic</u>

<u>SC3</u>	<u>High Quality Development</u>	<u>Strategic</u>
<u>SC4</u>	<u>Comprehensive Development</u>	<u>Strategic</u>
<u>SC5</u>	<u>Change of Use and Conversions in the Countryside</u>	<u>Strategic</u>
<u>SC6</u>	<u>Renewable and Low Carbon Energy</u>	<u>Not Strategic</u>
<u>SC7</u>	<u>Flood Risk</u>	<u>Not Strategic</u>
<u>SC8</u>	<u>Landscape Character</u>	<u>Not Strategic</u>
<u>SC9</u>	<u>Biodiversity and Geodiversity</u>	<u>Not Strategic</u>
<u>SC10</u>	<u>Trees, Woodland and Hedgerows</u>	<u>Not Strategic</u>
<u>SC11</u>	<u>Environmental Quality (Amenity)</u>	<u>Not Strategic</u>
<u>SC12</u>	<u>Air Quality</u>	<u>Not Strategic</u>
<u>SC13</u>	<u>Water Quality</u>	<u>Not Strategic</u>
<u>SC14</u>	<u>Contaminated and Unstable Land</u>	<u>Not Strategic</u>
<u>SC15</u>	<u>Hazardous installations</u>	<u>Not Strategic</u>
<u>SC16</u>	<u>Development Within or Impacting upon Conservation Areas</u>	<u>Not Strategic</u>
<u>SC17</u>	<u>Development affecting Listed Buildings and their Settings</u>	<u>Not Strategic</u>
<u>SC18</u>	<u>Scheduled Monuments and Archaeology</u>	<u>Not Strategic</u>
<u>SC19</u>	<u>Bolsover Area of Archaeological Interest</u>	<u>Not Strategic</u>
<u>SC20</u>	<u>Registered Parks and Gardens</u>	<u>Not Strategic</u>
<u>SC21</u>	<u>Non Designated Local Heritage Assets</u>	<u>Not Strategic</u>
<u>ITCR1</u>	<u>Strategic Green Infrastructure Network</u>	<u>Strategic</u>
<u>ITCR2</u>	<u>The Multi-User Trails Network</u>	<u>Strategic</u>
<u>ITCR3</u>	<u>Protection of Footpaths and Bridleways</u>	<u>Not Strategic</u>
<u>ITCR4</u>	<u>Local Shops and Community Facilities</u>	<u>Not Strategic</u>
<u>ITCR5</u>	<u>Green Space and Play Provision</u>	<u>Strategic</u>
<u>ITCR6</u>	<u>Protection of Green Space</u>	<u>Strategic</u>
<u>ITCR7</u>	<u>Playing Pitches</u>	<u>Strategic</u>
<u>ITCR8</u>	<u>New and Existing Indoor Sports Facilities</u>	<u>Not Strategic</u>
<u>ITCR9</u>	<u>Local Transport Improvement Schemes</u>	<u>Strategic</u>
<u>ITCR10</u>	<u>Supporting Sustainable Transport Patterns</u>	<u>Strategic</u>
<u>ITCR11</u>	<u>Parking provision</u>	<u>Strategic</u>
<u>ITCR12</u>	<u>Information Communication Technology and Telecommunications</u>	<u>Not Strategic</u>
<u>II1</u>	<u>Plan Delivery and the Role of Developer Contributions</u>	<u>Strategic</u>
<u>II2</u>	<u>Employment and Skills</u>	<u>Strategic</u>

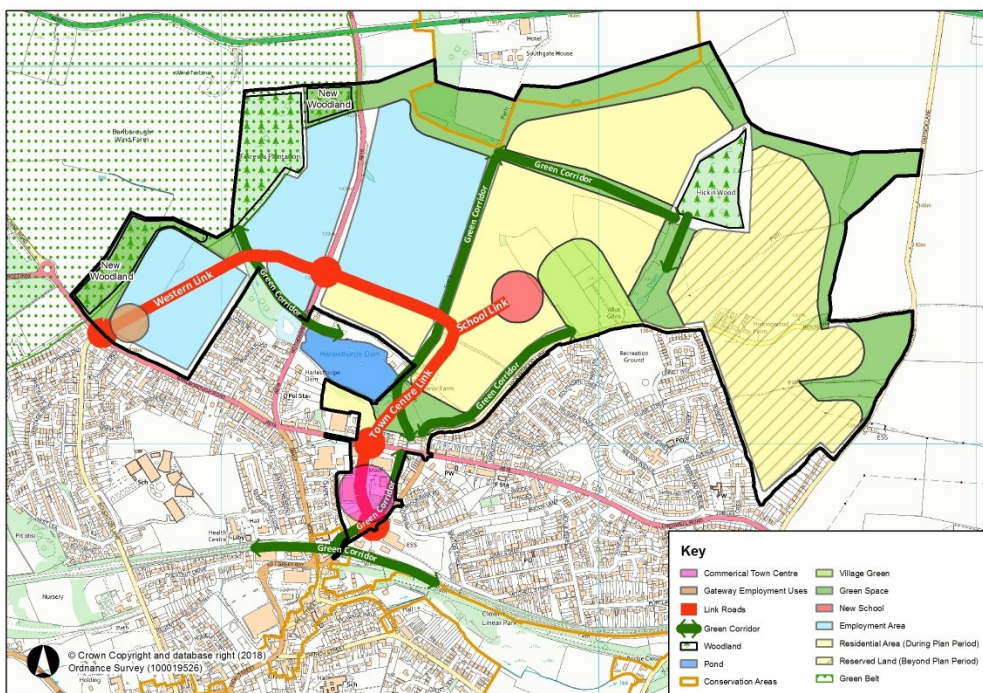
Appendix 3 – Proposed Main Modifications to Figures / Diagrams

a) Figure 4C: Clowne Garden Village - Indicative Masterplan (Policy SS5)

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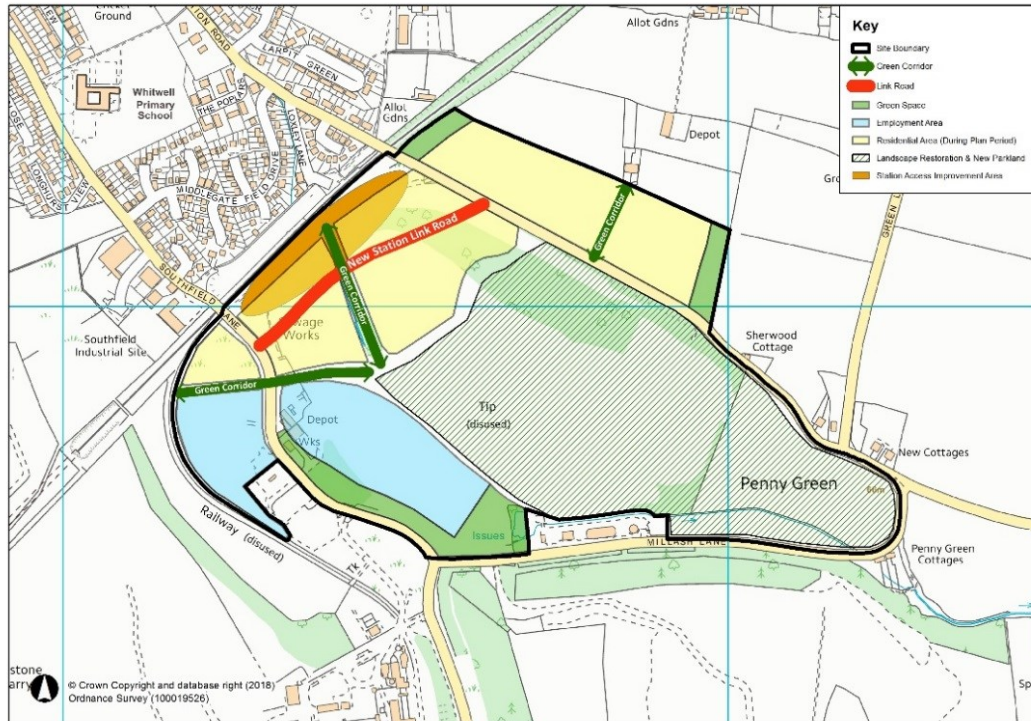


Proposed Main Modification [MM17]

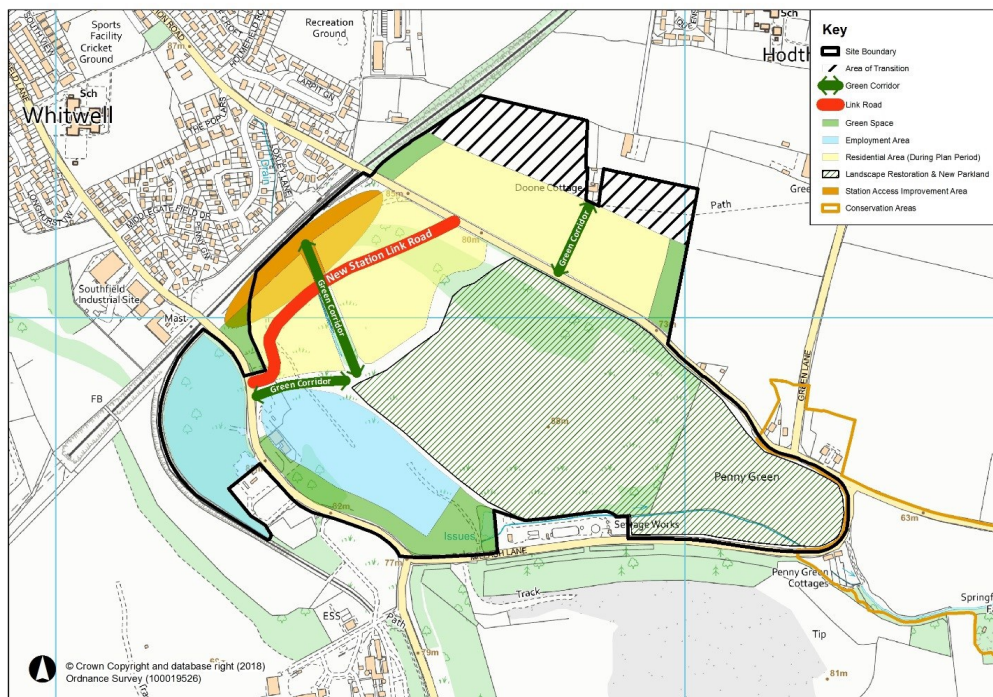


b) Figure 4D: Former Whitwell Colliery site - Indicative Masterplan (Policy SS6)

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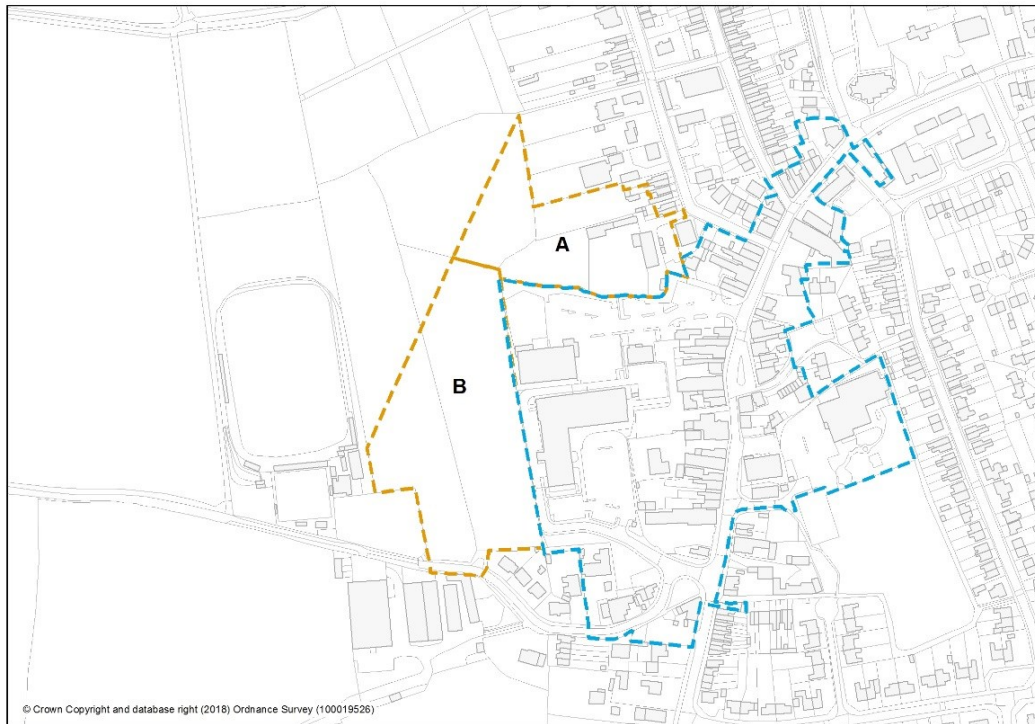


Proposed Main Modification [MM20]

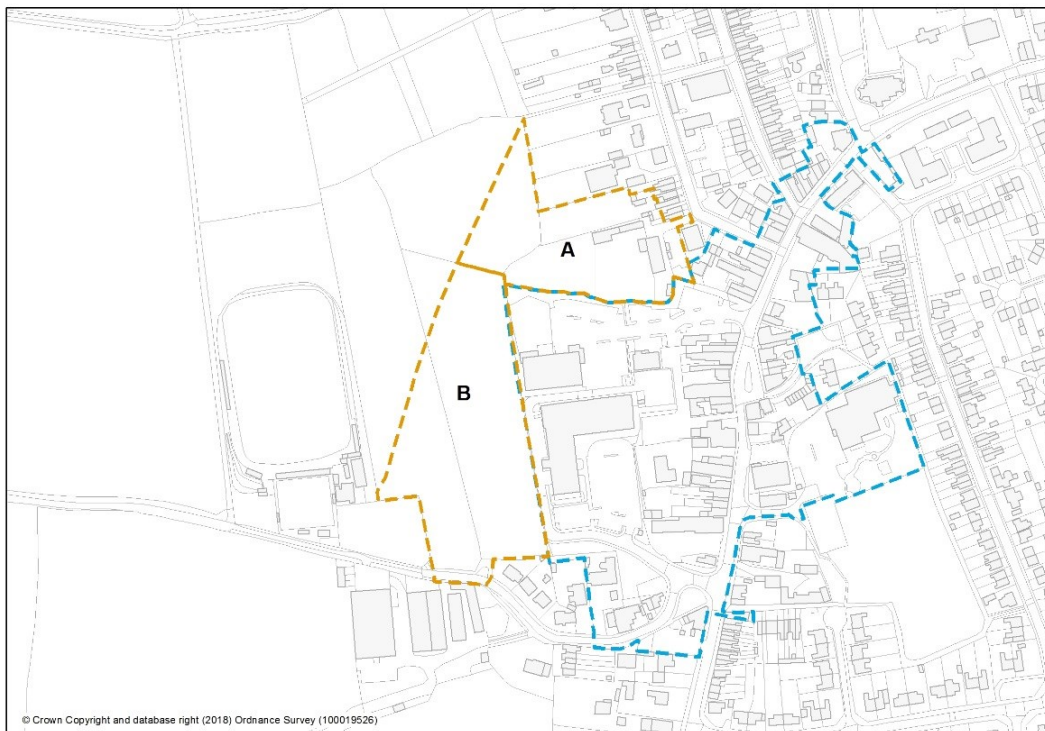


c) Figure 6C - South Normanton Edge of Town Centre Allocations (Policy WC8)

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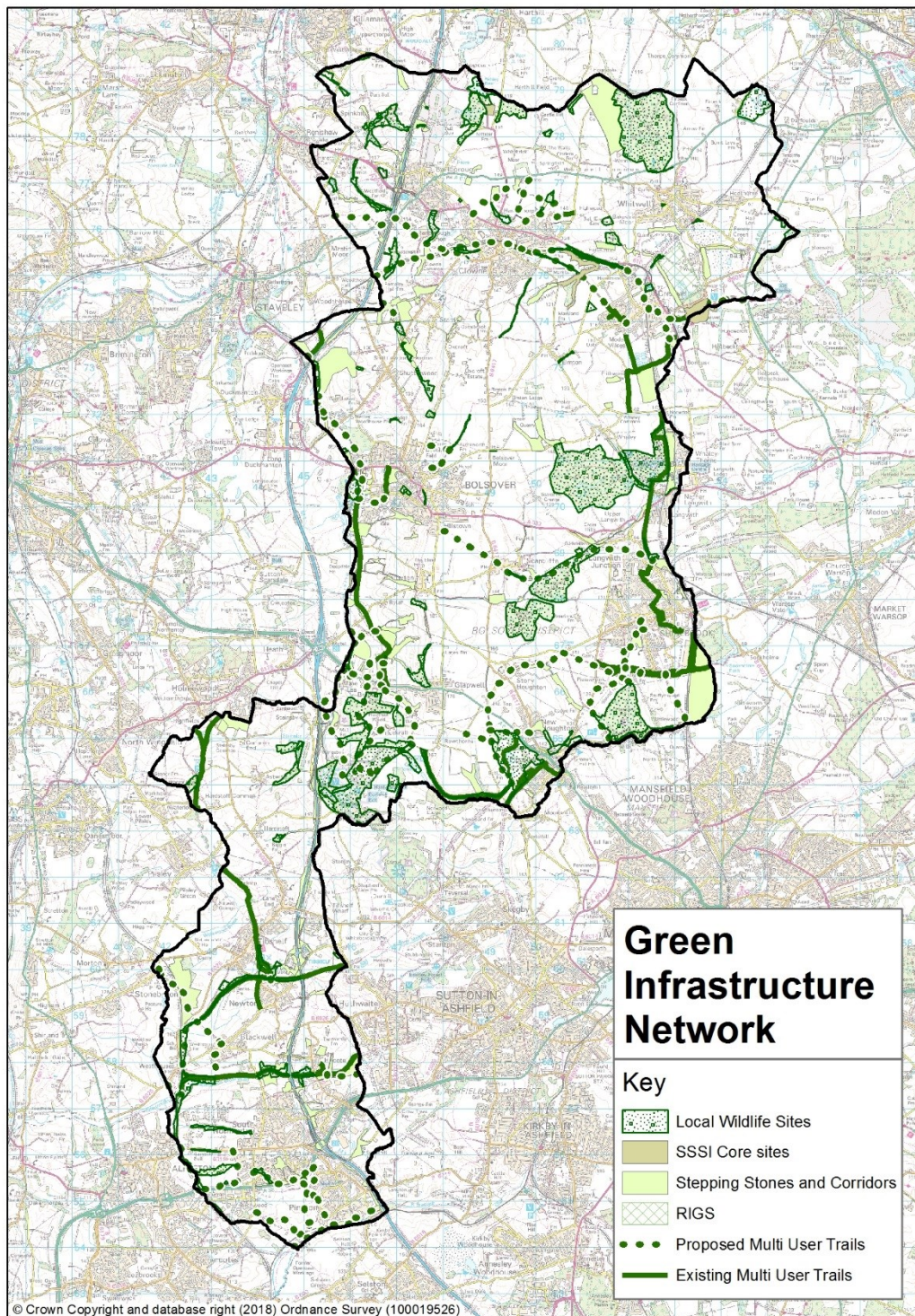


Proposed Main Modification [MM72]

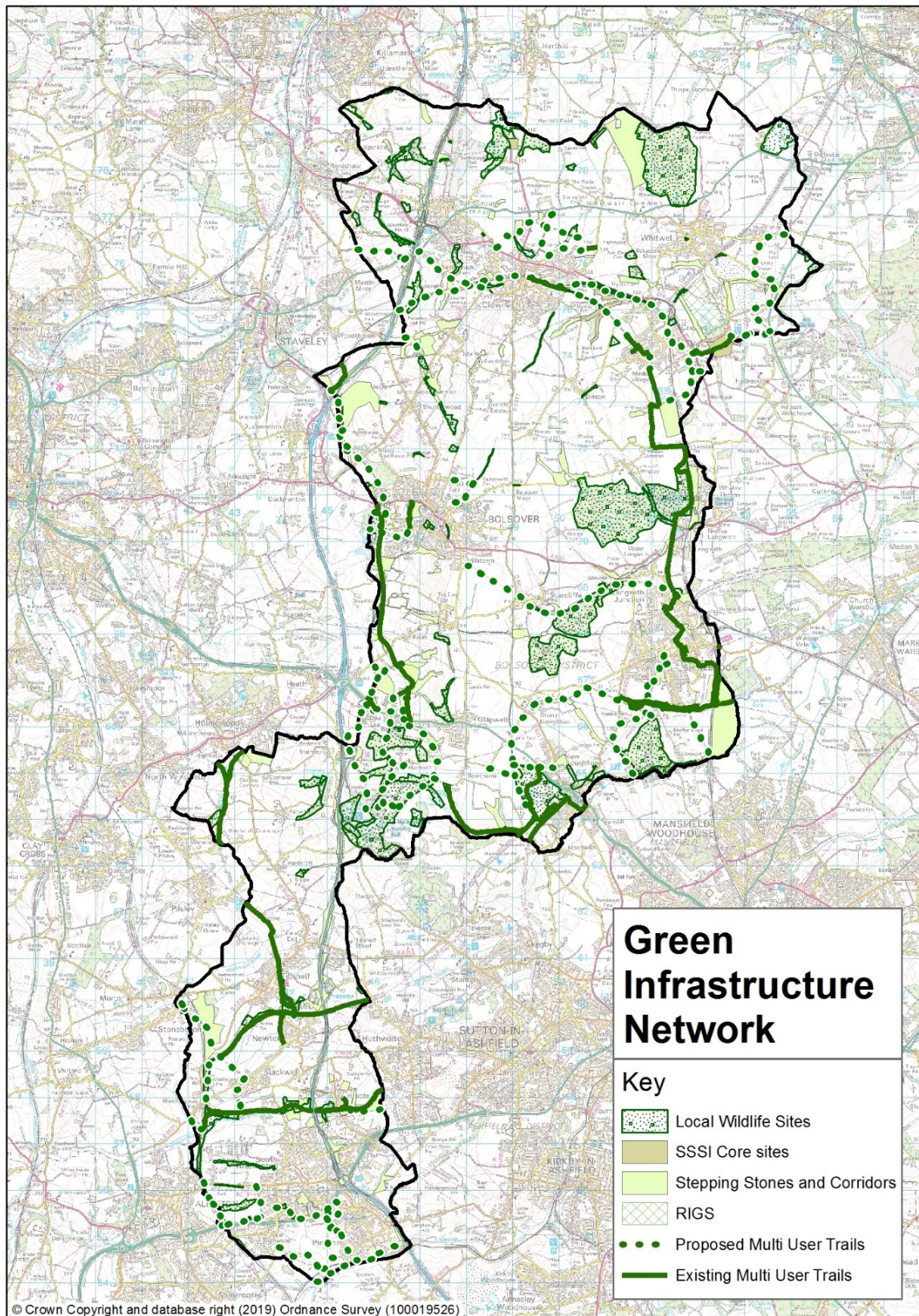


d) Figure 8A: Strategic Green Infrastructure Network (Policy ITCR1)

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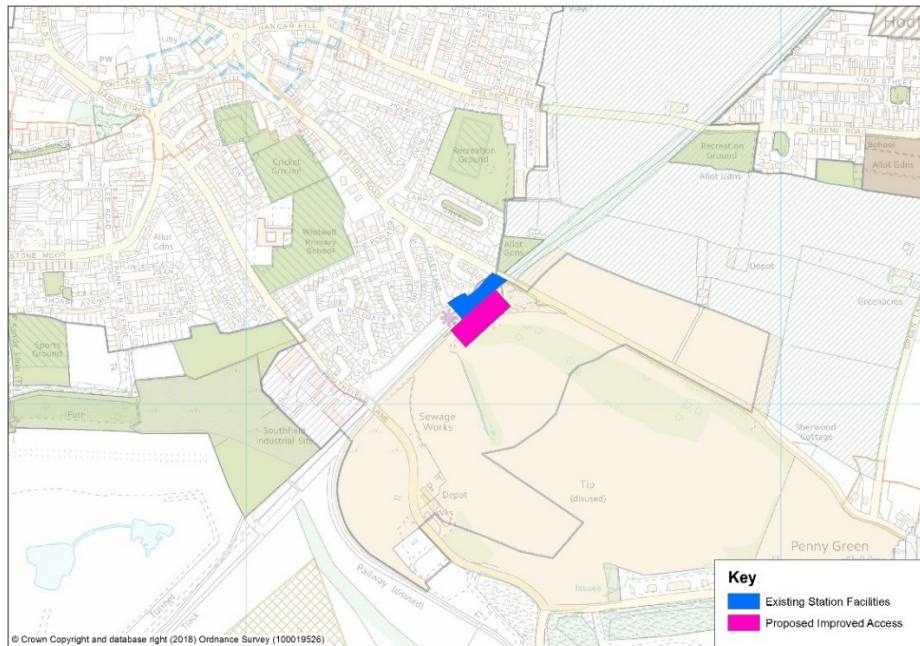


Proposed Main Modification [MM85]

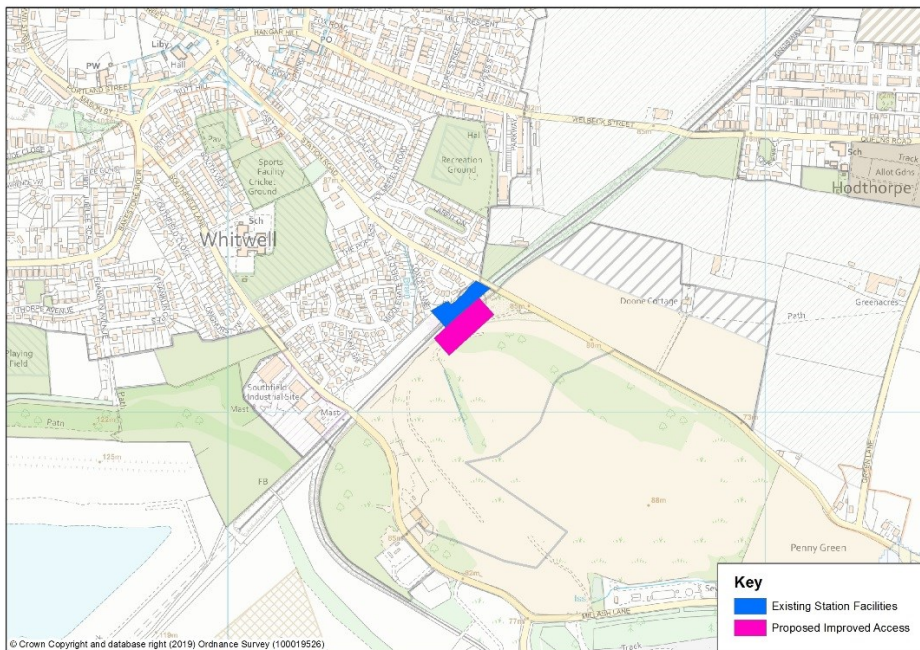


e) Figure xvi) of Public transport route alteration and improvements (Appendix 8.1)

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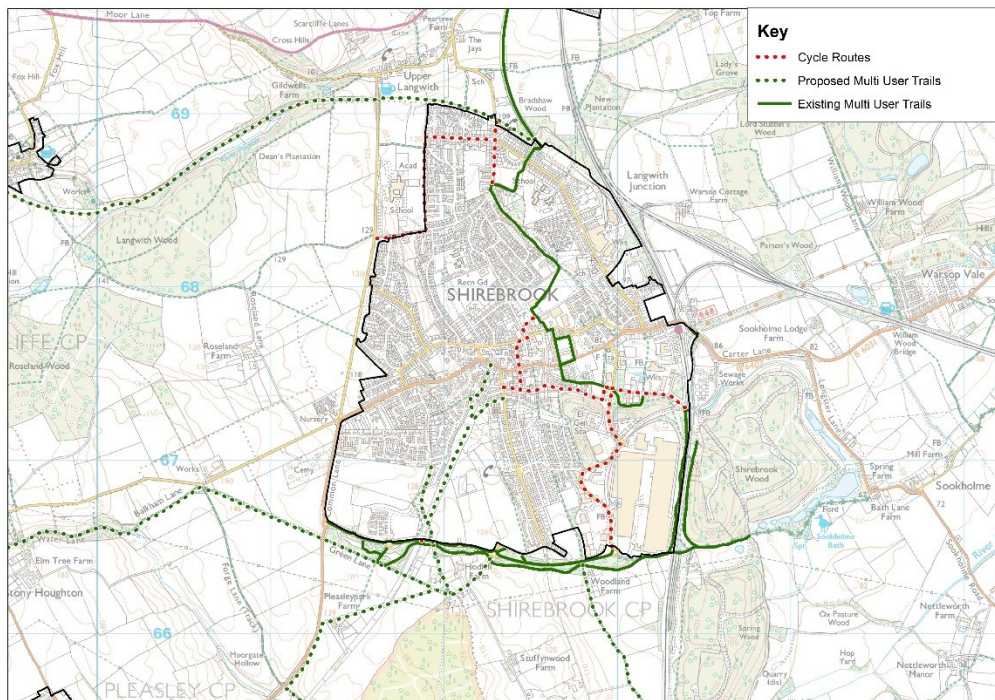


Proposed Main Modification [MM96]

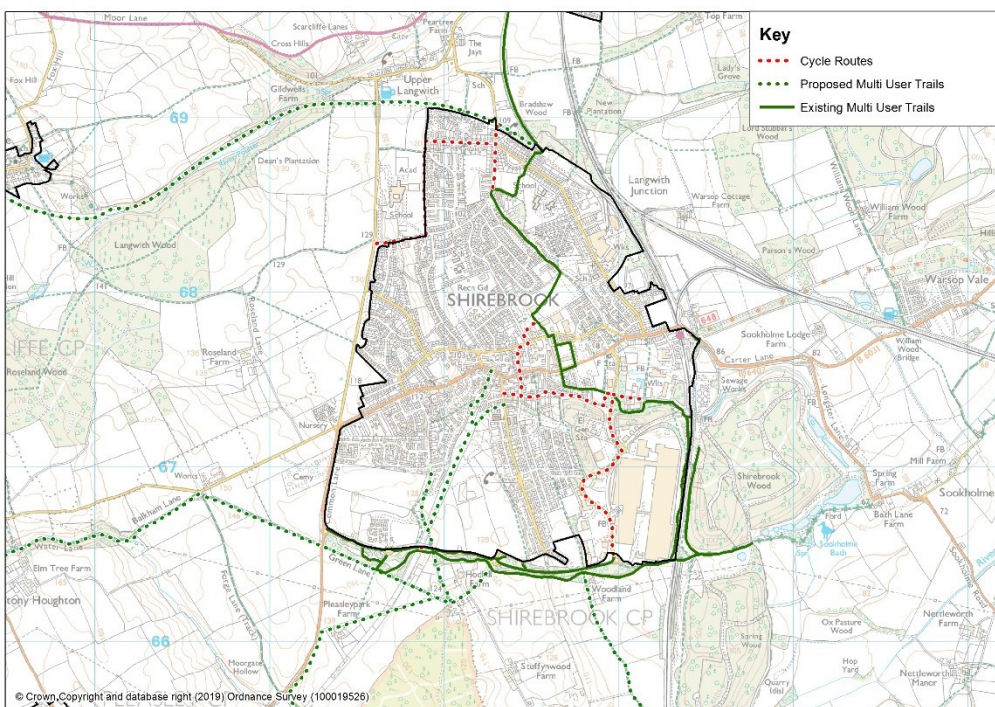


f) Figure xviii) Cycling and walking networks (Appendix 8.1)

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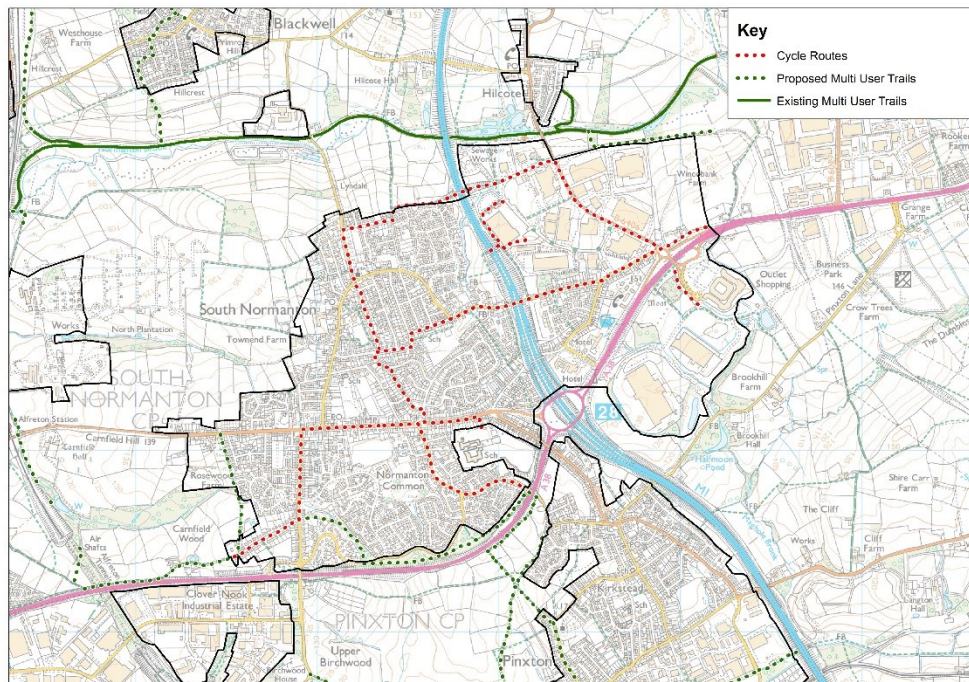


Proposed Main Modification [MM97]

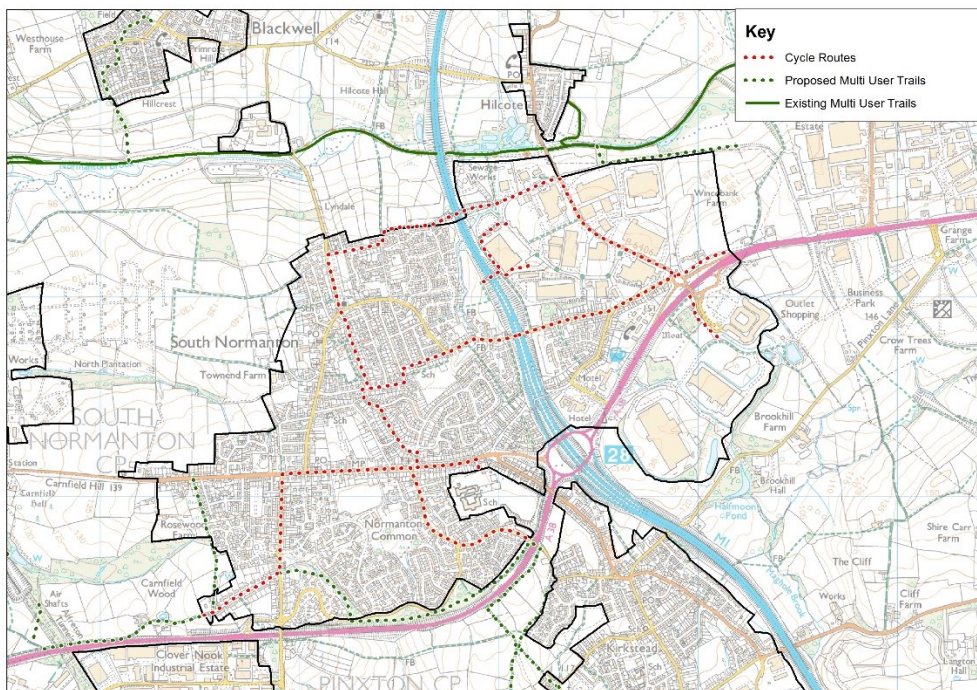


g) Figure xx) Cycling and walking networks (Appendix 8.1)

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Proposed Main Modification [MM98]



Appendix 5.1 - Housing Trajectory

RESIDENTIAL SITE ALLOCATIONS	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	Beyond
<u>Bolsover</u>																	
Bolsover North Strategic Site	0	30 0	60 40	120 70	90 70	90 70	100 70	100 70	100 70	70	60 70	50 70	50 70	30 70	0 70	950 880	70
Land off Langwith Road and Mooracre Lane	30	40 30	40 30	45 30	40 30	30 40	30 40	30 40	30 40	30 40	30	30	30	28 30	0 2	463 442	
Former Courtaulds factory site	15	20 18	0	0	0	0	0	0	0	0	0	0	0	0	0	35 18	
Land between Shuttlewood Road and Oxcroft Lane	0	0	20	20	20	20	17 20	30 20	30 20	30 20	30 20	30 20	30 20	30 7	0	227	
Land off Oxcroft Lane	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	45	
Sub-total	45	110 68	125 115	165 120	130 120	120 130	147 130	160 130	160 130	130	120	110 120	110 120	88 107	0 72	1720 1612	
<u>Shirebrook</u>																	
Land at Brookvale	45	24 40	45 40	45 40	45 40	45 80	45 40	45 40	45 40	45 40	45 40	45 40	47 40	0 40	0 40	566 600	
Land at Station Road, Langwith Junction	20	20 20	18 20	0 14	0	0	0	0	0	0	0	0	0	0	0	58 54	
Sub-total	65	44 60	63 60	45 54	45 40	45 80	45 40	45 40	45 40	45 40	45 40	45 40	47 40	0 40	0 40	624 654	
<u>South Normanton</u>																	
Land to the rear of 1 to 35 Red Lane	20	30 0	0 20	0 30	0	0	0	0	0	0	0	0	0	0	0	50	
Land at Rosewood Lodge Farm, Alfreton Road	0	30 25	30 25	30 25	30 25	25	0 18	0	0	0	0	0	0	0	0	145 143	
Land at Town End Farm, Lees Lane	0	0	0	0	0	25	15	0	0	0	0	0	0	0	0	40	
Sub-total	20	60 25	30 45	30 55	30 25	50	15 33	0	0	0	0	0	0	0	0	235 233	
<u>Clowne</u>																	
Clowne Garden Village Strategic Site	0	0	60 0	60	80 90	80 90	100 90	100 90	100 90	100 90	80 90	60 90	60 90	60 90	60 90	1000 1050	500 450
Land to rear of 169-207 Creswell Road	0	0	27 0	0	0	0	0 10	0 10	0 7	0	0	0	0	0	0	27	
Land west of Homelea and Tamarisk, Mansfield Road	15	0 15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
Land at High Ash Farm, Mansfield Road	21	21 20	0 21	0	0	0	0	0	0	0	0	0	0	0	0	42 41	
Sub-total	36	21 35	87 21	60	80 90	80 90	100 100	100 97	100 90	100 90	80 90	60 90	60 90	60 90	60 90	1084 1133	

RESIDENTIAL SITE ALLOCATIONS	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total	Beyond
<u>Barlborough</u>																	
Land north of Chesterfield Road	7	30 0	30 15	30	30	30	0 30	0 22	0	0	0	0	0	0	0	157	
Sub-total	7	30 0	30 15	30	30	30	0 30	0 22	0	0	0	0	0	0	0	157	
<u>Creswell</u>																	
Land at Skinner Street	20	36 25	26 18	0	0	0	0	0	0	0	0	0	0	0	0	82 43	
Land south of Creswell Model Village	20	20	20	20	20	16 20	16 20	16 20	16 20	16 20	7 17	0	0	0	0	187 197	
Sub-total	40	56 45	46 38	20	20	16 20	16 20	16 20	16 20	16 20	7 17	0	0	0	0	269 240	
<u>Pinxton</u>																	
Land at Croftlands Farm	0	0	0	0	25	25	0 15	0	0	0	0	0	0	0	0	50 65	
Sub-total	0	0	0	0	25	25	0 15	0	0	0	0	0	0	0	0	50 65	
<u>Tibshelf</u>																	
Land south of Overmoor View	42	44 30	17 30	0 18	0	0	0	0	0	0	0	0	0	0	0	103 78	
Land west of Spa Croft	25	0 27	0	0	0	0	0	0	0	0	0	0	0	0	0	25 27	
Sub-total	67	44 57	17 30	0 18	0	0	0	0	0	0	0	0	0	0	0	128 105	
<u>Whitwell</u>																	
Former Whitwell Colliery Strategic Site	0	0	0	0	0	0	0	0	20	30	35	35	30	30	20	200	
Sub-total	0	0	0	0	0	0	0	0	20	30	35	35	30	30	20	200	
<u>Glapwell</u>																	
Land at Glapwell Nurseries	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	
Sub-total	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	
<u>Hodthorpe</u>																	
Land at Queens Road Allotments	0	10	10	10	8	0	0	0	0	0	0	0	0	0	0	38	
Sub-total	0	10	10	10	8	0	0	0	0	0	0	0	0	0	0	38	
<u>Palterton</u>																	
Land between 11 and 19 Back Lane	0	0	5	6	0	0	0	0	0	0	0	0	0	0	0	11	
Sub-total	0	0	5	6	0	0	0	0	0	0	0	0	0	0	0	11	
<u>Pleasley</u>																	
East of Pleasley Pit, Pit Lane, Pleasley	0	9	10	0	0	0	0	0	0	0	0	0	0	0	0	19	
Sub-total	0	9	10	0	0	0	0	0	0	0	0	0	0	0	0	19	

[illegible]

Appendix 5 – Proposed Main Modification [MM99] New Appendix: Parking Standards

Residential Development

1. Minimum number of parking spaces required for all new residential development, including extensions and changes of use. The design of parking areas should be in accordance with the requirements and design guidance set out in the **Delivering Streets and Places (2017)** and **Successful Places SPD (2013)** documents, or any superseding documents that replaces them:

<u>Number of bedrooms</u>	<u>Number of spaces</u>
<u>1 bed and aged persons residence</u>	<u>1 space per unit plus 1 space per 2 units for visitors</u>
<u>2/3 bed</u>	<u>2 spaces per unit</u>
<u>4+ bed</u>	<u>3 spaces per unit (with a preference of no more than 2 in-line*)</u>

*This includes circumstances where a garage meets the minimum internal dimensions to count as a parking space. Having more than 2 vehicles in tandem will only be allowed where not doing so would lead to an unsatisfactory design scheme.

2. Whilst it is acknowledged that there may be a limited number of exceptional circumstances where a departure from the standards may be acceptable, the departure must be fully justified and not lead to negative impacts on health and safety or unacceptably impact upon amenity. Any material considerations that may justify such a departure must be clearly demonstrated by the applicant, including evidence of how the proposal will not detract from the objectives of these standards.

Residential garages and Cycle parking

3. The provision of residential garages and cycle parking should be in accordance with the requirements and design guidance set out in the **Delivering Streets and Places (2017)** and **Successful Places SPD (2013)** documents, or any superseding documents that replaces them.

Non-Residential Development

4. Minimum number of parking spaces required for non-residential developments (and residential institutions). Uses not listed in the table will be assessed individually. Where it is anticipated that a development will generate a particularly high number of users, a higher parking provision may be sought. If it is not possible for a development to provide the provision set out in these standards; for example due to its historic setting or it being a change of use of a building on an existing high street where it is not possible to provide off-street parking provision, the Council will consider whether the

surrounding local provision can accommodate the anticipated demand. The design of parking areas should be in accordance with the requirements and design guidance set out in the **Delivering Streets and Places (2017)** and **Successful Places SPD (2013)** documents, or any superseding documents that replaces them:

(Measured in gross floor area (GFA) unless otherwise stated)

<u>Shops</u>	<u>General Shops & Individual Superstores</u>	<u>Less than 1000sqm - 1 space per 25m²</u> <u>1000-3000sqm – 1 space per 14m²</u> <u>Above 3000sqm – 1 space per 9m²</u>
	<u>Individual non-food retail warehouses (DIY stores, garden centres, etc.)</u>	<u>1 space per 20m²</u> <u>(Covered area for garden centres, + 1 space per 50m² open display area)</u>
	<u>Retail parks</u>	<u>To be assessed as per specific uses</u>
<u>Financial and Professional Services</u>	<u>Public services offices, banks, estate agents, employment agents, etc.</u>	<u>1 space per 35m² (minimum of 2 spaces)</u>
<u>Food & Drink</u>	<u>Restaurants, cafes and hot food takeaways</u>	<u>1 space per 4m² dining area or waiting space in takeaway</u>
	<u>Transport Cafes</u>	<u>1 lorry space per 2m² (size 15mx3m and can enter and leave site forwards)</u>
	<u>Pubs, clubs & bar areas of restaurants</u>	<u>1 space per 2m² drinking area + consider outside area on individual basis (+ residential dwelling standards if accommodation included)</u>
<u>Business (B1)</u>	<u>Administrative offices, high tech industry and science parks</u>	<u>1 space per 25m² (minimum of 2 spaces. A reduction amount may be considered on floor spaces over 2500sqm)</u>
<u>General Industry (B2)</u>	<u>Industrial Processes</u>	<u>1 space per 40m² (additional consideration if significant amount of associated office space. A reduction amount may be considered on floor spaces over 2500sqm)</u>
	<u>Vehicle service, repair and parts stores</u>	<u>1 space per 15m²</u> <u>+ tow vehicle space where relevant</u>
<u>Special Industry</u>	<u>Groups A to E</u>	<u>Assessed individually based on activity, periods of production and max. employees per shift</u>

<u>Storage & Distribution (B8)</u>	<u>Warehousing</u>	<u>Below 250sqm – 1 space per 25m²</u> <u>Above 250sqm – 7 spaces + 1 space per 100m² internal + 200m² external storage area</u>
	<u>Wholesale cash & Carry</u>	<u>Below 250sqm – 1 space per 25m²</u> <u>Above 250sqm – 2 spaces + 1 space per 30m²</u>
<u>Hotels, Hostels and Holiday Residences</u>	<u>Hotels, boarding and guest houses</u>	<u>1 space per bedroom + staff consideration (Individually assess coach provisions. No. of bedrooms include staff bedrooms. If bar and restaurant, parking for these must meet half the appropriate food and drink standards, If conference facilities; 1 space per 3m² of rooms)</u>
	<u>Residential hostels and community homes</u>	<u>1 space per 4 bedrooms</u>
	<u>Holiday residences</u>	<u>1 space per 1 & 2 sleeping room units</u> <u>2 spaces per 3+ sleeping room units</u>
	<u>Caravan</u>	<u>1 space per caravan + restaurant, bar and office facilities to comply with relevant food and drink / business requirements</u>
<u>Residential Institutions</u>	<u>Aged persons care homes</u>	<u>1 space per 3 bedrooms + 1 space for each member of staff (maximum number of staff on site at one time)</u>
	<u>Sheltered accommodation</u>	<u>2 spaces + 1 space per 3 residential units</u>
	<u>Residential schools, colleges, training centres, hall of residences, hospitals and community housing for disabled people</u>	<u>To be assessed individually</u>
<u>Non-Residential Institutions</u>	<u>Medical surgeries / Dentists / vets</u>	<u>2 spaces per consulting room + 1 space for each member of staff (maximum number of staff on site at one time)</u>
	<u>Crèches & day nurseries</u>	<u>1 space + 1 space per 10m² (0-3yrs old)</u> <u>1 space + 1 space per 20m² (3+-8yrs old) of accommodation/internal play area + 1 extra if licence for 20+ children (the higher provision to be used where age is not specified. Facilities should be clear of highway, avoiding the need for vehicles to reverse unless location is safe to set down / pick up without affecting free and safe flow of traffic).</u>
	<u>Day centres</u>	<u>1 space per 2 staff + appropriate turning, standing and parking for coaches/minibuses. Additional needs to</u>

		be considered for extra spaces and <u>accessibly spaces depending on users of facility.</u>
	<u>Infant, primary & secondary school</u>	<u>2 spaces per classroom / teaching area + 1 space per 15 sixth form students + sufficient hard-standing to provide for play areas / sports pitches etc. for out-of-hours parking by parents / mature students (facilities enabling pupils to enter / leave parked coaches and cars safely and clear of the highway, without vehicles reversing)</u>
	<u>Colleges of further and higher education</u>	<u>Assessed individually, based on type, number of staff/students (full or part-time) and location</u>
	<u>Art galleries, museums, libraries</u>	<u>To be assessed individually</u>
	<u>Places of worship & religious instruction</u>	<u>1 space per 5 seats or 5m² public floor area</u>
<u>Assembly & Leisure</u>	<u>Cinemas</u>	<u>1 space per 3 seats or 3m² gross auditorium floor area if seats not fixed</u>
	<u>Concert halls</u>	<u>1 space per 3 seats or 3m² gross auditorium floor area, whichever is greater</u>
	<u>Bingo halls</u>	<u>1 space per 3 seats or 3m² gross auditorium floor area</u>
	<u>Casinos</u>	<u>1 space per 5m² public floor area</u>
	<u>Swimming baths</u>	<u>20 spaces + 1 space per 10m² water area</u>
	<u>Skating rinks</u>	<u>Assessed individually</u>
	<u>Sports halls & multi-purpose sports venues</u>	<u>Assessed individually having regard to an aggregate of the different facilities</u>
	<u>Multigyms & sport dance venues</u>	<u>1 space per 5m² gross floor area</u>
	<u>Racquet clubs</u>	<u>4 spaces per court</u>
	<u>Outdoor sports grounds</u>	<u>15 spaces per pitch</u>
	<u>Golf clubs</u>	<u>150 spaces per 18 hole course (smaller courses assessed individually and club house facilities assessed on appropriate food and drink standards)</u>
	<u>Driving ranges</u>	<u>2 spaces per bay</u>
	<u>Bowls and bowling</u>	<u>15 spaces per green or 4 spaces per lane</u>
	<u>Snooker halls</u>	<u>2 spaces per table</u>
	<u>Camp sites</u>	<u>1 space per pitch</u>
	<u>Water sport venues</u>	<u>Assessed individually with regard to intensity and type of use and private / public access</u>

	<u>Specialist sports facilities (e.g. dry-ski slopes)</u>	<u>To be assessed individually (restaurant, bar and office facilities require extra provision in accordance with food and drink, and business standards)</u>
<u>Non-Schedule Uses</u>	<u>Theatres</u>	<u>1 space per 3 seats or 3m² gross auditorium if seats not fixed</u>
	<u>Amusement arcades or centres and funfairs</u>	<u>To be assessed individually with regard to opening times and seasonal use</u>
	<u>Coin-operated launderettes and dry cleaners</u>	<u>1 space per 30m²</u>
	<u>Retail fuel filling stations</u>	<u>1 space per 30m² + extra for car wash and with regard to size of retail provision</u>
	<u>Sale and display of motor vehicles</u>	<u>1 space per 40m² gross display area, whether internal or external</u>
	<u>Sale and display of boats and caravans</u>	<u>Assessed individually, with regard to the sale of motor vehicle standards</u>
	<u>Taxi and vehicle hire businesses, including driving schools</u>	<u>1 space per vehicle operated (1 space required if just an office receiving orders with vehicles being kept elsewhere, with additional spaces assessed individually)</u>
	<u>Scrapyards, mineral storage or distribution yards, earth moving plant, depots, motor vehicle breakers and plant hire firms</u>	<u>To be assessed individually with regard to public access</u>
<u>Criteria Not Mentioned Elsewhere</u>	<u>Abattoirs, auction rooms, car valeting, cemeteries, livery stables and riding schools, livestock markets and ambulance, fire and police stations, etc. will be assessed individually with particular regard to periods and frequency of use</u>	<u>To be assessed individually with regard to periods and frequency of use, public access and anticipated need</u>

Cycle and Motorcycle Parking

5. Cycle and motorcycle parking should be in accordance with the requirements and design guidance set out in the **Delivering Streets and Places (2017)** and **Successful Places SPD (2013)** documents, or any superseding documents that replaces them.

Accessible (Disabled) Parking

6. Where residential development is intended for disabled occupiers, off-street and on-street parking spaces should be on a suitably stable ground surface with level or as shallow a gradient as possible, and on a step free route to

the dwelling. There should be adequate lighting to enable safe access after dark. Part M4(2) of the Building Regulations provides more information on accessible and adaptable dwellings. Spaces should have the minimum dimensions set out in below and the minimum internal dimensions of garages should be in accordance with the guidance set out in the **Delivering Streets and Places (2017)** document. Consideration also needs to be given to the provision of storage and charging facilities of mobility equipment.

7. **For non-residential developments, a minimum of 6% of the total number of spaces should be designated for disabled use.** Where there may be a higher anticipated demand, for example at care facilities, an appropriate additional provision will be required. These spaces should be as close as possible to the facilities they serve (preferably within 50m), have adequate signage and lighting, have sufficient space to the sides and rear to safely manoeuvre mobility equipment, have suitable dropped kerbs with tactile paving and a suitable route to the facilities they serve.
8. Accessible spaces should be larger than standard spaces. For spaces perpendicular to the pavement or access strip, an additional 1.2m behind the space and 1.2m either side (which can be shared between spaces) should be provided as hatched margins. For spaces parallel to the pavement or access strip, the length of the space should be 6.8m and the width should preferably be 3.8m, but a minimum of 2.9m (depending on the suitability of the pavement or access strip for use as access and manoeuvrability space). For further guidance on specific technical requirements, refer to British Standards BS 8300-1:2018, 'Design of an accessible and inclusive built environment. External environment. Code of practice'.

Parking Space Dimensions

9. The minimum parking space dimensions for standard and accessible spaces, for both bay and parallel parking situations:

	<u>Bay space</u>	<u>Parallel space</u>
<u>Standard</u>	<u>5m x 2.6m</u>	<u>6.2m x 2m</u>
<u>Disabled</u>	<u>6.2m x 3.8m</u>	<u>6.8m x 3.8m (2.9m min.)</u>

Ultra-Low Emission Vehicles

10. At this stage, there is no specific requirement for electric vehicle charging facilities to be installed. However, as it is recognised that this will become more important in the coming years, it is necessary for proposals to consider the future. Therefore, it is necessary for all new homes to, as a minimum, have a suitable electricity circuit that allows for the future fitment of charging facilities with minimum work and disruption.

11. As it is impossible to predict future innovations and technology is ever improving, planning applications should demonstrate the ability to retrofit a charging facilities to the exterior wall of a dwelling or safe, suitable and convenient place within its parking area. This may include design features such as landscaped areas adjacent to parking spaces where the necessary cabling can easily be installed and hidden with minimal work and visual impact. Such features may be particularly useful where parking is provided off-street or in communal parking areas. We cannot determine exactly what infrastructure will be needed in the future but it seems prudent to not create unnecessary barriers that may make future adaption more difficult than it needs to be.
12. For non-residential uses; particularly those generating high volumes of visitors such as supermarkets and other shopping complexes, similar regard should be had to 'future proofing' parking areas by a design that facilitates future adaption to accommodate growing demand. Where it is anticipated that non-residential development would benefit now from the provision of charging facilities; such as uses attracting large numbers visitors, the provision of charging facilities is encouraged.

Transport Statements and Travel Plans

13. The requirement for Transport Statements and Travel Plans is set out in policy **ITCR10: Supporting Sustainable Transport Patterns** of the Local Plan.

Appendix 6 – Proposed Main Modifications [MM100 and MM101]

Appendix 10.1 – Which Policies contribute towards which Objectives

POLICIES		Objective A: Sustainable Growth	Objective B: Climate Change	Objective C: Countryside, Landscape Character & Wildlife	Objective D: Historic Environment	Objective E: Regeneration	Objective F: Tourism	Objective G: Infrastructure and New Facilities	Objective H: Sustainable Transport	Objective I: Green Spaces and Green Infrastructure	Objective J: Rural Areas	Objective K: Health and Wellbeing	Objective L: Economic Prosperity	Objective M: Employment Opportunities	Objective N: Meeting Housing Needs	Objective O: Place Making	Objective P: Town Centres
Living Communities																	
LC4 Custom and Self Build Dwellings		X													X	X	
Working Communities																	
WC9 Hot Food Takeaways												X				X	X

Appendix 7 – Proposed Main Modifications [MM102 and MM103]

Appendix 10.2 – How the policies will be monitored

Policy No.	Policy Title	Indicators	Targets	Review Trigger	Monitoring Mechanisms
LC3	Type and Mix of Housing	<ul style="list-style-type: none"> No. of dwellings delivered by type <u>No. of custom and self build plots delivered</u> 	<ul style="list-style-type: none"> Dwelling requirements identified by SHMA met <u>No. of delivered custom and self build plots exceeds the number on the Council's interest register</u> 	<p>Dwelling requirements identified by SHMA not met for 3 consecutive years</p> <p><u>Number of people on the Council's custom and self build register increasing</u></p>	<ul style="list-style-type: none"> SMART reports SHMA <u>Housing Completion Survey</u>
LC4	Custom and Self Build Dwellings	<ul style="list-style-type: none"> No. of custom and self build plots delivered 	<ul style="list-style-type: none"> No. of delivered custom and self build plots exceeds the number on the Council's interest register 	<p>Number of people on the Council's custom and self build register increasing</p>	<ul style="list-style-type: none"> Housing Completion Survey SMART reports
WC9	Hot Food Takeaways	<ul style="list-style-type: none"> No. of hot food takeaways granted per year No. of S106 agreements to support healthy eating programmes 	<ul style="list-style-type: none"> Zero planning permissions contrary to the policy 	<p>Planning permissions granted contrary to policy with no exceptional circumstances</p>	<ul style="list-style-type: none"> Liaising with Development Management